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**Agenda Item No.:**  
**Area Plan:** Various Area Plans  
**Zoning:** Various Zoning Districts and Areas  
**Supervisory District:** All  
**Project Planner:** Phayvanh Nanthavongdouangsy  
**Planning Commission:** Continued from August 3, 2016 to October 5, 2016

**General Plan Amendment No. 1122, Ordinance No. 348.4840, and Change of Zone No. 7902 (Entitlement/Policy and Agriculture Foundation Component Amendment)**  
**Environmental Impact Report No. 548**  
**Applicant:** County of Riverside




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Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Project components include General Plan Amendment No. 1122 (GPA No. 1122), Change of Zone No. 7902 and Ordinance No. 348.4840 (Project).

State law requires every city and county to prepare a Housing Element as part of its General Plan. These Housing Elements are reviewed by the California Department of Housing and Community Development (HCD) for compliance with State housing law. Jurisdictions are required to identify adequate sites to address their very low, low, moderate, and above moderate income housing needs based on their Regional Housing Needs Allocation (RHNA). In addition, each jurisdiction is required to submit an annual progress report on housing production by income category based on building permits issued, as well as on the status of its Housing Element program and policy implementation.

The Project objective is to update the County's Housing Element pursuant to State law and to address the Regional Housing Needs Assessment (RHNA) allocation. The County of Riverside Housing Element is one of seven required elements of a General Plan and it requires a certification from HCD. This Element assesses the current and future housing needs of all income groups and formulates goals, policies and programs to address those needs for the unincorporated areas of Riverside County. In accordance with Senate Bill 375, the Housing Element requires updating every 8 years after 2010 for those jurisdictions that have an approved Housing Element by February 2014, and 4 years for jurisdictions that do not have an approved Housing Element by that date.

The planning process included an inventory of suitable sites, community outreach efforts, and drafting policies specific to each unique community. Most recently, the proposed Project and accompanying Draft Environmental Impact Report (DEIR) No. 548 were the subject of an August 3, 2016 Public Hearing before the Riverside County Planning Commission at the Perris City Council Chambers. At that time, public testimony was taken. This staff report along with Attachment A (Supplemental Response to Comments Received During Planning Commission Hearings And Supplemental Errata Document) and Attachment B (Post Production Land Use Designation Changes) address and, where appropriate, identify proposed changes as a result of the testimony.

### 1. NOTICING PROCEDURES FOR THE PROPOSED PROJECT:

The proposed Project required extensive noticing in order to meet a number of various requirements. These requirements include public hearings, an Environmental Impact Report, and State Housing and

Community Development noticing requirements. Outlined below are the noticing protocols used for each of the various noticing efforts.

### ***Community Outreach Meetings***

The County distributed flyers to all of the property owners whose parcels were proposed to be included in the Project (Approximately 1,700 property owners) as well as a list of interested parties, including the County Municipal Advisory Commissions. These flyers, which outlined meeting details, were mailed prior to the community meetings, which were undertaken beginning June 8, 2015. These meetings were to ensure a review of the proposed Project sites.

### ***Environmental Impact Report Noticing Requirements***

The proposed Project's Environmental Impact Report (EIR No. 548) required public noticing and review pursuant to the requirements outlined in the State CEQA Guidelines. The noticing process includes those notices distributed for purposes of the Notice of Preparation (NOP), Notice of Availability (NOA) and (when the EIR is certified) the Notice of Determination (NOD).

For the NOP, County Staff distributed the notice to a number of agencies, interest groups, neighboring jurisdictions, and interested parties throughout the County (approximately 650 recipients). County Staff distributed the NOP on June 26, 2015, and held a scoping meeting for the Project EIR on August 10, 2015. Further, Staff also posted the NOP in the Press Enterprise, Desert Sun, and Unidos (Spanish Translation of notice) newspapers. Due to adjustments made to the Project, a revised NOP was released in a manner similar to the previous NOP on October 9, 2015 and a subsequent scoping meeting was held on October 19, 2016.

Once the EIR was completed, the NOA was distributed to the interest list (of approximately 650 recipients) and was posted with the three above-mentioned newspapers on April 14, 2016. The EIR was available to the public for a 45-day review period from April 14, 2016 through May 30, 2016.

As stated in the State CEQA Guidelines, a lead agency must provide sufficient notice to the public that the Draft EIR is available for public comment and review. CCR Sec. 15087(a). The Notice is provided at the same time the Notice of Completion (NOC) is provided to the Office of Planning and Research (OPR). Typically, the courts will find that public notice has been met provided the lead agency makes a good faith effort to follow the procedures provided.

Under PRC Sec. 21092 and CCR Sec. 15087(c), the Notice must: (1) be provided to the name and last known address of all individuals and organizations that have previously made a written request for such notice; (2) the Notice must be filed with the County Clerk and the County Clerk must post it within 24 hours after receiving it; and (3) the Notice to the general public must have been provided in ***at least one*** of the following three methods: (A) a publication at least once in a newspaper of general circulation in the area affected by the project; (B) on- and off-site posting in the area in which the project will be located; or (C) through direct mailing to occupants of contiguous property and to owners of contiguous property as shown on the latest assessment roll. See PRC Sec. 21092; CCR Sec. 15087.

The above-mentioned requirements were met during the NOA phase of the project. Further, staff exceeded the requirements through posting with multiple newspapers throughout the County (as well as a Spanish newspaper), off-site posting of the document on the County website and at the County Planning Department Riverside Office, and through noticing the interested parties list (which included approximately 650 recipients, as noted above).

### ***California Department of Housing and Community Development Requirements***

The Department of Housing and Community Development (HCD) requires extensive noticing in order to ensure that all groups interested in various projects receive information as a project undergoes the public participation process. In the Conditional Compliance letter sent to the County on March 21, 2016, HCD noted that the County did not make the revisions to the Housing Element available to the public in a timely manner. During the Housing Element update process, prior to submittal of the Draft Housing Element to HCD, HCD recommended that the Draft Housing Element be provided to the advocates and public prior to submittal to HCD. The County submitted the Housing Element to HCD on January 20, 2016 for review. Shortly after January 20, 2016 the County sent the revised document to the advocates. The revisions to the document submitted to HCD in January 2016 were not substantial changes to the document, and only provided additional clarification to HCD. As such, the draft Housing Element was resubmitted to HCD at the same time it was made available on the County Planning Department's website located at <http://planning.rctlma.org/>.

### ***Public Hearing Noticing Requirements***

A noticed public hearing is required for the Project and the County underwent extensive noticing efforts in compliance with Riverside County Ordinance No. 348. A 10-day public hearing notice was sent to all of the property owners who own land included in the Project (Approximately 1,700 property owners), as well as to the EIR interest list, which is discussed below (Approximately 650 recipients). Further, the public hearing notice was published in the Desert Sun, Press Enterprise, and Unidos (Spanish translation of notice) newspapers. Also, due to the continuance of the Planning Commission Hearing from August 3, 2016 to October 5, 2016, the County sent an additional round of 10-day public hearing notices for the October 5, 2016 Planning Commission Hearing.

## **2. AGRICULTURAL LANDS WITHIN THE PROJECT AREA:**

During the October 3, 2016 Planning Commission hearing, a commenter noted that the Project included parcels that are within agricultural preserves. Staff researched this concern, and noted that several parcels in the proposed neighborhoods within GPA No. 1122 were in existing Agricultural Preserves. The proposed Highest Density Residential (R-7) and Mixed Use (MU) Zones allow uses that are not compatible with an Agricultural Preserve. Therefore, staff recommends eliminating the following neighborhoods from further consideration: French Valley Airport Vicinity - removal of Neighborhoods 1 and 2, Thermal Town Center - removal of Neighborhood 2, Mecca Town Center - removal of Neighborhood 6, and Oasis Town Center - removal of Neighborhood 1.

The recommended changes to the proposed Project have been included in Attachment B: Post Production Land Use Designation Changes of the Staff Report.

## **3. MSHCP LANDS WITHIN THE PROJECT AREA:**

The Planning Commission received public testimony on August 3, 2016 concerning future Western Riverside County Regional Conservation Agency (RCA) conservation areas within the Lakeview Town Center. Planning Staff met with the property representatives for Neighborhoods 1-3 and RCA Staff to discuss the subject further. As a result of these meetings, Planning recommends removing 18 parcels

from the Lakeview Town Center as inventoried in Attachment B, Post Production Land Use Designation Changes. This amounts to approximately 587 acres.

**4. USE BY RIGHT COMPONENT OF THE PROJECT:**

The proposed R-7 zone classification allows multiple family dwellings and apartment homes as a use “by right,” and the MU zone classification allows, among others, stand-alone multiple family dwellings as a use “by right.” This use “by right” means the property owner does not need to obtain a land use permit such as a plot plan or conditional use permit for the project. However, there are still opportunities available to review the project’s potential impacts to surrounding properties.

For example, in the R-7 zone, multiple family dwellings and apartments will still go through design review which includes, among others, reviewing a traffic analysis for the use. The design review has a 30 day public review period which provides the public an opportunity to submit comments on the design plan. Additionally, if the design plan creates an adverse impact on the public’s health or safety, the project’s density will need to be lowered to remove the adverse impact. The MU zone has these same design review procedures for stand-alone multiple family dwellings. Additionally, grading permits in the County of Riverside are considered discretionary actions. As a result, the California Environmental Quality Act will need to be complied with before a grading permit is issued for the project.

These projects will still need to comply with various County ordinances that establish mitigation fees. Where applicable, Ordinance No. 659, the Development Impact Fee Ordinance, will apply to these projects and payment of the appropriate impact fee is required at the time a certificate of occupancy is issued for the project or upon final inspection, whichever occurs first. Also, these projects will need to comply with the Transportation Uniform Mitigation Fee (TUMF) program which ensures new development pays its fair share for the increased traffic that it creates. Ordinance Nos. 824 and 673 authorizes the County’s participation in the Western Riverside County and Coachella Valley TUMF programs, respectively. Also, these projects will need to comply with Ordinance Nos. 810 and 875 which establish the mitigation fee for the Western Riverside County Multiple Species Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan, respectively.

Therefore, although these uses are not required to obtain a land use permit, these projects would still need to comply with the design review procedures, various County ordinances and grading permit procedures which take into account potential impacts to surrounding properties.

**5. MODIFICATIONS TO THE LEE LAKE NEIGHBORHOODS:**

Representatives of the Temescal Valley Municipal Advisory Council (TVMAC) noted a number of concerns with the two proposed HHDR neighborhoods located between Lee Lake and State Route 215. GPA No. 1122 indicates that Neighborhood 1 consists of 12.85 acres of HHDR, and Neighborhood 2 consists of 33.01 acres of HHDR. The TVMAC representatives noted concerns regarding the availability of jobs and community services within the Temescal Valley. Accordingly, they requested that both neighborhoods be replaced with a Mixed Use Area (MUA) Land Use Designation in order to provide opportunities for commercial and other business uses. Staff reviewed the requested change and recommends that Neighborhood 1 be changed to the MUA land use designation, with a 50% HHDR requirement. While this would reduce the number of dwelling units for the proposed Project by 221 units, this modification would not reduce the total unit count below the required RHNA.

It should be noted that this reduction, in addition to other reductions proposed as a result of comments received during the August 3, 2016 Planning Commission hearing, effectively reduces the overall HHDR

unit count to 12,505 units. *Further HHDR reductions could drop the proposed Project below the required amount of 11,887 HHDR units.*

In regards to EIR No. 548, the EIR analysis evaluated HHDR for both neighborhoods, and as such the potential environmental impact of HHDR housing on either of the neighborhoods has been analyzed in the EIR. The mix of housing and non-residential development on one or more of the neighborhoods would be evaluated at the time of plot plan approval. Modifying the proposed zoning for these two neighborhoods in either scenario as proposed would not have a significant impact on the EIR or the conclusions reached by the document. The provisions of the proposed MU zone classification, as well as the existing County development review procedures, ensure that future projects are fully evaluated prior to any impacts.

Further, from an environmental standpoint the existing zone, (Manufacturing-Service Commercial or "MS-C") classification already permits non-residential land use with approval of a plot plan. This is similar to the proposed MU zone classification. The range of land uses are different between the M-SC and proposed MU zone classification, with M-SC focused on light industrial and the MU on retail and professional offices. Depending on the land use; however, physical improvements such as pavement, building size, lighting, etc., could be similar. Provisions of the zone classification would require that future development conduct studies to address impacts associated with a full range of environmental issues such as air, biological resources, cultural resources, greenhouse gases, noise, etc.

As such, staff recommends updating the Neighborhood 1 Land Use Designation from HHDR to MUA, with a 50% HHDR requirement. These changes are reflected in Attachment B, Post Production Land Use Designation Changes, of this staff report.

## **6. MODIFICATIONS TO HOUSING ELEMENT PROGRAMS:**

During the 5<sup>th</sup> Cycle Housing Element update, a number of programs that were in the Housing Element, specifically in Table H-1, were modified. To clarify Table H-1, not all actions listed are related to a specific housing program, but may be associated to policies, goals or steps necessary to achieve housing production, such as implementation plans or goals to incorporate energy conservation measures in bidding procedures. Within the updated Table H-1, several actions were completed or combined with other actions. Of the actions listed in Table H-1, approximately 9 actions were deleted due to the dissolution of California redevelopment agencies.

As a result of California Assembly Bill No. 26, as modified by Assembly Bill No. 1484 ("Dissolution Act"), added Parts 1.8 and 1.85 to Division 24 of the California Community Redevelopment Law (Health and Safety Code sections 33000 et seq., the "CRL"), the RDA was dissolved on February 1, 2012. The dissolution of redevelopment agencies throughout California dealt a significant blow to the County of Riverside, as with many cities, which resulted in the discontinuation and consolidation of various housing programs. During the same period, Congress reduced Federal funding for the County's HOME Investment Partnership Act (HOME) program by nearly 50%.

Despite those setbacks, the County is actively seeking to apply for other sources of funding for affordable housing programs, many of which are dependent upon a compliant Housing Element in order to be eligible to apply. Once funding is identified and awarded, sources will be identified.

Because County housing programs are not supported by the County's General Fund, the Housing Authority has also sought other means to develop affordable housing. In an effort to access certain State and Federal funding available to non-profit corporations, Riverside Community Housing

Corporation (RCHC) was created as an affiliate of the Housing Authority for the purpose of financing, acquiring, developing, rehabilitating, owning, managing and selling affordable housing in Riverside County for persons of low and moderate income.

Of the actions listed in Table H-1 in the proposed Housing Element, approximately 65 actions were deleted or combined. A total of 47 actions were related to EDA/RDA/HA. Of those 47 actions, 10 actions were combined with another action due to duplication or similarity of purpose. Many of those combined were also marked as “delete” which may have caused confusion as being eliminated, but was actually continued under another action. A total of nine actions were deleted, some due to RDA dissolution, such as RDA numeric targets.

The table below clarifies some of the changes that occurred to actions listed in Table H-1 to better illustrate some of the changes that have occurred due to the Housing Element update process.

Action #	Action Text	Responsible Agency	Justification for Modification
1.1e	As part of the General Plan update process, establish a Land Use Inventory, which provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as build out of approved projects, utilizing the County's GIS system and supported by mapping. Update the Land Use Inventory on an annual basis. (Also see Policy 4.2, Action 4.2b.)	TLMA/EDA	<b>Continue.</b> Ordinance No. 659 has been put into place.
1.2a	Utilize HOME and Redevelopment Set-Aside funds to write down land costs of acquiring sites and CDBG funds for off-site improvements for projects for lower income households where feasible.	EDA/RDA	<b>Continue.</b> <u>Combine</u> with 1.1f.
1.2j	Ensure that redevelopment revitalization plans include provisions for new affordable housing for projects within established redevelopment and target areas.	RDA	<b>Continue.</b> The Economic Development Agency (EDA) and the Housing Authority will carry on redevelopment efforts utilizing land assets transferred from the former RDA to the Housing Authority and available funding sources such as HOME funds and NSP, or apply for grants to assist redevelopment.
1.2l	The Housing Authority shall continue to develop new affordable very low income rental housing units under the HUD Public Housing Development Program and State tax exempt private activity bond financing.	HA	<b>Delete.</b> The Housing Authority is not permitted to create new public housing units per HUD regulations.
1.2n	Consider land-swapping of County land and other incentives for the provision of affordable housing projects.	EDA	<b>Continue.</b> No land swapping opportunities occurred but the County will continue to consider this as an option for the development of affordable housing.
1.3c	Continue to work with non-profit organizations such as CVHC and Habitat for Humanity in the production of self-help housing for ownership and multi-family farm worker housing opportunities.	EDA	<b>Continue.</b> <u>Combine</u> with action 1.3a.
1.3d	Develop incentives for the set-aside of agricultural land for farm worker housing. Continue policy and study feasibility of	EDA/TLMA	<b>Continue.</b> <u>Combine</u> with action 1.3a.

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	using Williamson Act land.		
1.6b	Continue to work with Habitat for Humanity and Coachella Valley Housing Coalition in providing homeownership opportunities through the Rural Development Self Help program and other self help construction programs. Refer to Implementing Resources Matrix for additional programs/funding (Table H-58)	EDA	<b>Continue.</b> <u>Combine</u> with action 1.6a.
2.1f	Research funding for historic preservation of structures, such as adoption of a Mills Act ordinance which would give property tax relief for rehabilitation of historic property, as well as grants for the identification of historic structures.	EDA	<b>Continue.</b> The County will continue to research funding opportunities to preserve historic structures if proposed projects include rehabilitation of existing structures deemed to have historical significance by the State Historic Preservation Office.
2.2a	Continue to utilize RDA Set-Aside funding to eliminate conditions of blight, rehabilitate affordable units within the project areas, expand housing opportunities for low and moderate income households, and expand employment opportunities in selected target areas.	EDA/RDA	<b>Delete.</b> Pursuant to the Dissolution Act, all remaining RDA Housing Set-Aside funds are required to be wound down by the HA. The County is actively seeking to apply for other sources of funding for affordable housing programs, many of which are dependent upon a compliant Housing Element in order to be eligible to apply for State grants. This action to continue to utilize RDA Set-Aside funds is discontinued.
2.2c	Maintain and improve community facilities, and infrastructure in sound condition utilizing available CDBG and RDA Set-Aside funds.	EDA/RDA	<b>Continue</b> under CDBG. Pursuant to the Dissolution Act, the HA as Housing Successor is required to wind down all remaining RDA Housing Set-Aside funds.
2.2d	Continue and enhance outreach efforts to educate and inform communities about available rehabilitation programs through: presentations at community service organizations (PTA, Kiwanis); brochures, as well as presentations at community facilities such as medical facilities, County government offices and one-stop processing centers within participating jurisdictions.	EDA/RDA	<b>Continue.</b> Upon availability of funding for rehabilitation programs, the County will continue its outreach efforts about rehabilitation programs through CDBG or State awarded grants.
2.2e	EDA shall continue to work with each cooperating city so that each city can assume its fair share responsibility for rehabilitation of existing housing.	EDA	<b>Delete.</b> Cooperating cities must prepare their own Housing Element as part of its General Plan and address rehabilitation of its existing housing with HCD.
2.3b	Consolidate the Mobile Home Tenant Assistance Grant program with the Mobile Home Tenant Assistance Loan program and increase the maximum loan amount to \$35,000 per unit to accommodate replacement of existing substandard units.	EDA	<b>Continue.</b> The County is actively seeking to apply for other sources of funding for affordable housing programs, many of which are dependent upon a compliant Housing Element in order to be eligible to apply for State grants. Other sources of funding such as State CalHome will be utilized to fulfill construction of mobiles in place of the MHTL program.
2.4b	Place a priority on providing financial assistance, where feasible, to preserve Federal or State assisted, bond financed, density bonus, RDA assisted or other types of affordable units at risk of conversion to market rate during the planning period	EDA	<b>Continue.</b> <u>Combine</u> with action 2.4a.

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	through purchase of the units by a nonprofit organization, assisting with low or no interest loans for rehabilitation, bond refinancing, and referral to other Federal or local sources of below market financing.		
2.4c	Assist non-profit and for profit organizations with the acquisition and preservation of assisted single family and multi-family units affordable to low and moderate income households.	EDA/RDA	<b>Continue.</b> <u>Combine</u> with action 2.4a.
3.2b	Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English (See also 3.1d). EDARDA Staff regularly coordinates and monitors work programs of the Fair Housing Council, including, but not limited to First Time Home Buying programs.	Fair Housing Council/EDA	<b>Continue.</b> <u>Combine</u> with action 3.2a.
3.3h	Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates) 2. Family Unification Program 3. Family Self Sufficiency Program 4. Housing Opportunities for Persons with AIDS (HOPWA) 5. Veteran's Affairs Supportive Housing Program (VASH) 6. Foster Care Youth Program 7. Tenant Based Rental Assistance Program.	Housing Authority, EDA, DPSS	<b>Continue.</b> <u>Combine</u> with action 3.3d.
3.4e	Continue to participate as an associate member of the Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program.	EDA	<b>Delete.</b> The Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program was dissolved and this program is no longer applicable and will not be continued. This action is discontinued.
3.4f	Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low and moderate income households.	EDA	<b>Delete.</b> EDA - Implementation of this action did not occur during the foreclosure crisis. The foreclosure crisis has ended and this action is no longer appropriate and will not be continued. This action is discontinued.
3.4g	The Housing Authority implemented the Mortgage Voucher Assistance Program in April 2008. This program enables lower income households to use their Section 8 vouchers for home purchases. The Housing Authority will continue to market and find current Section 8 households who are renters and work with them to transition to homeownership until the program reaches capacity.	HA	<b>Continue.</b> The Family Self-Sufficiency (FSS) program works with Section 8 voucher holders interested in homeownership.
3.5a	Work with public or private sponsors to encourage acquisition/ rehabilitation of existing multi-family units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	EDA	<b>Continue.</b> The County will continue to encourage public and private sponsors to evaluate housing units at risk of converting to market rate and propose affordable housing projects for funding under the County's HOME program.



3.5b	Assist eligible non-profit buyers in acquiring market rate apartments in exchange for reservation of a portion of the units to be made available at rents affordable to low and moderate income households.	EDA/RDA	<b>Continue.</b> The County will continue to encourage public and private sponsors to evaluate market rate apartments and propose affordable housing projects for funding under the County's HOME program.
4.2e	Develop program for tracking and categorizing affordable units provided through the County's development review process. Maintain database of new affordable housing provided.	EDA/RDA	<b>Continue.</b> EDA tracks and categorizes County funded affordable housing units in a database. Outside of County funded housing projects through EDA, the County shall develop a program for tracking and categorizing affordable units in a database.
4.2f	Evaluate the affordability via interest rates, underwriting issues, cost per unit	EDA	<b>Continue.</b> For the County's HOME program, affordability is evaluated at the time the application is received for review and must meet all HOME regulations prior to funding agreement.
4.2g	Determine strategies for specified needs: • Dispersed (County-wide) versus target areas • Level of assistance (RDA induced or developer induced) • Non-profit versus for profit-developers • Competitive application/RFP process first come, first served • Types of housing - seniors, farm workers, special needs, assisted living, multi-family, single family, mixed-use, transit oriented developments, etc • Market group - small family, large family, persons with disabilities, farm workers, etc. • Type of program - rehabilitation, new construction, rental housing, owner- occupied, acquisition of existing housing, etc. • Fee reductions, waivers or other incentives • Services such as child care	EDA/RDA/TLMA	<b>Continue.</b> Housing Authority and EDA shall continue to evaluate market demands and the needs of residents through market studies and related statistics upon receipt of project proposals.
4.2h	Map the location of affordable projects developed by the County.	EDA/TLMA	<b>Continue.</b> County shall continue to develop a map of affordable projects on the County's website.
4.3a	Ensure that redevelopment revitalization plans include provisions for new affordable housing, where feasible	EDA/RDA	<b>Continue.</b> Combine with action 2.1j.
4.3b	Identify and summarize housing requirements and obligations annually (e.g. RDA inclusionary and replacement housing, implementation plans, housing production plans, new regulations and legislative mandates)	EDA/RDA	<b>Delete.</b> This action will not be continued due to the dissolution of the redevelopment agency.
4.3c	Identify programs of greatest use based on community needs, potential funding, available resources; prioritize programs based on funding sources such as grants, deferred/amortized loans, land write downs, loan guarantees, rental assistance, etc.	EDA/RDA	<b>Continue.</b> The County is actively seeking to apply for other sources of funding for affordable housing programs, many of which are dependent upon a compliant Housing Element in order to be eligible to apply for State grants.
4.3f	Train County staff to implement programs, perform assessments, and provide housing counseling and technical service and referral services.	TLMA/EDA	<b>Continue.</b> EDA and Housing Authority send staff to training and workshops for implementation and administering of various programs. The agencies do not provide housing counseling or technical and referral services.
4.3g	Direct and assist regional and local	TLMA/EDA	<b>Continue.</b> Outreach is ongoing.

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	agencies, private developers and non-profit agencies to facilitate the attainment of County housing goals.		
4.3h	Seek changes in State policy to encourage the production of affordable housing such as construction defect litigation reform and additional low income tax credits.	EDA	<b>Continue.</b> <u>Combine</u> with action 4.3d.
4.3i	Require management plans for special needs affordable housing projects to reduce potential opposition.	EDA/RDA /TLMA	<b>Continue.</b> As part of the establishment of an affordable housing and rezoning program, design standards for special need communities will be considered within the planning period. EDA and Housing Authority require management plans for all proposed projects.
4.3j	Maintain adequate staffing levels to correspond to size and complexity of housing projects	All County Departments	<b>Continue.</b> The County shall continue to maintain adequate staffing levels to correspond to size and complexity of housing projects.
4.3m	Establish reasonable numeric targets for housing production annually, by region, income category and type. Ensure that numeric targets are consistent between the HUD 5-Year Consolidated Plan, Housing Element, AB315 Housing Production Plan and RDA Implementation Plans.	TLMA/EDA	<b>Continue.</b> Due to the Dissolution Act, RDA numeric targets for housing production no longer exists. The County's 5-Year Consolidated Plan continues as a requirement of Federal HUD funding. The Housing Element continues evaluate housing production in the County.
4.3n	Support changes in Redevelopment Law that increase home-ownership eligibility by raising affordability criteria and respective mortgage payment maximums.	TLMA/EDA	<b>Delete.</b> This action will not be continued due to the dissolution of the redevelopment agency.
4.3o	Support changes in Redevelopment Law that would allow expanded flexibility to use increment funds cooperatively across multiple jurisdictions to provide affordable housing outside of identified project areas.	TLMA/EDA	<b>Delete.</b> This action will not be continued due to the dissolution of the redevelopment agency.
4.5b	Identify and evaluate current and projected revenues such as general funds, Federal and State entitlement, grants, housing bonds, set-asides, etc.	EDA/TLMA /RDA	<b>Continue.</b> Funding balances for CDBG, HOME, and ESG are reported each year in the County's Consolidated Annual Performance Evaluation Report (CAPER) and former RDA balances are listed in the Recognized Obligation Payment Schedule.
4.5c	Evaluate financial resources for leveraging opportunities	EDA/TLMA /RDA	<b>Continue.</b> Evaluate financial resources for leveraging opportunities. Every multifamily project has some type of leveraging and it is evaluated as necessary.
4.5d	Determine the appropriateness of grants and loans. Develop and adopt grant policies that are consistent with housing goals.	EDA/TLMA /RDA	<b>Continue.</b> The County has not adopted grant policies but it does collaborate with other nonprofits. Improving the number of affordable units is in line with the County's mission. Consolidated plans provide for direction and policies for affordable housing.
4.5e	Establish a funding plan and timing of activities.	EDA/TLMA /RDA	<b>Continue.</b> See Policy 4.5e // Priorities are set as part of the County's action plan. The action plan is available on the website.

4.5f	Prioritize financial assistance based on housing needs (e.g. special needs, large families, mixed-use, multi-family, single family, number of units, or cost per unit)	EDA/TLMA /RDA	<b>Continue.</b> See Policy 4.3m // This program has been completed as part of the 2014-2019 consolidated plan and is re-evaluated on an annual basis.
4.5g	Target future financial resources to meet future housing obligations.	EDA/TLMA /RDA	<b>Continue.</b> Timing: See Policy 4.3m // Ongoing. The County is actively seeking to apply for other sources of funding for affordable housing programs, many of which are dependent upon a compliant Housing Element in order to be eligible to apply for State grants.
5.1e	Promote level pay utility payments for the Housing Choice Voucher Program recipients (Section 8)	HA	<b>Continue.</b> The Housing Authority analyzes utility usage countywide and annually revises utility allowance schedules on July 1. The utility allowance amounts are factored in the rent calculation when determining a participant's portion of rent. Each household is expected to pay 30 percent of its income toward rent and utilities, and is allowed up to 40 percent at move-in. Portions can go up after move-in and a family may pay a higher percentage of rent if the gross rent of the unit is above the applicable payment standard amounts. Gross rent equals the contract rent plus the applicable utility allowance amounts. Payment standards are based on a percentage of HUD-determined Fair Market Rent amounts.
5.1g	Support changes in Redevelopment law that increases home-ownership eligibility by raising utility allowances and respective mortgage payment maximums.	EDA/TLMA /RDA	<b>Delete.</b> This action has not been implemented and due to the dissolution of the redevelopment agency will not be continued.
5.1h	Annually evaluate and update the Section 8 utility allowance tables to account for increases and or decreases of energy consumption and costs of consumption.	HA	<b>Continue.</b> The Section 8 and Public Housing utility tables are updated annually to account for adjustments in utility consumption and costs. This update includes an annual assessment study which justifies any adjustments and is updated on or about July 1 each year.

**GENERAL PLAN AMENDMENT FINDINGS:**

GPA No. 1122 involves an Entitlement/Policy Amendment, an Agricultural Foundation Component Amendment and a Technical Amendment. Article II of Ordinance No. 348 implements the Administration Element of the General Plan and provides the findings required to approve these types of General Plan amendments.

***Entitlement/Policy Amendment Findings:***

Article II, Section 2.4.c of Ordinance No. 348 provides that the first two findings listed below, and any one or more of the subsequent findings listed below must be made:

a. The proposed change does not involve a change in or conflict with:

- (1) The Riverside County Vision;

- (2) Any General Plan Principle set forth in General Plan Appendix B; or,
  - (3) Any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

One or more of the following findings need to be made:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in State or Federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Analysis:**

**First Required Finding:**

- A. The proposed change does not conflict with:

- (1) The Riverside County Vision.

The Riverside County Vision Statement (Chapter 2 of the General Plan) identifies the "richly varied range of income categories" available within the County and also states that "housing is available in every increment of this range". The Housing Element is a promotion of this General Plan Vision by identifying the various income levels and associated housing needs that need to be met for each category. The Housing Element identifies funding opportunities, establishes programs and policies, and prescribes responsibilities for several County departments to implement the policies established as part of the Housing Element. Therefore, by integrating the Housing Element into the General Plan, the County's vision is promulgated and would not change or conflicted with by the addition of an updated Housing Element. General Plan Amendment No. 1122 is a component of the Housing Element and part of the implementation of the Housing Element.

Amendments to the Land Use Element MUA Land Use Designation description, nine Area Plans to establish the MUA/HHDR Town Centers, Appendix E-2 and the redesignation of lands to MUA and HHDR supports the following County's vision to build compact transit adaptive communities:

*"New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas."*

*"Growth focus in Riverside County is on quality, not on frustrating efforts to halt growth."*

*"Population growth continues and is focused where it can best be accommodated."*

*"Growth is well coordinated between cities and Riverside County and they jointly influence periodic State and regional growth forecasts affecting Riverside County and its cities."*

The MUA/HHDR areas are within or near areas that support Community Development land uses. These areas are ideally located near existing highways, or major corridors, located near existing or future transit stations, and are located near civic centers such as schools, hospitals, parks, and community centers. The proposed policies for each Town Center encourages connectivity through open space, trails, bicycle paths, and other community amenities, it encourages a mix of housing types and styles, commercial and public uses. The amendment supports MUA/HHDR development that can accommodate the RHNA allocation assigned to the County.

The update to the Safety Element and Appendix K-2 per SB 1241 further acknowledges that the "security of person and property as one of the most basic community needs and commit to designing our communities so that vulnerability to natural and man-made hazards is anticipated and kept to a minimum."

The update to the Land Use Element and Appendix P-2 per SB 244 would support the County's vision to "balance stability in the landscape with the dynamism and flexibility to adapt to changing future circumstances." For each identified Disadvantage Underserved Communities, deficiencies in water, wastewater, stormwater drainage, and structural fire protection addressed through funding or financing alternatives that could make the service extensions to the DUCs financially feasible. SB 244 analysis is attached as to the General Plan as Appendix P-2.

The update to the Glossary will provide a clear definition of "Walkable" this will help achieve the County's vision for Healthy Communities in that it will encourage residents to be more physically active.

## (2) Any General Plan Principle.

The General Plan provides several Principles that establish direction for land use, economic, and housing development. Specifically, subsection D of Appendix B (General Planning Principles) states that "the Housing Element should be revised to adopt policies that address the real-world projections of overall housing growth and demands for housing of varied type, style, price and density, which encouraging a wide range of choices and opportunities within the framework of the larger economy and the realities of the marketplace." The County's updated and revised Housing Element specifically implements these provisions. The Housing Element will include programs and policies are proposed within the County's Action Plan to meet the overall housing demands in the County for all specified income categories (Extremely Low, Very Low, Low, Moderate, and Above Moderate). Therefore, by integrating the Housing Element into the General Plan, the County's General Planning Principles are promoting with regard to Housing (subsection D of Appendix B) and the proposed General Plan Amendment and would not change or conflicted with by the addition of an updated Housing Element. General Plan Amendment No.

1122 is an update to the Housing Element and facilitates the implementation of the Housing Element.

The amendments to the Land Use Element MUA Land Use Designation description, nine Area Plans to establish HHDR/MUA Town Centers, and the parcel specific land use amendment to MUA and HHDR designations supports the General Plan Principles for Community Design. The HHDR and MUA Town Centers provide opportunity to establish a variety of housing types, fostering communities that vary in size type and environmental settings, and ensures a balance of jobs, housing within communities. The MUA/HHDR Town Centers are located in areas surrounding existing and projected commercial and industrial clusters. Each Town Center promotes the development of a “unique community identity” to create a special sense of place with distinct boundary and edge conditions. Each of the proposed Town Centers has policies to integrate regional transit/transportation system with appropriate planning for transit terminals and high density clustering housing.

The update to the Safety Element per SB 1241 and update to the Land Use Element per SB 244 supports the Community Development Principle that requires the County to invest in the development and acquisition of the underlying knowledge based required to complete and maintain the General Plan. As part of the Project development, the County analyzed existing policies and community conditions to determine compliance with SB 1241 and SB 244 and accordingly propose updates to the General Plan. Specifically, the Safety Element has existing policies to address fire hazard impacts and the Land Use Element includes a discussion on the Disadvantage Unincorporated Communities.

The update to the Glossary will provide a clear definition for “Walkable” in order to achieve General Plan Principle on “Efficient Land Use” to encourage compact and transit-adaptive development on a regional and community scale.

(3) Any Foundation Component designation in the General Plan.

The County’s Housing Element and associated General Plan Amendment is a policy document that sets forth programs and policies to address the County’s affordable housing needs. The General Plan Amendment proposes to amend the Housing Element of the General Plan, which is not classified in any Land Use Foundation or Designation. Therefore, the integration of the Housing Element into the General Plan will not cause a change or conflict with any Foundation Component designation in the General Plan. General Plan Amendment No. 1122 is a component of the Housing Element and part of the implementation of the Housing Element.

Amendments to the Land Use Element MUA designation description, nine Area Plans to establish MUA/HHDR Town Centers, Appendix E-2, and the parcel specific land use amendment to MUA and HHDR land use designation are consistent with the Community Development Foundation Component. The intent of the Community Development Foundation Component is “to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.” The Project fosters the development of communities that would achieve the goals of the Community Development Foundation Component through the proposed policies and direct land use designation amendments. The proposed neighborhoods will develop in accordance with the existing MUA and HHDR Land Use Designations.

The update to the Safety Element and Appendix K-2 per SB 1241, as well as the amendments to the Land Use Element and Appendix P-2 per SB 244 would not affect any Foundation Component designation in the General Plan. The proposed updates do not conflict with or change the policies of the any General Plan Foundation Component.

The proposed update to the Glossary to include a definition for "Walkable" will not conflict with any General Plan Foundation Component. The new definition will provide a clear standard for walkable communities.

**Second Required Finding:** The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum not be detrimental to them.

The purpose of the General Plan is to guide the long-term development of the unincorporated areas of Riverside County that meets the State's General Plan requirements per California Government Code Section 65300 et seq. The General Plan outlines policies, standards and programs that guides day-to-day decisions concerning the future of Riverside County and serves several important purposes including:

- 1) To provide clarity and stability in community development policies;
- 2) To establishes a comprehensive and sound database for further implementation, project evaluation, administration, and monitoring; and,
- 3) To provide a basis for collaborative planning initiatives by cities, councils of government, the County and other governmental agencies.

The Project includes an update to the Housing Element, which is a required component of the General Plan and the inclusion of it contributes to the achievements of the overall purpose of the General Plan. The Project included a review of the Housing Element implementation and updated programs to address the existing and future housing needs. The Housing Element was also developed with extensive community outreach and parcel specific data to identify areas that can accommodate the County's regional housing needs.

The proposed updates to the Land Use Element MUA Land Use Designation description, nine Area Plans to establish the HHDR/MUA Town Centers, Appendix E-2, and the redesignation to MUA and HHDR also achieves the purposes of the General Plan. It provides a clear guidance of where and under what conditions compact communities will be located and developed.

The updates to the Safety Element and Appendix K-2 per SB 1241, as well as amendments to the Land Use Element and Appendix P-2 per SB 244 ensure that the General Plan is in compliance with the State of California's requirements for fire hazard impacts and disadvantage unincorporated communities.

The Project includes a definition for "Walkable" which will provide a clear standard for walkable communities within the County unincorporated areas.

**Third Required Finding:** In addition to the two aforementioned findings, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is:

The proposed General Plan Amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consists of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The residential character of the County is, to a large extent, determined by the variety of its housing and the location and maintenance of the housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population. It establishes policies that will guide County decision making, and sets forth an action program to implement housing goals through 2021. General Plan Amendment No. 1122 represents an update to the Housing Element and further facilitates the implementation of the Housing Element's RHNA obligations.

As part of the Housing Element update the County will need to show that it has capacity to accommodate its fair share of the regional housing needs. As such, the updates to the Land Use Element MUA Land Use Designation description, nine Area Plans to establish MUA/HHDR Town Centers, Appendix E-2, and the parcel specific land use amendments to MUA and HHDR Land Use Designations are necessary to comply with the State Housing Law. The definition of "Walkable" in the Glossary will help establish neighborhoods that encourage multi-modal mobility.

Also as part of the Housing Element update, the County had to address SB 1241 and SB 244 in its General Plan. As such, the Safety Element, Land Use Element, Appendix K-2, and Appendix P-2 were updated accordingly. The Project included an analysis of the existing Safety Element policies to address fire hazard impacts and the Land Use Element included a discussion of the disadvantage unincorporated communities. Appendix K-2 included new actions items to implement the Safety Element policies regarding fire hazard impacts and the result of the SB 244 analysis are summarized in Appendix P-2.

***Agriculture Foundation Component Amendment Findings:***

Article II, Section 2.7 of Ordinance No. 348 provides the findings required for an Agriculture Foundation Component. In order to be approved, the amendment cannot result in a conversion from the Agriculture Foundation Component to any other Foundation Component in excess of the Agriculture Amendment General Authorization Acreage during any 2 ½ Year Agricultural Foundation Amendment Cycle. Additionally, the amendment needs to either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

The Agriculture foundation allows up to seven percent of all lands within one of three designated areas to be converted to another Foundation and land use designations during a two and a half (2 ½) year cycle. The nineteen area plans are grouped into the following three designated areas:

- a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan;
- b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans; and,
- c. The area covered by all other Area Plans.



In the event that the seven percent threshold has been exceeded within a designed area, an Agricultural Task Force would review the project. The current County Agriculture Foundation Component 2 ½ Year Cycle is for planning period of July 1, 2016 to December 31, 2018.

Analysis:

This General Plan Amendment will be the first General Plan Amendment to convert land out of the Agriculture Foundation Component for this 2 ½ year cycle within the Eastern Coachella Valley and Western Coachella Valley Area Plan. Given the corrections described in Item 2 above, the Project now proposes to convert approximately 220 acres of Agriculture Foundation land to Community Development Foundation within the Eastern Coachella Valley Area Plan. Currently there are 50,814 acres of land designated as Agriculture within this designated area. The conversion to Community Development amounts to 0.4% of the allowable Agriculture conversion within this designated; therefore, the conversion is within the allowable conversion without having to present the proposal to an Agriculture Task Force.

The conversion out of Agriculture Foundation will not be detrimental to the General Plan purposes. As discussed above under second required findings for the Entitlement/Policy Amendment, the purpose of the General Plan is to:

- 1) Provide clarity and stability in community development policies;
- 2) Establish a comprehensive and sound database for further implementation, project evaluation, administration, and monitoring; and,
- 3) Provide a basis for collaborative planning initiatives by cities, councils of government, the County and other governmental agencies.

The proposal provides policies, definitions, action items, and assumptions to implement the HHDR/MUA development that are consistent with the State Housing Law that will further the purposes of the General Plan stated above.

***Technical Amendment Findings***

Technical Amendment involves changes in the General Plan of a technical nature, including technical corrections discovered in the process of implementing the General Plan. Some Entitlement Amendments may occur under this category if they are required to correct a documentable error in the General Plan.

The first finding and any one or more of the subsequent findings would justify a technical amendment:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.
- b. An error or omission needs to be corrected.
- c. A Land Use Designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

**Analysis:**

First required findings: a) The proposed amendment would not change any policy direction or intent of the General Plan and finding c) A Land Use Designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.

The Lee Lake Community Neighborhood 2 includes two parcels (parcels 391070056 and 391070050) with two different Land Use Designations, which are Community Development: Light Industrial (CD-LI) and Open Space-Water (OS-W). OS-W designated areas include bodies of water and major floodplains and natural drainage corridors. The portions of these parcels that are designated OS-W are not associated with a water body, floodplains, or natural drainage corridors; therefore, this designated is erroneously applied to these parcels and may be corrected through a Technical Amendment. The Project proposes to designate the OS-W areas to HHDR as part of Lee Lake Community Neighborhood 2. The actual drainage area is located on the adjacent parcel (parcel 391070049) that is owned by the Western Riverside County Regional Conservation Authority; thus, staff recommends a Technical Amendment for parcel 391070049 to amend the land use designation from CD-LI to Open Space Conservation Habitat (OS-CH). The parcel is approximately 2.21 acres. The technical amendment will correctly designate the parcel as OS-CH designation.

In regards to the CEQA analysis, the Project as proposed analyzed the development of HHDR for both Lee Lake Parcels, including over the existing OS-W portion of Neighborhood 2. As such, the realignment of the OS-W to the parcel bisecting the two Lee Lake Neighborhoods and identifying that parcel as OS-CH would not add additional units to the Lee Lake Neighborhood 2 beyond those analyzed in the EIR. Further, the Technical Amendment simply reflects the further refined mapping completed through the MSHCP process, and would allow for the protection of the watercourse under the proposed OS-CH Land Use Designation. As such, the proposed Technical Amendment would not constitute a substantive change that would warrant a change in the EIR analysis, or require the recirculation of the Draft EIR.

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2016-011** recommending adoption of General Plan Amendment No. 1122 to the Riverside County Board of Supervisors included as Attachment C of this staff report.

**THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:**

**TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 548**, which has been completed in compliance with the State CEQA Guidelines and the Riverside County CEQA implementation procedures; pending adoption of a resolution by the Board of Supervisors for EIR No. 548; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1122**, an Entitlement/Policy Amendment involving changes in land use designations or policies located entirely within a General Plan Foundation Component; a Technical Amendment to correctly designate a watercourse near the Lee Lake Community; and an Agriculture Foundation Amendment to amend lands from Agriculture Foundation to Community Development Foundation in order to accommodate the regional housing needs as determined by the Regional Needs Assessment, based upon the findings and conclusions incorporated in the staff report as shown on Attachment B, and the changes reflected in Attachment A and B of this staff report pending adopting of a resolution by the Board of Supervisors; and,

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**ADOPT ORDINANCE NO. 348.4840**, amending Riverside County Ordinance No. 348 by adding the Highest Density Residential Zone (R-7) and the Mixed Use Zone (MU) to Ordinance No. 348; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7902**, amending the zoning classification for the parcels to either the R-7 Zone or the MU Zone as shown on Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and the changes reflected in Attachment A pending adoption of the zoning ordinance by the Board of Supervisors.

**CONCLUSIONS:**

1. This proposed General Plan Amendment is in conformance with the Riverside County General Plan's Element policies;
2. The proposed General Plan Amendment is consistent with all applicable provisions of Riverside County Land Use Ordinance No. 348.
3. The Public's health, safety, and general welfare are protected through Project design.
4. The proposed Project is compatible with the present and future logical development of the area.
5. The proposed Project is compatible with the present and future logical development of the designated areas.
6. The proposed Project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan.
7. EIR No. 548 fully discloses and mitigates the potential environmental impacts of the Project with the exception of the items indicated on page 11 of the Staff Report prepared for the August 3, 2016 Planning Commission meeting. These items will require the adoption of a Statement of Overriding Consideration.

**ATTACHMENTS:**

**ATTACHMENT A: SUPPLEMENTAL RESPONSE TO COMMENTS RECEIVED DURING PLANNING COMMISSION HEARINGS AND SUPPLEMENTAL ERRATA DOCUMENT** (under separate cover)

Section 1: Introduction

Section 2: Written Comments and Responses

Section 3: Oral Testimony and Responses

Section 4: Errata

CD Also Includes: DEIR No. 5448, FEIR No. 548, Public Notices for August 3, 2016 and October 5, 2016 Planning Commission Hearings

**ATTACHMENT B: POST PRODUCTION LAND USE DESIGNATION CHANGES**

Section 1: Post Production Land Use Designation Change Table

Section 2: Proposed Revised Maps and Area Plan Text


**ATTACHMENT C: PLANNING COMMISSION RESOLUTION NO. 2016-011**



3.1

Agenda Item No.:  
Area Plan: Various Area Plans  
Zoning: Various Zoning Districts and Areas  
Supervisory District: All  
Project Planner: Phayvanh Nanthavongdouangsy  
Planning Commission: Continued from August 3, 2016 to October 5, 2016

General Plan Amendment No. 1122, Ordinance No. 348.4840, and Change of Zone No. 7902 (Entitlement/Policy and Agriculture Foundation Component Amendment)  
Environmental Impact Report No. 548  
Applicant: County of Riverside

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Project components include General Plan Amendment No. 1122 (GPA No. 1122), Change of Zone No. 7902 and Ordinance No. 348.4840 (Project).

State law requires every city and county to prepare a Housing Element as part of its General Plan. These Housing Elements are reviewed by the California Department of Housing and Community Development (HCD) for compliance with State housing law. Jurisdictions are required to identify adequate sites to address their very low, low, moderate, and above moderate income housing needs based on their Regional Housing Needs Allocation (RHNA). In addition, each jurisdiction is required to submit an annual progress report on housing production by income category based on building permits issued, as well as on the status of its Housing Element program and policy implementation.

The Project objective is to update the County's Housing Element pursuant to State law and to address the Regional Housing Needs Assessment (RHNA) allocation. The County of Riverside Housing Element is one of seven required elements of a General Plan and it requires a certification from HCD. This Element assesses the current and future housing needs of all income groups and formulates goals, policies and programs to address those needs for the unincorporated areas of Riverside County. In accordance with Senate Bill 375, the Housing Element requires updating every 8 years after 2010 for those jurisdictions that have an approved Housing Element by February 2014, and 4 years for jurisdictions that do not have an approved Housing Element by that date.

The planning process included an inventory of suitable sites, community outreach efforts, and drafting policies specific to each unique community. Most recently, the proposed Project and accompanying Draft Environmental Impact Report (DEIR) No. 548 were the subject of an August 3, 2016 Public Hearing before the Riverside County Planning Commission at the Perris City Council Chambers. At that time, public testimony was taken. This staff report along with Attachment A (Supplemental Response to Comments Received During Planning Commission Hearings And Supplemental Errata Document) and Attachment B (Post Production Land Use Designation Changes) address and, where appropriate, identify proposed changes as a result of the testimony.

### 1. NOTICING PROCEDURES FOR THE PROPOSED PROJECT:

The proposed Project required extensive noticing in order to meet a number of various requirements. These requirements include public hearings, an Environmental Impact Report, and State Housing and

Community Development noticing requirements. Outlined below are the noticing protocols used for each of the various noticing efforts.

### ***Community Outreach Meetings***

The County distributed flyers to all of the property owners whose parcels were proposed to be included in the Project (Approximately 1,700 property owners) as well as a list of interested parties, including the County Municipal Advisory Commissions. These flyers, which outlined meeting details, were mailed prior to the community meetings, which were undertaken beginning June 8, 2015. These meetings were to ensure a review of the proposed Project sites.

### ***Environmental Impact Report Noticing Requirements***

The proposed Project's Environmental Impact Report (EIR No. 548) required public noticing and review pursuant to the requirements outlined in the State CEQA Guidelines. The noticing process includes those notices distributed for purposes of the Notice of Preparation (NOP), Notice of Availability (NOA) and (when the EIR is certified) the Notice of Determination (NOD).

For the NOP, County Staff distributed the notice to a number of agencies, interest groups, neighboring jurisdictions, and interested parties throughout the County (approximately 650 recipients). County Staff distributed the NOP on June 26, 2015, and held a scoping meeting for the Project EIR on August 10, 2015. Further, Staff also posted the NOP in the Press Enterprise, Desert Sun, and Unidos (Spanish Translation of notice) newspapers. Due to adjustments made to the Project, a revised NOP was released in a manner similar to the previous NOP on October 9, 2015 and a subsequent scoping meeting was held on October 19, 2016.

Once the EIR was completed, the NOA was distributed to the interest list (of approximately 650 recipients) and was posted with the three above-mentioned newspapers on April 14, 2016. The EIR was available to the public for a 45-day review period from April 14, 2016 through May 30, 2016.

As stated in the State CEQA Guidelines, a lead agency must provide sufficient notice to the public that the Draft EIR is available for public comment and review. CCR Sec. 15087(a). The Notice is provided at the same time the Notice of Completion (NOC) is provided to the Office of Planning and Research (OPR). Typically, the courts will find that public notice has been met provided the lead agency makes a good faith effort to follow the procedures provided.

Under PRC Sec. 21092 and CCR Sec. 15087(c), the Notice must: (1) be provided to the name and last known address of all individuals and organizations that have previously made a written request for such notice; (2) the Notice must be filed with the County Clerk and the County Clerk must post it within 24 hours after receiving it; and (3) the Notice to the general public must have been provided in ***at least one*** of the following three methods: (A) a publication at least once in a newspaper of general circulation in the area affected by the project; (B) on- and off-site posting in the area in which the project will be located; or (C) through direct mailing to occupants of contiguous property and to owners of contiguous property as shown on the latest assessment roll. See PRC Sec. 21092; CCR Sec. 15087.

The above-mentioned requirements were met during the NOA phase of the project. Further, staff exceeded the requirements through posting with multiple newspapers throughout the County (as well as a Spanish newspaper), off-site posting of the document on the County website and at the County Planning Department Riverside Office, and through noticing the interested parties list (which included approximately 650 recipients, as noted above).

### ***California Department of Housing and Community Development Requirements***

The Department of Housing and Community Development (HCD) requires extensive noticing in order to ensure that all groups interested in various projects receive information as a project undergoes the public participation process. In the Conditional Compliance letter sent to the County on March 21, 2016, HCD noted that the County did not make the revisions to the Housing Element available to the public in a timely manner. During the Housing Element update process, prior to submittal of the Draft Housing Element to HCD, HCD recommended that the Draft Housing Element be provided to the advocates and public prior to submittal to HCD. The County submitted the Housing Element to HCD on January 20, 2016 for review. Shortly after January 20, 2016 the County sent the revised document to the advocates. The revisions to the document submitted to HCD in January 2016 were not substantial changes to the document, and only provided additional clarification to HCD. As such, the draft Housing Element was resubmitted to HCD at the same time it was made available on the County Planning Department's website located at <http://planning.rctlma.org/>.

### ***Public Hearing Noticing Requirements***

A noticed public hearing is required for the Project and the County underwent extensive noticing efforts in compliance with Riverside County Ordinance No. 348. A 10-day public hearing notice was sent to all of the property owners who own land included in the Project (Approximately 1,700 property owners), as well as to the EIR interest list, which is discussed below (Approximately 650 recipients). Further, the public hearing notice was published in the Desert Sun, Press Enterprise, and Unidos (Spanish translation of notice) newspapers. Also, due to the continuance of the Planning Commission Hearing from August 3, 2016 to October 5, 2016, the County sent an additional round of 10-day public hearing notices for the October 5, 2016 Planning Commission Hearing.

## **2. AGRICULTURAL LANDS WITHIN THE PROJECT AREA:**

During the October 3, 2016 Planning Commission hearing, a commenter noted that the Project included parcels that are within agricultural preserves. Staff researched this concern, and noted that several parcels in the proposed neighborhoods within GPA No. 1122 were in existing Agricultural Preserves. The proposed Highest Density Residential (R-7) and Mixed Use (MU) Zones allow uses that are not compatible with an Agricultural Preserve. Therefore, staff recommends eliminating the following neighborhoods from further consideration: French Valley Airport Vicinity - removal of Neighborhoods 1 and 2, Thermal Town Center - removal of Neighborhood 2, Mecca Town Center - removal of Neighborhood 6, and Oasis Town Center - removal of Neighborhood 1.

The recommended changes to the proposed Project have been included in Attachment B: Post Production Land Use Designation Changes of the Staff Report.

## **3. MSHCP LANDS WITHIN THE PROJECT AREA:**

The Planning Commission received public testimony on August 3, 2016 concerning future Western Riverside County Regional Conservation Agency (RCA) conservation areas within the Lakeview Town Center. Planning Staff met with the property representatives for Neighborhoods 1-3 and RCA Staff to discuss the subject further. As a result of these meetings, Planning recommends removing 18 parcels

from the Lakeview Town Center as inventoried in Attachment B, Post Production Land Use Designation Changes. This amounts to approximately 587 acres.

**4. USE BY RIGHT COMPONENT OF THE PROJECT:**

The proposed R-7 zone classification allows multiple family dwellings and apartment homes as a use “by right,” and the MU zone classification allows, among others, stand-alone multiple family dwellings as a use “by right.” This use “by right” means the property owner does not need to obtain a land use permit such as a plot plan or conditional use permit for the project. However, there are still opportunities available to review the project’s potential impacts to surrounding properties.

For example, in the R-7 zone, multiple family dwellings and apartments will still go through design review which includes, among others, reviewing a traffic analysis for the use. The design review has a 30 day public review period which provides the public an opportunity to submit comments on the design plan. Additionally, if the design plan creates an adverse impact on the public’s health or safety, the project’s density will need to be lowered to remove the adverse impact. The MU zone has these same design review procedures for stand-alone multiple family dwellings. Additionally, grading permits in the County of Riverside are considered discretionary actions. As a result, the California Environmental Quality Act will need to be complied with before a grading permit is issued for the project.

These projects will still need to comply with various County ordinances that establish mitigation fees. Where applicable, Ordinance No. 659, the Development Impact Fee Ordinance, will apply to these projects and payment of the appropriate impact fee is required at the time a certificate of occupancy is issued for the project or upon final inspection, whichever occurs first. Also, these projects will need to comply with the Transportation Uniform Mitigation Fee (TUMF) program which ensures new development pays its fair share for the increased traffic that it creates. Ordinance Nos. 824 and 673 authorizes the County’s participation in the Western Riverside County and Coachella Valley TUMF programs, respectively. Also, these projects will need to comply with Ordinance Nos. 810 and 875 which establish the mitigation fee for the Western Riverside County Multiple Species Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan, respectively.

Therefore, although these uses are not required to obtain a land use permit, these projects would still need to comply with the design review procedures, various County ordinances and grading permit procedures which take into account potential impacts to surrounding properties.

**5. MODIFICATIONS TO THE LEE LAKE NEIGHBORHOODS:**

Representatives of the Temescal Valley Municipal Advisory Council (TVMAC) noted a number of concerns with the two proposed HHDR neighborhoods located between Lee Lake and State Route 215. GPA No. 1122 indicates that Neighborhood 1 consists of 12.85 acres of HHDR, and Neighborhood 2 consists of 33.01 acres of HHDR. The TVMAC representatives noted concerns regarding the availability of jobs and community services within the Temescal Valley. Accordingly, they requested that both neighborhoods be replaced with a Mixed Use Area (MUA) Land Use Designation in order to provide opportunities for commercial and other business uses. Staff reviewed the requested change and recommends that Neighborhood 1 be changed to the MUA land use designation, with a 50% HHDR requirement. While this would reduce the number of dwelling units for the proposed Project by 221 units, this modification would not reduce the total unit count below the required RHNA.

It should be noted that this reduction, in addition to other reductions proposed as a result of comments received during the August 3, 2016 Planning Commission hearing, effectively reduces the overall HHDR



unit count to 12,505 units. *Further HHDR reductions could drop the proposed Project below the required amount of 11,887 HHDR units.*

In regards to EIR No. 548, the EIR analysis evaluated HHDR for both neighborhoods, and as such the potential environmental impact of HHDR housing on either of the neighborhoods has been analyzed in the EIR. The mix of housing and non-residential development on one or more of the neighborhoods would be evaluated at the time of plot plan approval. Modifying the proposed zoning for these two neighborhoods in either scenario as proposed would not have a significant impact on the EIR or the conclusions reached by the document. The provisions of the proposed MU zone classification, as well as the existing County development review procedures, ensure that future projects are fully evaluated prior to any impacts.

Further, from an environmental standpoint the existing zone, (Manufacturing-Service Commercial or "MS-C") classification already permits non-residential land use with approval of a plot plan. This is similar to the proposed MU zone classification. The range of land uses are different between the M-SC and proposed MU zone classification, with M-SC focused on light industrial and the MU on retail and professional offices. Depending on the land use; however, physical improvements such as pavement, building size, lighting, etc., could be similar. Provisions of the zone classification would require that future development conduct studies to address impacts associated with a full range of environmental issues such as air, biological resources, cultural resources, greenhouse gases, noise, etc.

As such, staff recommends updating the Neighborhood 1 Land Use Designation from HHDR to MUA, with a 50% HHDR requirement. These changes are reflected in Attachment B, Post Production Land Use Designation Changes, of this staff report.

## **6. MODIFICATIONS TO HOUSING ELEMENT PROGRAMS:**

During the 5<sup>th</sup> Cycle Housing Element update, a number of programs that were in the Housing Element, specifically in Table H-1, were modified. To clarify Table H-1, not all actions listed are related to a specific housing program, but may be associated to policies, goals or steps necessary to achieve housing production, such as implementation plans or goals to incorporate energy conservation measures in bidding procedures. Within the updated Table H-1, several actions were completed or combined with other actions. Of the actions listed in Table H-1, approximately 9 actions were deleted due to the dissolution of California redevelopment agencies.

As a result of California Assembly Bill No. 26, as modified by Assembly Bill No. 1484 ("Dissolution Act"), added Parts 1.8 and 1.85 to Division 24 of the California Community Redevelopment Law (Health and Safety Code sections 33000 et seq., the "CRL"), the RDA was dissolved on February 1, 2012. The dissolution of redevelopment agencies throughout California dealt a significant blow to the County of Riverside, as with many cities, which resulted in the discontinuation and consolidation of various housing programs. During the same period, Congress reduced Federal funding for the County's HOME Investment Partnership Act (HOME) program by nearly 50%.

Despite those setbacks, the County is actively seeking to apply for other sources of funding for affordable housing programs, many of which are dependent upon a compliant Housing Element in order to be eligible to apply. Once funding is identified and awarded, sources will be identified.

Because County housing programs are not supported by the County's General Fund, the Housing Authority has also sought other means to develop affordable housing. In an effort to access certain State and Federal funding available to non-profit corporations, Riverside Community Housing

Corporation (RCHC) was created as an affiliate of the Housing Authority for the purpose of financing, acquiring, developing, rehabilitating, owning, managing and selling affordable housing in Riverside County for persons of low and moderate income.

Of the actions listed in Table H-1 in the proposed Housing Element, approximately 65 actions were deleted or combined. A total of 47 actions were related to EDA/RDA/HA. Of those 47 actions, 10 actions were combined with another action due to duplication or similarity of purpose. Many of those combined were also marked as “delete” which may have caused confusion as being eliminated, but was actually continued under another action. A total of nine actions were deleted, some due to RDA dissolution, such as RDA numeric targets.

The table below clarifies some of the changes that occurred to actions listed in Table H-1 to better illustrate some of the changes that have occurred due to the Housing Element update process.

Action #	Action Text	Responsible Agency	Justification for Modification
1.1e	As part of the General Plan update process, establish a Land Use Inventory, which provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as build out of approved projects, utilizing the County's GIS system and supported by mapping. Update the Land Use Inventory on an annual basis. (Also see Policy 4.2, Action 4.2b.)	TLMA/EDA	<b>Continue.</b> Ordinance No. 659 has been put into place.
1.2a	Utilize HOME and Redevelopment Set-Aside funds to write down land costs of acquiring sites and CDBG funds for off-site improvements for projects for lower income households where feasible.	EDA/RDA	<b>Continue.</b> <u>Combine</u> with 1.1f.
1.2j	Ensure that redevelopment revitalization plans include provisions for new affordable housing for projects within established redevelopment and target areas.	RDA	<b>Continue.</b> The Economic Development Agency (EDA) and the Housing Authority will carry on redevelopment efforts utilizing land assets transferred from the former RDA to the Housing Authority and available funding sources such as HOME funds and NSP, or apply for grants to assist redevelopment.
1.2l	The Housing Authority shall continue to develop new affordable very low income rental housing units under the HUD Public Housing Development Program and State tax exempt private activity bond financing.	HA	<b>Delete.</b> The Housing Authority is not permitted to create new public housing units per HUD regulations.
1.2n	Consider land-swapping of County land and other incentives for the provision of affordable housing projects.	EDA	<b>Continue.</b> No land swapping opportunities occurred but the County will continue to consider this as an option for the development of affordable housing.
1.3c	Continue to work with non-profit organizations such as CVHC and Habitat for Humanity in the production of self-help housing for ownership and multi-family farm worker housing opportunities.	EDA	<b>Continue.</b> <u>Combine</u> with action 1.3a.
1.3d	Develop incentives for the set-aside of agricultural land for farm worker housing. Continue policy and study feasibility of	EDA/TLMA	<b>Continue.</b> <u>Combine</u> with action 1.3a.

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	using Williamson Act land.		
1.6b	Continue to work with Habitat for Humanity and Coachella Valley Housing Coalition in providing homeownership opportunities through the Rural Development Self Help program and other self help construction programs. Refer to Implementing Resources Matrix for additional programs/funding (Table H-58)	EDA	<b>Continue.</b> <u>Combine</u> with action 1.6a.
2.1f	Research funding for historic preservation of structures, such as adoption of a Mills Act ordinance which would give property tax relief for rehabilitation of historic property, as well as grants for the identification of historic structures.	EDA	<b>Continue.</b> The County will continue to research funding opportunities to preserve historic structures if proposed projects include rehabilitation of existing structures deemed to have historical significance by the State Historic Preservation Office.
2.2a	Continue to utilize RDA Set-Aside funding to eliminate conditions of blight, rehabilitate affordable units within the project areas, expand housing opportunities for low and moderate income households, and expand employment opportunities in selected target areas.	EDA/RDA	<b>Delete.</b> Pursuant to the Dissolution Act, all remaining RDA Housing Set-Aside funds are required to be wound down by the HA. The County is actively seeking to apply for other sources of funding for affordable housing programs, many of which are dependent upon a compliant Housing Element in order to be eligible to apply for State grants. This action to continue to utilize RDA Set-Aside funds is discontinued.
2.2c	Maintain and improve community facilities, and infrastructure in sound condition utilizing available CDBG and RDA Set-Aside funds.	EDA/RDA	<b>Continue</b> under CDBG. Pursuant to the Dissolution Act, the HA as Housing Successor is required to wind down all remaining RDA Housing Set-Aside funds.
2.2d	Continue and enhance outreach efforts to educate and inform communities about available rehabilitation programs through: presentations at community service organizations (PTA, Kiwanis); brochures, as well as presentations at community facilities such as medical facilities, County government offices and one-stop processing centers within participating jurisdictions.	EDA/RDA	<b>Continue.</b> Upon availability of funding for rehabilitation programs, the County will continue its outreach efforts about rehabilitation programs through CDBG or State awarded grants.
2.2e	EDA shall continue to work with each cooperating city so that each city can assume its fair share responsibility for rehabilitation of existing housing.	EDA	<b>Delete.</b> Cooperating cities must prepare their own Housing Element as part of its General Plan and address rehabilitation of its existing housing with HCD.
2.3b	Consolidate the Mobile Home Tenant Assistance Grant program with the Mobile Home Tenant Assistance Loan program and increase the maximum loan amount to \$35,000 per unit to accommodate replacement of existing substandard units.	EDA	<b>Continue.</b> The County is actively seeking to apply for other sources of funding for affordable housing programs, many of which are dependent upon a compliant Housing Element in order to be eligible to apply for State grants. Other sources of funding such as State CalHome will be utilized to fulfill construction of mobiles in place of the MHTL program.
2.4b	Place a priority on providing financial assistance, where feasible, to preserve Federal or State assisted, bond financed, density bonus, RDA assisted or other types of affordable units at risk of conversion to market rate during the planning period	EDA	<b>Continue.</b> <u>Combine</u> with action 2.4a.

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	through purchase of the units by a nonprofit organization, assisting with low or no interest loans for rehabilitation, bond refinancing, and referral to other Federal or local sources of below market financing.		
2.4c	Assist non-profit and for profit organizations with the acquisition and preservation of assisted single family and multi-family units affordable to low and moderate income households.	EDA/RDA	<b>Continue.</b> <u>Combine</u> with action 2.4a.
3.2b	Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English (See also 3.1d). EDARDA Staff regularly coordinates and monitors work programs of the Fair Housing Council, including, but not limited to First Time Home Buying programs.	Fair Housing Council/EDA	<b>Continue.</b> <u>Combine</u> with action 3.2a.
3.3h	Continue to utilize the following programs to assist special needs households: 1. Housing Choice Voucher Program (Section 8 Certificates) 2. Family Unification Program 3. Family Self Sufficiency Program 4. Housing Opportunities for Persons with AIDS (HOPWA) 5. Veteran's Affairs Supportive Housing Program (VASH) 6. Foster Care Youth Program 7. Tenant Based Rental Assistance Program.	Housing Authority, EDA, DPSS	<b>Continue.</b> <u>Combine</u> with action 3.3d.
3.4e	Continue to participate as an associate member of the Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program.	EDA	<b>Delete.</b> The Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program was dissolved and this program is no longer applicable and will not be continued. This action is discontinued.
3.4f	Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low and moderate income households.	EDA	<b>Delete.</b> EDA - Implementation of this action did not occur during the foreclosure crisis. The foreclosure crisis has ended and this action is no longer appropriate and will not be continued. This action is discontinued.
3.4g	The Housing Authority implemented the Mortgage Voucher Assistance Program in April 2008. This program enables lower income households to use their Section 8 vouchers for home purchases. The Housing Authority will continue to market and find current Section 8 households who are renters and work with them to transition to homeownership until the program reaches capacity.	HA	<b>Continue.</b> The Family Self-Sufficiency (FSS) program works with Section 8 voucher holders interested in homeownership.
3.5a	Work with public or private sponsors to encourage acquisition/ rehabilitation of existing multi-family units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	EDA	<b>Continue.</b> The County will continue to encourage public and private sponsors to evaluate housing units at risk of converting to market rate and propose affordable housing projects for funding under the County's HOME program.

3.5b	Assist eligible non-profit buyers in acquiring market rate apartments in exchange for reservation of a portion of the units to be made available at rents affordable to low and moderate income households.	EDA/RDA	<b>Continue.</b> The County will continue to encourage public and private sponsors to evaluate market rate apartments and propose affordable housing projects for funding under the County's HOME program.
4.2e	Develop program for tracking and categorizing affordable units provided through the County's development review process. Maintain database of new affordable housing provided.	EDA/RDA	<b>Continue.</b> EDA tracks and categorizes County funded affordable housing units in a database. Outside of County funded housing projects through EDA, the County shall develop a program for tracking and categorizing affordable units in a database.
4.2f	Evaluate the affordability via interest rates, underwriting issues, cost per unit	EDA	<b>Continue.</b> For the County's HOME program, affordability is evaluated at the time the application is received for review and must meet all HOME regulations prior to funding agreement.
4.2g	Determine strategies for specified needs: • Dispersed (County-wide) versus target areas • Level of assistance (RDA induced or developer induced) • Non-profit versus for profit-developers • Competitive application/RFP process first come, first served • Types of housing - seniors, farm workers, special needs, assisted living, multi-family, single family, mixed-use, transit oriented developments, etc • Market group - small family, large family, persons with disabilities, farm workers, etc. • Type of program - rehabilitation, new construction, rental housing, owner- occupied, acquisition of existing housing, etc. • Fee reductions, waivers or other incentives • Services such as child care	EDA/RDA/TLMA	<b>Continue.</b> Housing Authority and EDA shall continue to evaluate market demands and the needs of residents through market studies and related statistics upon receipt of project proposals.
4.2h	Map the location of affordable projects developed by the County.	EDA/TLMA	<b>Continue.</b> County shall continue to develop a map of affordable projects on the County's website.
4.3a	Ensure that redevelopment revitalization plans include provisions for new affordable housing, where feasible	EDA/RDA	<b>Continue.</b> Combine with action 2.1j.
4.3b	Identify and summarize housing requirements and obligations annually (e.g. RDA inclusionary and replacement housing, implementation plans, housing production plans, new regulations and legislative mandates)	EDA/RDA	<b>Delete.</b> This action will not be continued due to the dissolution of the redevelopment agency.
4.3c	Identify programs of greatest use based on community needs, potential funding, available resources; prioritize programs based on funding sources such as grants, deferred/amortized loans, land write downs, loan guarantees, rental assistance, etc.	EDA/RDA	<b>Continue.</b> The County is actively seeking to apply for other sources of funding for affordable housing programs, many of which are dependent upon a compliant Housing Element in order to be eligible to apply for State grants.
4.3f	Train County staff to implement programs, perform assessments, and provide housing counseling and technical service and referral services.	TLMA/EDA	<b>Continue.</b> EDA and Housing Authority send staff to training and workshops for implementation and administering of various programs. The agencies do not provide housing counseling or technical and referral services.
4.3g	Direct and assist regional and local	TLMA/EDA	<b>Continue.</b> Outreach is ongoing.

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	agencies, private developers and non-profit agencies to facilitate the attainment of County housing goals.		
4.3h	Seek changes in State policy to encourage the production of affordable housing such as construction defect litigation reform and additional low income tax credits.	EDA	<b>Continue.</b> <u>Combine</u> with action 4.3d.
4.3i	Require management plans for special needs affordable housing projects to reduce potential opposition.	EDA/RDA /TLMA	<b>Continue.</b> As part of the establishment of an affordable housing and rezoning program, design standards for special need communities will be considered within the planning period. EDA and Housing Authority require management plans for all proposed projects.
4.3j	Maintain adequate staffing levels to correspond to size and complexity of housing projects	All County Departments	<b>Continue.</b> The County shall continue to maintain adequate staffing levels to correspond to size and complexity of housing projects.
4.3m	Establish reasonable numeric targets for housing production annually, by region, income category and type. Ensure that numeric targets are consistent between the HUD 5-Year Consolidated Plan, Housing Element, AB315 Housing Production Plan and RDA Implementation Plans.	TLMA/EDA	<b>Continue.</b> Due to the Dissolution Act, RDA numeric targets for housing production no longer exists. The County's 5-Year Consolidated Plan continues as a requirement of Federal HUD funding. The Housing Element continues evaluate housing production in the County.
4.3n	Support changes in Redevelopment Law that increase home-ownership eligibility by raising affordability criteria and respective mortgage payment maximums.	TLMA/EDA	<b>Delete.</b> This action will not be continued due to the dissolution of the redevelopment agency.
4.3o	Support changes in Redevelopment Law that would allow expanded flexibility to use increment funds cooperatively across multiple jurisdictions to provide affordable housing outside of identified project areas.	TLMA/EDA	<b>Delete.</b> This action will not be continued due to the dissolution of the redevelopment agency.
4.5b	Identify and evaluate current and projected revenues such as general funds, Federal and State entitlement, grants, housing bonds, set-asides, etc.	EDA/TLMA /RDA	<b>Continue.</b> Funding balances for CDBG, HOME, and ESG are reported each year in the County's Consolidated Annual Performance Evaluation Report (CAPER) and former RDA balances are listed in the Recognized Obligation Payment Schedule.
4.5c	Evaluate financial resources for leveraging opportunities	EDA/TLMA /RDA	<b>Continue.</b> Evaluate financial resources for leveraging opportunities. Every multifamily project has some type of leveraging and it is evaluated as necessary.
4.5d	Determine the appropriateness of grants and loans. Develop and adopt grant policies that are consistent with housing goals.	EDA/TLMA /RDA	<b>Continue.</b> The County has not adopted grant policies but it does collaborate with other nonprofits. Improving the number of affordable units is in line with the County's mission. Consolidated plans provide for direction and policies for affordable housing.
4.5e	Establish a funding plan and timing of activities.	EDA/TLMA /RDA	<b>Continue.</b> See Policy 4.5e // Priorities are set as part of the County's action plan. The action plan is available on the website.

4.5f	Prioritize financial assistance based on housing needs (e.g. special needs, large families, mixed-use, multi-family, single family, number of units, or cost per unit)	EDA/TLMA /RDA	<b>Continue.</b> See Policy 4.3m // This program has been completed as part of the 2014-2019 consolidated plan and is re-evaluated on an annual basis.
4.5g	Target future financial resources to meet future housing obligations.	EDA/TLMA /RDA	<b>Continue.</b> Timing: See Policy 4.3m // Ongoing. The County is actively seeking to apply for other sources of funding for affordable housing programs, many of which are dependent upon a compliant Housing Element in order to be eligible to apply for State grants.
5.1e	Promote level pay utility payments for the Housing Choice Voucher Program recipients (Section 8)	HA	<b>Continue.</b> The Housing Authority analyzes utility usage countywide and annually revises utility allowance schedules on July 1. The utility allowance amounts are factored in the rent calculation when determining a participant's portion of rent. Each household is expected to pay 30 percent of its income toward rent and utilities, and is allowed up to 40 percent at move-in. Portions can go up after move-in and a family may pay a higher percentage of rent if the gross rent of the unit is above the applicable payment standard amounts. Gross rent equals the contract rent plus the applicable utility allowance amounts. Payment standards are based on a percentage of HUD-determined Fair Market Rent amounts.
5.1g	Support changes in Redevelopment law that increases home-ownership eligibility by raising utility allowances and respective mortgage payment maximums.	EDA/TLMA /RDA	<b>Delete.</b> This action has not been implemented and due to the dissolution of the redevelopment agency will not be continued.
5.1h	Annually evaluate and update the Section 8 utility allowance tables to account for increases and or decreases of energy consumption and costs of consumption.	HA	<b>Continue.</b> The Section 8 and Public Housing utility tables are updated annually to account for adjustments in utility consumption and costs. This update includes an annual assessment study which justifies any adjustments and is updated on or about July 1 each year.

**GENERAL PLAN AMENDMENT FINDINGS:**

GPA No. 1122 involves an Entitlement/Policy Amendment, an Agricultural Foundation Component Amendment and a Technical Amendment. Article II of Ordinance No. 348 implements the Administration Element of the General Plan and provides the findings required to approve these types of General Plan amendments.

***Entitlement/Policy Amendment Findings:***

Article II, Section 2.4.c of Ordinance No. 348 provides that the first two findings listed below, and any one or more of the subsequent findings listed below must be made:

a. The proposed change does not involve a change in or conflict with:

- (1) The Riverside County Vision;

- (2) Any General Plan Principle set forth in General Plan Appendix B; or,
  - (3) Any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

One or more of the following findings need to be made:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in State or Federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Analysis:**

**First Required Finding:**

- A. The proposed change does not conflict with:

- (1) The Riverside County Vision.

The Riverside County Vision Statement (Chapter 2 of the General Plan) identifies the "richly varied range of income categories" available within the County and also states that "housing is available in every increment of this range". The Housing Element is a promotion of this General Plan Vision by identifying the various income levels and associated housing needs that need to be met for each category. The Housing Element identifies funding opportunities, establishes programs and policies, and prescribes responsibilities for several County departments to implement the policies established as part of the Housing Element. Therefore, by integrating the Housing Element into the General Plan, the County's vision is promulgated and would not change or conflicted with by the addition of an updated Housing Element. General Plan Amendment No. 1122 is a component of the Housing Element and part of the implementation of the Housing Element.

Amendments to the Land Use Element MUA Land Use Designation description, nine Area Plans to establish the MUA/HHDR Town Centers, Appendix E-2 and the redesignation of lands to MUA and HHDR supports the following County's vision to build compact transit adaptive communities:



*"New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas."*

*"Growth focus in Riverside County is on quality, not on frustrating efforts to halt growth."*

*"Population growth continues and is focused where it can best be accommodated."*

*"Growth is well coordinated between cities and Riverside County and they jointly influence periodic State and regional growth forecasts affecting Riverside County and its cities."*

The MUA/HHDR areas are within or near areas that support Community Development land uses. These areas are ideally located near existing highways, or major corridors, located near existing or future transit stations, and are located near civic centers such as schools, hospitals, parks, and community centers. The proposed policies for each Town Center encourages connectivity through open space, trails, bicycle paths, and other community amenities, it encourages a mix of housing types and styles, commercial and public uses. The amendment supports MUA/HHDR development that can accommodate the RHNA allocation assigned to the County.

The update to the Safety Element and Appendix K-2 per SB 1241 further acknowledges that the "security of person and property as one of the most basic community needs and commit to designing our communities so that vulnerability to natural and man-made hazards is anticipated and kept to a minimum."

The update to the Land Use Element and Appendix P-2 per SB 244 would support the County's vision to "balance stability in the landscape with the dynamism and flexibility to adapt to changing future circumstances." For each identified Disadvantaged Underserved Communities, deficiencies in water, wastewater, stormwater drainage, and structural fire protection addressed through funding or financing alternatives that could make the service extensions to the DUCs financially feasible. SB 244 analysis is attached as to the General Plan as Appendix P-2.

The update to the Glossary will provide a clear definition of "Walkable" this will help achieve the County's vision for Healthy Communities in that it will encourage residents to be more physically active.

## (2) Any General Plan Principle.

The General Plan provides several Principles that establish direction for land use, economic, and housing development. Specifically, subsection D of Appendix B (General Planning Principles) states that "the Housing Element should be revised to adopt policies that address the real-world projections of overall housing growth and demands for housing of varied type, style, price and density, which encouraging a wide range of choices and opportunities within the framework of the larger economy and the realities of the marketplace." The County's updated and revised Housing Element specifically implements these provisions. The Housing Element will include programs and policies are proposed within the County's Action Plan to meet the overall housing demands in the County for all specified income categories (Extremely Low, Very Low, Low, Moderate, and Above Moderate). Therefore, by integrating the Housing Element into the General Plan, the County's General Planning Principles are promoting with regard to Housing (subsection D of Appendix B) and the proposed General Plan Amendment and would not change or conflicted with by the addition of an updated Housing Element. General Plan Amendment No.

1122 is an update to the Housing Element and facilitates the implementation of the Housing Element.

The amendments to the Land Use Element MUA Land Use Designation description, nine Area Plans to establish HHDR/MUA Town Centers, and the parcel specific land use amendment to MUA and HHDR designations supports the General Plan Principles for Community Design. The HHDR and MUA Town Centers provide opportunity to establish a variety of housing types, fostering communities that vary in size type and environmental settings, and ensures a balance of jobs, housing within communities. The MUA/HHDR Town Centers are located in areas surrounding existing and projected commercial and industrial clusters. Each Town Center promotes the development of a “unique community identity” to create a special sense of place with distinct boundary and edge conditions. Each of the proposed Town Centers has policies to integrate regional transit/transportation system with appropriate planning for transit terminals and high density clustering housing.

The update to the Safety Element per SB 1241 and update to the Land Use Element per SB 244 supports the Community Development Principle that requires the County to invest in the development and acquisition of the underlying knowledge based required to complete and maintain the General Plan. As part of the Project development, the County analyzed existing policies and community conditions to determine compliance with SB 1241 and SB 244 and accordingly propose updates to the General Plan. Specifically, the Safety Element has existing policies to address fire hazard impacts and the Land Use Element includes a discussion on the Disadvantage Unincorporated Communities.

The update to the Glossary will provide a clear definition for “Walkable” in order to achieve General Plan Principle on “Efficient Land Use” to encourage compact and transit-adaptive development on a regional and community scale.

(3) Any Foundation Component designation in the General Plan.

The County’s Housing Element and associated General Plan Amendment is a policy document that sets forth programs and policies to address the County’s affordable housing needs. The General Plan Amendment proposes to amend the Housing Element of the General Plan, which is not classified in any Land Use Foundation or Designation. Therefore, the integration of the Housing Element into the General Plan will not cause a change or conflict with any Foundation Component designation in the General Plan. General Plan Amendment No. 1122 is a component of the Housing Element and part of the implementation of the Housing Element.

Amendments to the Land Use Element MUA designation description, nine Area Plans to establish MUA/HHDR Town Centers, Appendix E-2, and the parcel specific land use amendment to MUA and HHDR land use designation are consistent with the Community Development Foundation Component. The intent of the Community Development Foundation Component is “to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.” The Project fosters the development of communities that would achieve the goals of the Community Development Foundation Component through the proposed policies and direct land use designation amendments. The proposed neighborhoods will develop in accordance with the existing MUA and HHDR Land Use Designations.

The update to the Safety Element and Appendix K-2 per SB 1241, as well as the amendments to the Land Use Element and Appendix P-2 per SB 244 would not affect any Foundation Component designation in the General Plan. The proposed updates do not conflict with or change the policies of the any General Plan Foundation Component.

The proposed update to the Glossary to include a definition for "Walkable" will not conflict with any General Plan Foundation Component. The new definition will provide a clear standard for walkable communities.

**Second Required Finding:** The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum not be detrimental to them.

The purpose of the General Plan is to guide the long-term development of the unincorporated areas of Riverside County that meets the State's General Plan requirements per California Government Code Section 65300 et seq. The General Plan outlines policies, standards and programs that guides day-to-day decisions concerning the future of Riverside County and serves several important purposes including:

- 1) To provide clarity and stability in community development policies;
- 2) To establishes a comprehensive and sound database for further implementation, project evaluation, administration, and monitoring; and,
- 3) To provide a basis for collaborative planning initiatives by cities, councils of government, the County and other governmental agencies.

The Project includes an update to the Housing Element, which is a required component of the General Plan and the inclusion of it contributes to the achievements of the overall purpose of the General Plan. The Project included a review of the Housing Element implementation and updated programs to address the existing and future housing needs. The Housing Element was also developed with extensive community outreach and parcel specific data to identify areas that can accommodate the County's regional housing needs.

The proposed updates to the Land Use Element MUA Land Use Designation description, nine Area Plans to establish the HHDR/MUA Town Centers, Appendix E-2, and the redesignation to MUA and HHDR also achieves the purposes of the General Plan. It provides a clear guidance of where and under what conditions compact communities will be located and developed.

The updates to the Safety Element and Appendix K-2 per SB 1241, as well as amendments to the Land Use Element and Appendix P-2 per SB 244 ensure that the General Plan is in compliance with the State of California's requirements for fire hazard impacts and disadvantage unincorporated communities.

The Project includes a definition for "Walkable" which will provide a clear standard for walkable communities within the County unincorporated areas.

**Third Required Finding:** In addition to the two aforementioned findings, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is:

The proposed General Plan Amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the Government Code. State law requires that the Housing Element consists of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The residential character of the County is, to a large extent, determined by the variety of its housing and the location and maintenance of the housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population. It establishes policies that will guide County decision making, and sets forth an action program to implement housing goals through 2021. General Plan Amendment No. 1122 represents an update to the Housing Element and further facilitates the implementation of the Housing Element's RHNA obligations.

As part of the Housing Element update the County will need to show that it has capacity to accommodate its fair share of the regional housing needs. As such, the updates to the Land Use Element MUA Land Use Designation description, nine Area Plans to establish MUA/HHDR Town Centers, Appendix E-2, and the parcel specific land use amendments to MUA and HHDR Land Use Designations are necessary to comply with the State Housing Law. The definition of "Walkable" in the Glossary will help establish neighborhoods that encourage multi-modal mobility.

Also as part of the Housing Element update, the County had to address SB 1241 and SB 244 in its General Plan. As such, the Safety Element, Land Use Element, Appendix K-2, and Appendix P-2 were updated accordingly. The Project included an analysis of the existing Safety Element policies to address fire hazard impacts and the Land Use Element included a discussion of the disadvantage unincorporated communities. Appendix K-2 included new actions items to implement the Safety Element policies regarding fire hazard impacts and the result of the SB 244 analysis are summarized in Appendix P-2.

***Agriculture Foundation Component Amendment Findings:***

Article II, Section 2.7 of Ordinance No. 348 provides the findings required for an Agriculture Foundation Component. In order to be approved, the amendment cannot result in a conversion from the Agriculture Foundation Component to any other Foundation Component in excess of the Agriculture Amendment General Authorization Acreage during any 2 ½ Year Agricultural Foundation Amendment Cycle. Additionally, the amendment needs to either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

The Agriculture foundation allows up to seven percent of all lands within one of three designated areas to be converted to another Foundation and land use designations during a two and a half (2 ½) year cycle. The nineteen area plans are grouped into the following three designated areas:

- a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan;
- b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans; and,
- c. The area covered by all other Area Plans.

In the event that the seven percent threshold has been exceeded within a designed area, an Agricultural Task Force would review the project. The current County Agriculture Foundation Component 2 ½ Year Cycle is for planning period of July 1, 2016 to December 31, 2018.

Analysis:

This General Plan Amendment will be the first General Plan Amendment to convert land out of the Agriculture Foundation Component for this 2 ½ year cycle within the Eastern Coachella Valley and Western Coachella Valley Area Plan. Given the corrections described in Item 2 above, the Project now proposes to convert approximately 220 acres of Agriculture Foundation land to Community Development Foundation within the Eastern Coachella Valley Area Plan. Currently there are 50,814 acres of land designated as Agriculture within this designated area. The conversion to Community Development amounts to 0.4% of the allowable Agriculture conversion within this designated; therefore, the conversion is within the allowable conversion without having to present the proposal to an Agriculture Task Force.

The conversion out of Agriculture Foundation will not be detrimental to the General Plan purposes. As discussed above under second required findings for the Entitlement/Policy Amendment, the purpose of the General Plan is to:

- 1) Provide clarity and stability in community development policies;
- 2) Establish a comprehensive and sound database for further implementation, project evaluation, administration, and monitoring; and,
- 3) Provide a basis for collaborative planning initiatives by cities, councils of government, the County and other governmental agencies.

The proposal provides policies, definitions, action items, and assumptions to implement the HHDR/MUA development that are consistent with the State Housing Law that will further the purposes of the General Plan stated above.

**Technical Amendment Findings**

Technical Amendment involves changes in the General Plan of a technical nature, including technical corrections discovered in the process of implementing the General Plan. Some Entitlement Amendments may occur under this category if they are required to correct a documentable error in the General Plan.

The first finding and any one or more of the subsequent findings would justify a technical amendment:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.
- b. An error or omission needs to be corrected.
- c. A Land Use Designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

**Analysis:**

First required findings: a) The proposed amendment would not change any policy direction or intent of the General Plan and finding c) A Land Use Designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.

The Lee Lake Community Neighborhood 2 includes two parcels (parcels 391070056 and 391070050) with two different Land Use Designations, which are Community Development: Light Industrial (CD-LI) and Open Space-Water (OS-W). OS-W designated areas include bodies of water and major floodplains and natural drainage corridors. The portions of these parcels that are designated OS-W are not associated with a water body, floodplains, or natural drainage corridors; therefore, this designated is erroneously applied to these parcels and may be corrected through a Technical Amendment. The Project proposes to designate the OS-W areas to HHDR as part of Lee Lake Community Neighborhood 2. The actual drainage area is located on the adjacent parcel (parcel 391070049) that is owned by the Western Riverside County Regional Conservation Authority; thus, staff recommends a Technical Amendment for parcel 391070049 to amend the land use designation from CD-LI to Open Space Conservation Habitat (OS-CH). The parcel is approximately 2.21 acres. The technical amendment will correctly designate the parcel as OS-CH designation.

In regards to the CEQA analysis, the Project as proposed analyzed the development of HHDR for both Lee Lake Parcels, including over the existing OS-W portion of Neighborhood 2. As such, the realignment of the OS-W to the parcel bisecting the two Lee Lake Neighborhoods and identifying that parcel as OS-CH would not add additional units to the Lee Lake Neighborhood 2 beyond those analyzed in the EIR. Further, the Technical Amendment simply reflects the further refined mapping completed through the MSHCP process, and would allow for the protection of the watercourse under the proposed OS-CH Land Use Designation. As such, the proposed Technical Amendment would not constitute a substantive change that would warrant a change in the EIR analysis, or require the recirculation of the Draft EIR.

**RECOMMENDATIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2016-011** recommending adoption of General Plan Amendment No. 1122 to the Riverside County Board of Supervisors included as Attachment C of this staff report.

**THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:**

**TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 548**, which has been completed in compliance with the State CEQA Guidelines and the Riverside County CEQA implementation procedures; pending adoption of a resolution by the Board of Supervisors for EIR No. 548; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1122**, an Entitlement/Policy Amendment involving changes in land use designations or policies located entirely within a General Plan Foundation Component; a Technical Amendment to correctly designate a watercourse near the Lee Lake Community; and an Agriculture Foundation Amendment to amend lands from Agriculture Foundation to Community Development Foundation in order to accommodate the regional housing needs as determined by the Regional Needs Assessment, based upon the findings and conclusions incorporated in the staff report as shown on Attachment B, and the changes reflected in Attachment A and B of this staff report pending adopting of a resolution by the Board of Supervisors; and,

---

**ADOPT ORDINANCE NO. 348.4840**, amending Riverside County Ordinance No. 348 by adding the Highest Density Residential Zone (R-7) and the Mixed Use Zone (MU) to Ordinance No. 348; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7902**, amending the zoning classification for the parcels to either the R-7 Zone or the MU Zone as shown on Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and the changes reflected in Attachment A pending adoption of the zoning ordinance by the Board of Supervisors.

**CONCLUSIONS:**

1. This proposed General Plan Amendment is in conformance with the Riverside County General Plan's Element policies;
2. The proposed General Plan Amendment is consistent with all applicable provisions of Riverside County Land Use Ordinance No. 348.
3. The Public's health, safety, and general welfare are protected through Project design.
4. The proposed Project is compatible with the present and future logical development of the area.
5. The proposed Project is compatible with the present and future logical development of the designated areas.
6. The proposed Project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan.
7. EIR No. 548 fully discloses and mitigates the potential environmental impacts of the Project with the exception of the items indicated on page 11 of the Staff Report prepared for the August 3, 2016 Planning Commission meeting. These items will require the adoption of a Statement of Overriding Consideration.

**ATTACHMENTS:**

**ATTACHMENT A: SUPPLEMENTAL RESPONSE TO COMMENTS RECEIVED DURING PLANNING COMMISSION HEARINGS AND SUPPLEMENTAL ERRATA DOCUMENT** (under separate cover)

Section 1: Introduction

Section 2: Written Comments and Responses

Section 3: Oral Testimony and Responses

Section 4: Errata

CD Also Includes: DEIR No. 5448, FEIR No. 548, Public Notices for August 3, 2016 and October 5, 2016 Planning Commission Hearings

**ATTACHMENT B: POST PRODUCTION LAND USE DESIGNATION CHANGES**

Section 1: Post Production Land Use Designation Change Table

Section 2: Proposed Revised Maps and Area Plan Text

**ATTACHMENT C: PLANNING COMMISSION RESOLUTION NO. 2016-011**







# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss, AICP**  
**Director**

## NOTICE OF PUBLIC HEARING BEFORE THE RIVERSIDE COUNTY PLANNING COMMISSION AND INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled pursuant to Riverside County Ordinance No. 348 before the Riverside County Planning Commission to consider the proposed General Plan Amendment No. 1122, Change of Zone No. 7902 and Ordinance No. 348.4840 (“**Project**”). It should be noted that this public hearing is in addition to the public hearing held on August 3, 2016. The Planning Commission closed the **Project’s public** hearing on August 3, 2016, however, in order to receive additional public testimony on the Project, the Planning Commission will re-open the public hearing on October 5, 2016, and take testimony from the public.

TIME OF HEARING: 9:00 AM or as soon as possible thereafter  
DATE OF HEARING: October 5, 2016  
PLACE OF HEARING: County of Riverside, Board Chambers  
4080 Lemon Street, Riverside CA 92502

Project Location: The Project is a countywide project. Refer to the attached Riverside County General Plan Housing Element Community Map. For maps of individual communities, visit: <http://planning.rctlma.org/Home/MajorPlanningEffortsInProgress/HousingElementUpdate.aspx>

Project Description: The **Project amends the Housing Element of the County of Riverside’s General Plan** as well as minor updates to related General Plan Elements to maintain consistency between the updated Housing Element and the General Plan. Specifically, GPA No. 1122 proposes to do the following:

- Revise the existing Housing Element in order to adopt a 5<sup>th</sup> cycle Housing Element for years 2013-2021 in accordance with California Department of Housing and Community Development Regulations;
- Revise 10 General Plan Area Plans in order to reflect the revisions made to the Housing Element;
- Revise the Land Use Element and Safety Element to comply with SB244 and SB1241, respectively;
- Revise the Highest Density Residential (HHDR) land use designation to permit condominiums;
- Revise the Mixed Use Planning Area (MUPA) land use designation, rename it to Mixed Use Area (MUA), and expand the definition of uses and intent of the MUA designation; and
- Redesignate approximately 4,856 acres to either MUA or HHDR to allow future development intended to meet the Regional Housing Needs Assessment (RHNA).

Ordinance No. 348.4840 is a countywide amendment to Riverside County Ordinance No. 348 (Land Use Ordinance) adding two new zoning classifications to the ordinance and setting forth the allowed uses in the zones and the required use permit, if any. The new zone classifications include the R-7 Zone (Highest Density Residential) and the MU Zone (Mixed Use). These zoning classifications implement the **General Plan’s** Highest Density Residential land use designation and Mixed Use Area land use designation.

Change of Zone No. 7902 proposes to change the zoning classifications on approximately 1,700 parcels to either the R-7 Zone (Highest Density Residential ) or the MU Zone (Mixed Use).

The updated land use designations and zoning classifications will affect portions of the following Area Plans: Eastern Coachella Valley, Elsinore, Harvest Valley/Winchester, Highgrove, Lakeview/Nuevo, Mead Valley, Southwest, Temescal Canyon, The Pass, and Western Coachella Valley. Further, nine additional parcels are located within the Eastern Coachella Valley Area Plan. The EIR has evaluated cumulative impacts across the entire County, as well as localized impacts specifically within each Area Plan.

The County of Riverside, as the lead agency per the California Environmental Quality Act, prepared Environmental Impact Report No. 548 (EIR No. 548) (SCH No. 2015061083) to evaluate the Project and provide mitigation measures where feasible to reduce impacts that may result from the Project. The Draft EIR No. 548 was disseminated for public comment from March 14, 2016 to May 30, 2016. All comments,

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(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211  
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responses, and errata to the document have been completed and are included in the Final Document, which is available for review on the County Website (<http://planning.rctlma.org>) and other locations as indicated below.

Locations Where the Project Documents May be Reviewed: GPA No. 1122, CZ No. 7902, Ordinance No. 348.4840 and EIR No. 548 and its technical appendices may be reviewed online at <http://planning.rctlma.org> (see link under *Ongoing Projects*) or viewed in-person Monday through Friday from 8:00 AM to 5:00 PM at the Riverside County Planning Department offices at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501 and, in eastern Riverside County, at 77-588 El Duna Court, Suite H, Palm Desert, CA 92211. All public hearing materials will be available at least 10 days prior to the hearing. The following locations will also have copies of the proposed Project and EIR available for public review via computer compact disc. For directions on obtaining copies of project documents, environmental impact report and technical appendices, see project website at <http://planning.rctlma.org>.

Library Branch			
Anza Public Library 57430 Mitchell Road Anza, CA 92539	Beaumont Library 125 East 8 <sup>th</sup> Street Beaumont, CA 92223	Corona Public Library 650 South Main Street Corona, CA 92882	Highgrove Library 530 Center St. Highgrove, CA 92507
Palo Verde Valley District Library 125 W. Chanslor Way Blythe, CA 92225	Riverside County Public Library 11691 West Drive Desert Hot Springs, CA 92240	Riverside County Public Library 43-880 Lake Tamarisk Drive Desert Center, CA 92239	Riverside County Public Library 54401 Village Ct. Dr.. Idyllwild, CA 92549
Riverside County Public Library 200 Civic Center Mall Indio, CA 92201	Glen Avon Library 9244 Galena Jurupa Valley, CA 92509	Riverside County Public Library 91-260 Ave. 66 Mecca, CA 92254	Riverside County Public Library 25480 Alessandro Blvd. Moreno Valley, CA 92553
Riverside County Public Library 29990 Lakeview Nuevo, CA 92567	Palm Desert Library 73-300 Fred Waring Drive Palm Desert, CA 92260	Riverside County Public Library 163 East San Jacinto Perris, CA 92570	Riverside County Public Library 16625 Krameria Avenue Riverside, CA 92504
Riverside City Main Library 3581 Mission Inn Ave Riverside, CA 92501	Riverside County Public Library 500 Idyllwild Dr. San Jacinto, CA 92583	Riverside County Public Library 26982 Cherry Hills Boulevard Sun City, CA 92586	Riverside County Public Library 30600 Pauba Road Temecula, CA 92592
Riverside County Public Library 31189 Robert Road Thousand Palms, CA 92276	Riverside County Public Library 34303 Mission Trail Wildomar, CA 92595		

Any person wishing to comment on the proposed Project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Riverside County Planning Commission and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the project.

If the Project is challenged in court, the issues may be limited to those raised at the public hearing described in this notice, or in written correspondence to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Planning Commission may amend, in whole or in part, the Project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to Bill Gayk at the address noted below.

For questions about accessibility or to request accommodations for the public hearing, please contact the Planning Commission Secretary, Mary Stark, by email ([mstark@rctlma.org](mailto:mstark@rctlma.org)) or by phone (951) 955-7436. Please make all requests for accommodations at least five (5) business days prior to the public hearing that you wish to attend in order to allow for the coordination of any necessary resources.

For further information regarding this project, please contact Bill Gayk at the following:

Bill Gayk (Project Manager)  
County of Riverside, TLMA Planning Department  
P.O. Box 1409  
Riverside, California 92502-1409  
Email: [bgayk@rctlma.org](mailto:bgayk@rctlma.org)  
Phone: (951) 955-3200

DATED: September 22, 2016



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss, AICP**  
**Director**

## NOTICE OF PUBLIC HEARING BEFORE THE RIVERSIDE COUNTY PLANNING COMMISSION AND INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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TIME OF HEARING: 9:00 AM or as soon as possible thereafter  
DATE OF HEARING: August 3, 2016  
PLACE OF HEARING: City of Perris City Council Chambers  
101 N. D Street  
Perris, California 92570

ADDITIONAL TELECONFERENCE  
LOCATION FOR HEARING: 637 Myrtlewood Court  
Corolla, North Carolina 27927

Project Location: The Project is a countywide project. Refer to the attached Riverside County General Plan Housing Element Community Map. For maps of individual communities, visit: <http://planning.rctlma.org/Home/MajorPlanningEffortsInProgress/HousingElementUpdate.aspx>

Project Description: The **Project amends the Housing Element of the County of Riverside's General Plan as well as minor updates to related General Plan Elements** to maintain consistency between the updated Housing Element and the General Plan. Specifically, GPA No. 1122 proposes to do the following:

- Revise the existing Housing Element in order to adopt a 5<sup>th</sup> cycle Housing Element for years 2013-2021 in accordance with California Department of Housing and Community Development Regulations;
- Revise 10 General Plan Area Plans in order to reflect the revisions made to the Housing Element;
- Revise the Land Use Element and Safety Element to comply with SB244 and SB1241, respectively;
- Revise the Highest Density Residential (HHDR) land use designation to permit condominiums;
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Ordinance No. 348.4840 is a countywide amendment to Riverside County Ordinance No. 348 (Land Use Ordinance) adding two new zoning classifications to the ordinance and setting forth the allowed uses in the zones and the required use permit, if any. The new zone classifications include the R-7 Zone (Highest Density Residential) and the MU Zone (Mixed Use). These zoning classifications implement the **General Plan's** Highest Density Residential land use designation and Mixed Use Area land use designation.

Change of Zone No. 7902 proposes to change the zoning classifications on approximately 1,700 parcels to either the R-7 Zone (Highest Density Residential ) or the MU Zone (Mixed Use).

The updated land use designations and zoning classifications will affect portions of the following Area Plans: Eastern Coachella Valley, Elsinore, Harvest Valley/Winchester, Highgrove, Lakeview/Nuevo, Mead Valley, Southwest, Temescal Canyon, The Pass, and Western Coachella Valley. Further, nine additional parcels are located within the Eastern Coachella Valley Area Plan. The EIR has evaluated cumulative impacts across the entire County, as well as localized impacts specifically within each Area Plan.

The County of Riverside, as the lead agency per the California Environmental Quality Act, prepared Environmental Impact Report No. 548 (EIR No. 548) (SCH No. 2015061083) to evaluate the Project and provide mitigation measures where feasible to reduce impacts that may result from the Project. The Draft EIR No. 548 was disseminated for public comment from March 14, 2016 to May 30, 2016. All comments,

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responses, and errata to the document have been completed and are included in the Final Document, which is available for review on the County Website (<http://planning.rctlma.org>) and other locations as indicated below.

Locations Where the Project Documents May be Reviewed: GPA No. 1122, CZ No. 7902, Ordinance No. 348.4840 and EIR No. 548 and its technical appendices may be reviewed online at <http://planning.rctlma.org> (see link under *Ongoing Projects*) or viewed in-person Monday through Friday from 8:00 AM to 5:00 PM at the Riverside County Planning Department offices at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501 and, in eastern Riverside County, at 77-588 El Duna Court, Suite H, Palm Desert, CA 92211. The following locations will also have copies of the proposed Project and EIR available for public review via computer compact disc. For directions on obtaining copies of project documents, environmental impact report and technical appendices, see project website at <http://planning.rctlma.org>.

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If the Project is challenged in court, the issues may be limited to those raised at the public hearing described in this notice, or in written correspondence to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Planning Commission may amend, in whole or in part, the Project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

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For further information regarding this project, please contact Bill Gayk at the following:

Bill Gayk (Project Manager)  
County of Riverside, TLMA Planning Department  
**P.O. Box 1409**  
Riverside, California 92502-1409  
Email: [bgayk@rctlma.org](mailto:bgayk@rctlma.org)  
Phone: (951) 955-3200

DATED: July 8, 2016

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### General Plan Amendments adopted since 12/31/2009

- GPA No. 1075, BOS RSLN 2011-156, 10/18/11;
- GPA No. 910, BOS RSLN 2012-036, 02/07/12;
- GPA No. 1125, BOS RSLN 2015-113, 06/30/15;
- GPA No. 846, 889 BOS RSLN 2012-018, 01/10/12;
- GPA No. 1120, BOS RSLN 2014-222, 11/24/14;
- GPA No. 960, BOS RSLN 2015-260, 12/08/15;

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# Eastern Coachella Valley Area Plan

## Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of the unincorporated Eastern Coachella Valley as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

*“Riverside County is a family of special communities in a remarkable environmental setting.”*

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through Riverside County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities; and
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

## Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County of Riverside. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized Oasis transit system now operates quite successfully in several cities and communities.

## Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer are almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

## Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

## Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

## Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

## Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

## Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

## Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

## Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

## Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

## Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

## Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

## Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



**Quotes:** quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



**Factoids:** interesting information about Riverside County that is related to the element



**References:** contacts and resources that can be consulted for additional information



**Definitions:** clarification of terms and vocabulary used in certain policies or text.

The Eastern Coachella Valley encompasses a variety of man-made and natural environments. It is a stronghold of agricultural production, features a developing Riverside County airport, is framed by spectacular mountain ranges, boasts numerous special communities, encompasses large reaches of the Colorado Desert, and is located at the northern end of the State of California's largest inland sea. The area plan that governs this diverse valley, therefore, must recognize, preserve and even enhance its most important features and components.

This area plan is not a stand-alone document, but rather an extension of the County of Riverside General Plan and Vision Statement. The County of Riverside Vision Statement details the physical, environmental, and economic characteristics that the County of Riverside aspires to achieve by the year 2020. Using the Vision Statement as the primary foundation, the County of Riverside General Plan establishes policies to guide development and conservation within the entire unincorporated Riverside County territory, while the Area Plan details standards and policy direction specifically for Eastern Coachella Valley.

This plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in this distinctive region to understand where the future is headed. Background information also provides insights that help in understanding the issues that require special focus in this plan and the reasons for the more localized policy direction found in this document.

Each section of the area plan addresses critical issues facing the Eastern Coachella Valley. Perhaps a description of these sections will help in understanding the organization of the area plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the area plan fits with what is around it and how it relates to the cities and Tribal Governments that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in this plan, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. The area plan also describes relevant transportation issues, routes and modes of transportation in the Circulation section. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are both natural and manmade hazards to consider, and they are spelled out in the Hazards section.

## *A Special Note on Implementing the Vision*

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the general plan and area plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Eastern Coachella Valley area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples:

- Land use designations of severely constrained lands and lands subject to natural hazards reflect their limited development potential;
- Community development land uses are generally restricted to areas adjacent to the existing urban fabric, while rural, agriculture and open space uses are on the periphery;
- Additional lands with the potential to accommodate farmworker housing in the valley have been designated for residential uses;
- The majority of the Prime, Statewide, Local and Unique Importance agricultural lands are designated Agriculture; and
- A Community Center has been designated on a vacant parcel in the community of Mecca that could provide employment, services and housing for the local population in this area.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

Data in this area plan is current as of [*Adoption date of GPA No. 1122*] ~~March 23, 2010~~. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.

## Location

From this nearly 670-square mile area plan, one looks west to the Santa Rosa Mountains, REMAP and western Riverside County, and east to the Colorado Desert, as shown in Figure 1, Location. Imperial County lies to the south of this area, while the Western Coachella Valley Area Plan area (and the rest of the Coachella Valley) and the expanse of the Colorado Desert and Joshua Tree National Park are located to the north. Many other features and locales, including the tribal reservations of Torres Martinez Desert Cahuilla Indians, the Augustine Band of Mission Indians, the 29 Palms Band of Mission Indians, and the Cabazon Band of Mission Indians, play an important part in understanding the character of this area. These components can be better visualized by reference to Figure 1, Location, which also depicts the unincorporated places that have a strong local identity.

## Features

This section describes the setting, features and functions that are unique to the Eastern Coachella Valley Area Plan. These defining characteristics are shown on Figure 2, Physical Features.

## Setting

The Eastern Coachella Valley Area Plan is set within the southeast portion of the Coachella Valley, south and east of the City of Indio, and east of the City of La Quinta and the Santa Rosa Mountains, stretching to the Imperial County line on the south. The area plan boundary extends east of the All American Canal, north and south of Interstate 10, taking in Chiriaco Summit. The Metropolitan Water District of Southern California's Colorado River Aqueduct traverses from east to west along the majority of the Area Plan, paralleling Interstate 10 north and west of Chiriaco Summit. The southeastern edge of the Eastern Coachella Valley Area Plan is bounded by the Chocolate Mountain Aerial Gunnery Range. The Torres Martinez Desert Cahuilla Indians Reservation occupies significant portions of the southwestern Eastern Coachella Valley Area Plan. This reservation is designated in a checkerboard pattern extending south from 62nd Avenue on through to the Riverside County border into Imperial County.

## Unique Features

Physically, the Eastern Coachella Valley is bounded by the Santa Rosa Mountains to the west, and the Mecca Hills and the edge of Joshua Tree National Park to the northeast. The portion of the planning area east of the All American Canal is either desert or mountainous terrain.

## Salton Trough and Salton Sea

The area west of the All American Canal is contained within the Salton Trough, a small section of the junction between the North American and Pacific tectonic plates. Roughly the northernmost quarter of the Salton Sea is

located in the southern portion of the area and forms a good part of Eastern Coachella Valley's southern boundary, flowing into Imperial County to the south. The Salton Sea was formed when an irrigation canal accidentally erupted in 1905. The eruption filled a natural endorheic (closed) desert basin recreating an ancient saline sea. The surface elevation of the sea is 227 feet below mean sea level, and the deepest area of the sea's bed is only 5 feet higher than the lowest point in Death Valley. The sea is home to large bird and fish populations, and is bordered by the Salton Sea State Recreation Area to the east, which provides camping, fishing, hiking and boating opportunities. The Whitewater River channel runs north to south through the plan area and empties into the sea. The water's only outlet is through evaporation and seepage resulting in the Sea's salinity concentration to continually increase. The reduction of inflow into the Salton Sea will lead to a wide range of impacts to the Sea, wildlife and human health due to decrease water volume, increased salinity concentration and exposed salt beds.

### ***Whitewater River Stormwater Evacuation Channel***

The Whitewater River is the primary drainage course in the area, spanning the length of the Coachella Valley. The river has perennial flow in the north, becoming dry as water percolates the groundwater basin or is diverted for use. The river is fed by several tributaries, including the Box Canyon Wash. The channel also carries stormwater and agricultural runoff and supports some riparian vegetation and marsh habitat at the north end of the Salton Sea.

### ***The Colorado River Aqueduct***

The Colorado River Aqueduct was built from 1933-1941 and is owned and operated by the Metropolitan Water District of Southern California. Colorado River water imported via the Aqueduct provides supplemental water to nearly 17 million people in Riverside County and Southern California's coastal plain.

### ***Santa Rosa and San Jacinto Mountains National Monument***

The Santa Rosa and San Jacinto Mountains National Monument encompasses more than 272,000 acres and overlaps the boundary between the REMAP and the Eastern Coachella Valley Area Plan. The Federal Bureau of Land Management administers the monument cooperatively with the U.S. Forest Service, California Department of Fish and Wildlife, Agua Caliente Band of Cahuilla Indians, California Department of Parks and Recreation, county-city regional agencies, private land owners, and the Coachella Valley Mountains Conservancy.

### ***Peninsular Ranges***

Composed mainly of the Santa Rosa Mountains and the San Jacinto Mountains, this system of bold, high mountains runs northwest from this portion of the Valley and includes the 8,716-foot-high Toro Peak in the Santa Rosa Mountains and 10,831-foot San Jacinto Peak in the San Jacinto Mountains. The Peninsular Ranges act as an effective barrier to the eastward moving storms and cooler air masses of the southern California coastal area.

### ***Painted Canyon***

The Painted Canyon, an important scenic resource in the plan area, is located within the 41,300 acres of the Mecca Hills and Orocopia Mountains Wilderness.

## ***Dos Palmas Preserve***

The Dos Palmas Preserve is located east of the Salton Sea Recreation Area and, together with the Salt Creek Area of Critical Environmental Concern, encompasses over 20,000 acres. The Preserve is managed by the Bureau of Land Management. Management and ownership of the Salt Creek Area of Critical Environmental Concern is shared with the Center for Natural Land Management, the California Department of Fish and Wildlife, and the California Department of Parks and Recreation.

## ***Joshua Tree National Park***

Joshua Tree National Park encompasses 794,000 acres in north-central Riverside County. Joshua Tree, proclaimed a National Monument in 1936 and designated a National Park in 1994, spans the transition between the Mojave and Colorado deserts in Southern California. The park has a rich human history and a pristine natural environment. Visitor activities within the park include hiking, rock climbing, picnicking, wildflower viewing, birding, interpretive walks and talks, and camping.

## ***Agriculture***

The majority of the planning area within the Salton Trough, surrounding the Salton Sea to the west and stretching north toward the City of Coachella, is devoted to agriculture and planted in such crops as date palms, grapes, citrus and seasonal row crops. The Eastern Coachella Valley is one of California's most important agricultural producing areas. In 1999, the annual value of Coachella Valley crops increased from \$398.2 million to \$427.6 million. Riverside County was the ninth largest agricultural producing county in the state in 1999, according to Riverside County's Agricultural Commissioner. The residential uses within the area primarily provide housing for the agricultural workers in the valley.

## ***Chocolate Mountain Aerial Gunnery Range***

Nearly 108,370 acres of the Chocolate Mountain Aerial Gunnery Range (CMAGR) is located in Riverside County. Of that amount, approximately 12,660 acres is located within the Eastern Coachella Valley Area Plan. Since its creation in World War II, the CMAGR continues to operate as a critical military training facility. The primary mission is to provide training in air-to-ground attack and air-to-air combat. Military exercises include training aircrews in flights of one, two, and four aircrafts, and training personnel in the use of conventional explosive and inert ordnance. CMAGR provides realistic terrain setting for air-to-ground targets, landing zones, observation posts and other sites for ground training. CMAGR also supports large force-on-force aviation training and hosts the Navy Seal desert training range.

The Coachella Canal and the Bradshaw Trail delineates its northern boundary between the Eastern Coachella Valley Area Plan and East County Desert Areas. The areas surrounding CMAGR has been identified as conservation areas per the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP) and are designated as Open Space-Rural and Open Space-Conservation Habitat.



## Unique Communities

The Eastern Coachella Valley encompasses several small unincorporated communities:

### *Thermal*

The community of Thermal is located west of State Route 111, south of the City of Coachella, and contains light industrial uses as well as some residential and commercial uses. The Riverside County-owned Jacqueline Cochran Regional Airport is located in the westerly part of Thermal.

### *Mecca*

The small residential community of Mecca is located southeast of Thermal east of State Route 111, and predominantly houses permanent residents working in the Valley's agricultural sector. Areas are also set aside for light industrial and commercial uses.

### *North Shore*

The North Shore resort community is located northeast of State Route 111 near the north shore of the Salton Sea. This area is largely undeveloped, with some pockets of residential and commercial tourist uses.

### *Vista Santa Rosa*

The Vista Santa Rosa Community was recognized by Riverside County's Board of Supervisors in 2001. The community's boundaries extend from Avenue 50 on the north, to Monroe Street on the west, to State Route 86 (Harrison Street) on the east, and south to Avenue 66. The area is an important producer of date crops. Rural residential uses are also prevalent, with an emphasis on equestrian activities including polo facilities.

### *Valerie Jean*

The community of Valerie Jean is located at the junction of State Route 86 and 66th Avenue. The area incorporates mobile and single family detached homes and historic agricultural land uses. The Coachella Valley Fish Traps, an archaeological site listed on the National Register of Historic Places, is also located west of this area. The site includes the scattered remains of prehistoric granite rock fish traps constructed by the Desert Cahuilla Indians, as well as rock art, trails and artifacts that testify to their traditional use of the area. These archaeological resources are protected within a County of Riverside Park.

### *Oasis*

Oasis, another Valley agricultural community, is located along State Route 86 southeast of Valerie Jean. The community benefits from the realigned State Route 86 trade route to Mexico.



**A Community of Interest (COI)** is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an

**Unincorporated Community (UC)** within two years of status attainment.

Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.

## Chiriaco Summit

A community of approximately 70 residents, Chiriaco Summit is located off of Interstate 10, about 30 miles east of Indio. The summit is the location of the General George S. Patton Museum, which was built to honor General George S. Patton and his establishment of the Desert Training Center in 1942. The Chiriaco Summit Airport, located within walking distance of the museum, serves both the local community and visitors. It is owned by the County of Riverside.

## Indian Lands

The Augustine Band of Mission Indians, the Torres Martinez Desert Cahuilla Indians, the 29 Palms Band of Mission Indians, and the Cabazon Band of Mission Indians maintain reservations (approximately 14,500 acres total) throughout the area. Land uses on Indian Lands in this agricultural and desert area are low intensity, with the exception of a power generation plant northeast of Mecca and a tire recycling facility. Further, given the success of Indian gaming in the Valley immediately to the north of this area along Interstate 10, other entertainment uses of this type on reservation lands within the plan would not be impossible to imagine in the future. The Torres Martinez reservation in particular includes a significant amount of land owned by persons who are not Tribal members; however, the individual tribes retain land use jurisdiction over land within reservation boundaries.



A “**sphere of influence**” is the area outside of and adjacent to a city’s border that the city has identified as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

## Incorporated Cities

### City of Coachella

The City of Coachella was incorporated in 1946 at the southernmost end of the urbanized Coachella Valley. As of 2009, the city limits encompassed nearly 29.0 square miles, not including the city’s sphere of influence. The City of Coachella is located in the northwest corner of the Eastern Coachella Valley, along its boundary with the Western Coachella Valley Area Plan. The city’s sphere of Influence encompasses slightly more than 23 square miles and incorporates territory southward to Avenue 62, to the western Area Plan boundary, and eastward beyond State Route 111. Land uses within the city’s sphere of influence area include agriculture, open space rural, residential, industrial and conservation habitat.

## Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Eastern Coachella Valley area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Eastern Coachella Valley Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 28 Area Plan land use designations. These land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community and Community Development. Table 1, Land Use Designations Summary, outlines the

development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; ongoing habitat conservation planning through the Coachella Valley Association of Governments CV MSHCP process; established patterns of existing uses and parcel configurations; current zoning, and the oral and written testimony of Riverside County residents, property owners, and representatives of cities, Indian tribes, and organizations at the many Planning Commission and Board of Supervisors hearings. Furthermore, the Plan recognizes the importance of preserving the Valley's agricultural resources in order to protect the area's largest industry. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Eastern Coachella Valley Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

### Land Use Concept

The land use plan is designed to maintain the predominantly rural, agricultural, and open space character of the Eastern Coachella Valley and to focus growth adjacent to where it currently exists and in areas where growth is desirable in order to bolster the economic base of the local communities. The majority of the area within the Salton Trough, surrounding the Salton Sea to the west and stretching north toward the City of Coachella, is designated Agriculture. It is important to note that Indian lands are also located throughout this area in a noncontiguous checkerboard pattern.

The majority of the area east of the All-American Canal is designated Open Space Conservation Habitat and Open Space-Rural to reflect the area's remoteness and lack of services.

Considerable acreage in the Thermal area has been designated Light Industrial and Heavy Industrial. Higher density residential designations are provided in Thermal and in an area east of the airport. Commercial Tourist designations are provided in the vicinity of the new State Route 86/State Route 111 interchange. Areas of potential residential development have been expanded around Mecca.

Another Commercial Tourist designation is located adjacent to the Salton Sea, west of State Route 111, in the North Shore area, and is intended to capitalize on the scenic and recreational opportunities of both the Salton Sea and the surrounding desert area. Its location at North Shore allows for contiguous development in an effort to preserve the area's natural attributes and assets, and at the same time, avoids the areas of potential liquefaction north of the sea, which remain designated agriculture. Commercial Retail designations in this area are generally restricted to existing uses.

The Open Space Rural land use designation in the southwest corner of the Eastern Coachella Valley area is a compatible land use designation with the surrounding Agriculture and Open Space Conservation Habitat designations. This land use designation is appropriate in this arid area in the coves along the Santa Rosa Mountains, which is subject to blowsand and flash flood hazards.

## Community Centers



For more information on Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the General Plan **Land Use Element**.

A Community Center has been designated at the northwestern edge of the community development area in Mecca. This is intended to be of the Village Center type and could accommodate a mix of residential, commercial, public facility and recreation uses to serve the local community. Creation of this type of self-contained commercial/residential center could be especially useful in this community.

It is also anticipated that a Community Center would be appropriate for the Vista Santa Rosa community as land uses within that area transition from Agriculture to Community Development. While there is no mapped Community Center or Community Center Overlay here, a 460-acre area located both northerly and southerly of Airport Boulevard, between Jackson and Van Buren Streets, is envisioned as a future Village Center. This is the only area of Vista Santa Rosa that would be a possible location for residential densities in excess of three dwelling units per acre.

**Table 1: Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2,3,4	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.</li> </ul>
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.</li> </ul>
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.</li> </ul>
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, cultural preservation, natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multiple Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.</li> </ul>
	Water (W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.</li> </ul>
	Recreation (R)	N/A	<ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <small>1, 2,3,4</small>	Notes
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> <li>Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</li> </ul>
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.</li> </ul>
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>
Community Development	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>
	Mixed-Use Planning Area		<ul style="list-style-type: none"> <li>This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.</li> </ul>

**Overlays and Policy Areas**

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

# Eastern Coachella Valley Area Plan

Community Development Overlay (CDO)	<ul style="list-style-type: none"> <li>Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.</li> </ul>
Community Center Overlay (CCO)	<ul style="list-style-type: none"> <li>Allows for either a Community Center or the underlying designated land use to be developed.</li> </ul>
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> <li>The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.</li> <li>The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.</li> <li>In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)</li> </ul>
Historic District Overlay (HDO)	<ul style="list-style-type: none"> <li>This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.</li> </ul>
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> <li>Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.</li> </ul>
Policy Areas	<ul style="list-style-type: none"> <li>Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.</li> </ul>

**NOTES:**

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac , dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5- acre. This 0.5 -acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.

**Table 2: Statistical Summary of Eastern Coachella Valley Area Plan**

LAND USE	AREA		STATISTICAL CALCULATIONS <sup>1</sup>					
	ACREAGE <sup>7</sup>		D.U.	POP.	EMPLOY.			
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>9</sup></b>								
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>								
<b>AGRICULTURE FOUNDATION COMPONENT</b>								
Agriculture (AG)	42,828	42,425	2,554	2,533	11,936	11,841	2,141	2,121
<i>Agriculture Foundation Sub-Total:</i>	<i>42,828</i>	<i>42,425</i>	<i>2,554</i>	<i>2,533</i>	<i>11,936</i>	<i>11,841</i>	<i>2,141</i>	<i>2,121</i>
<b>RURAL FOUNDATION COMPONENT</b>								
Rural Residential (RR)	1,210	1,209	181		848		NA	
Rural Mountainous (RM)	0		0		0		NA	
Rural Desert (RD)	3,879	3,876	194		907	906	NA	
<i>Rural Foundation Sub-Total:</i>	<i>5,089</i>	<i>5,084</i>	<i>375</i>		<i>1,755</i>	<i>1,754</i>	<i>0</i>	
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>								
Estate Density Residential (RC-EDR)	306		107		500		NA	
Very Low Density Residential (RC-VLDR)	8		6		28		NA	
Low Density Residential (RC-LDR)	160		240		1,122		NA	
<i>Rural Community Foundation Sub-Total:</i>	<i>474</i>		<i>353</i>		<i>1,650</i>		<i>0</i>	
<b>OPEN SPACE FOUNDATION COMPONENT</b>								
Open Space-Conservation (OS-C)	478		NA		NA		NA	
Open Space-Conservation Habitat (OS-CH)	199,316		NA		NA		NA	
Open Space-Water (OS-W)	50,642		NA		NA		NA	
Open Space-Recreation (OS-R)	684		NA		NA		103	
Open Space-Rural (OS-RUR) <sup>10</sup>	93,880		2,347		10,970		NA	
Open Space-Mineral Resources (OS-MIN)	737		NA		NA		22	
<i>Open Space Foundation Sub-Total:</i>	<i>345,737</i>		<i>2,347</i>		<i>10,970</i>		<i>125</i>	
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>								
Estate Density Residential (EDR)	292		102		478		NA	
Very Low Density Residential (VLDR)	482	453	361	340	1,689	1,589	NA	
Low Density Residential (LDR)	388	367	581	551	2,718	2,576	NA	
Medium Density Residential (MDR) <sup>8</sup>	6,547	6,435	23,020	22,629	107,593	105,767	NA	
Medium-High Density Residential (MHDR)	7,511	7,220	48,820	46,931	228,184	219,354	NA	
High Density Residential (HDR)	1,512	1,251	16,633	13,757	77,740	64,300	NA	
Very High Density Residential (VHDR)	354	282	5,964	4,787	27,875	22,374	NA	
Highest Density Residential (HHDR)	167	468	5,003	14,041	23,386	65,630	NA	
Commercial Retail <sup>2</sup> (CR)	1,147	1,091	NA		NA		15,004	14,173
Commercial Tourist (CT)	1,006	801	NA		NA		16,436	13,084
Commercial Office (CO)	75		NA		NA		3,568	
Light Industrial (LI)	4,643	4,387	NA		NA		59,695	55,641
Heavy Industrial (HI)	496	492	NA		NA		4,324	3,568
Business Park (BP)	574	566	NA		NA		9,379	9,244
Public Facilities (PF)	2,551		NA		NA		2,551	
Community Center (CC) <sup>3,4</sup>	41		212		991		470	
Mixed Use Planning Area (MUPA)	420	1,838	2,252	21,015	10,526	98,224	0	8,429
<i>Community Development Foundation Sub-Total:</i>	<i>28,203</i>	<i>28,611</i>	<i>102,948</i>	<i>124,365</i>	<i>481,180</i>	<i>581,283</i>	<i>111,427</i>	<i>111,449</i>
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>								
	<b>422,331</b>		<b>108,577</b>	<b>129,974</b>	<b>507,491</b>	<b>607,498</b>	<b>113,693</b>	<b>113,695</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>								
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>								
Cities	18,562		---		---		---	
Indian Lands	13,385		---		---		---	
Freeways	1,344		---		---		---	
<i>Other Lands Sub-Total:</i>	<i>33,291</i>							
<b>TOTAL FOR ALL LANDS:</b>	<b>455,622</b>		<b>108,577</b>	<b>129,974</b>	<b>507,491</b>	<b>607,498</b>	<b>113,693</b>	<b>113,695</b>



# Eastern Coachella Valley Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>OVERLAYS<sup>4, 5</sup></b>				
Community Development Overlay	4,009	42,484	198,570	37,502
Community Center Overlay <sup>1</sup>	474	2,182	10,201	5,471
<i>Total Area Subject to Overlays:<sup>4, 5</sup></i>	4,483	44,666	208,771	42,973
<b>POLICY AREAS<sup>6</sup></b>				
Vista Santa Rosa	5,615	---	---	---
Jacqueline Cochran Airport Influence Area	19,278	---	---	---
Chiriaco Summit Airport Influence Area	2,950	---	---	---
Planned Community Policy Area	674	---	---	---
<i>Total Area Within Policy Areas:<sup>6</sup></i>	28,517			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:<sup>7</sup></b>		<b>33,000</b>		

**FOOTNOTES:**

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed *instead of* the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, *in addition to* the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 8 218.57 acres is under Community Development Overlay (55th Vista Santa Rosa) which has an assumption of 2 du/ac
- 9 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.
- 10 Including 12,655 acres of the Chocolate Mountain Aerial Gunnery Range.

## Policy Areas

A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. Policy Area locations and boundaries are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

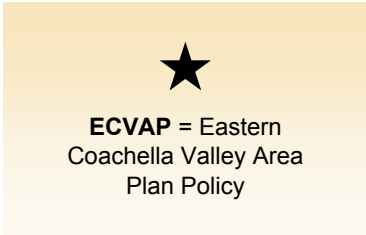
### Policy Areas

#### Vista Santa Rosa Community

The Vista Santa Rosa community was recognized by the Riverside County Board of Supervisors in 2001. The community’s boundaries extend from Avenue 50 on the north, to Monroe Street on the west, to State Route 86 (Harrison Street) on the east, and south to Avenue 66. The community is adjacent to the cities of Coachella, Indio, and La Quinta; Jacqueline Cochran Regional Airport; and major polo facilities, and includes portions of the Torrez-Martinez Indian Reservation. It is also connected, via trails, to Lake Cahuilla. Vista Santa Rosa is a special community where country club and residential development interface with agricultural and rural, equestrian-oriented lifestyles. In order to ensure that the community develops in a harmonious manner that protects and enhances its value to area residents and landowners and Riverside County, the County of Riverside has begun the preparation of a detailed Vista Santa Rosa community land use plan that will be incorporated into the Eastern

Coachella Valley Area Plan. The area is an important producer of date crops. Rural Residential and Rural Community uses are also prevalent, with an emphasis on equestrian lifestyles.

**Policies:**



ECVAP 1.1

a. Prepare a detailed land use plan, with community development policies, for the Vista Santa Rosa Community that will: provide for a harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities in this area, and promote unifying community themes through signs, landscaping, scale of development, and trail and road facilities, etc. for the community.

- b. Establish an Incentive Program to encourage development to occur that is consistent with the plan.
- c. Within the Vista Santa Rosa Policy Area, the minimum lot size in the Agriculture designation is 5 acres, not 10 acres, and the allowable intensity of land use is 0.2 dwelling units per acre, not 0.1 dwelling units per acre.
- d. Several portions of the Vista Santa Rosa community, including a large area generally between Avenue 55 and Avenue 62, and smaller areas located along Avenue 66, Harrison Street, and Van Buren Street, are designated as Agriculture, 5-acre minimum parcel size, with a Community Development Overlay. It is the intent of these designations to encourage agricultural uses to remain in the area as long as area landowners desire, while providing for a gradual, orderly transition to other land use types.

When conversion of farmland to other uses occurs, adequate buffering shall be incorporated into development proposals to ensure that there will be adequate land use compatibility protection for other nearby landowners who desire to continue farming indefinitely. The overall density range of the Community Development Overlay area shall be 1-3 dwelling units per acre. Continuous buffer areas of minimum one-acre, rural residential lifestyle parcels shall be provided within all residential development proposals located within the Community Development Overlay area, where such development proposals would be adjacent to areas located outside the Community Development Overlay area and designated Agriculture, Rural Residential, or Estate Density Residential, in the following locations: 1) the east side of Monroe Street, between Avenues 55 and 62, 2) Avenue 55 between Monroe Street and a point located one-quarterly mile west of Van Buren Street, and protrusions of the Community Development Overlay located to the north of this segment along the west side of Jackson Street and between Jackson and Calhoun Streets, and 3) Avenues 60 and 62, Calhoun Street between Avenues 60 and 61, and the north-south midsection line of Section 35, Township 6 South, Range 7 East, between Avenues 60 and 62, all of which are located between Monroe and Harrison Streets.

Except where significant environmental effects would occur due to road noise, and no other feasible mitigation measures are available, walls, earthen berms, and similar types of project elements that present barriers to a general open, rural-in-character view into a development when the development is viewed from the street, shall not be permitted along the following roads where they are classified by a Circulation Element designation: Airport Boulevard, Avenues 50, 52, 54, 58, 60, 62, and 66, and Monroe, Jackson, Van Buren, and Harrison Streets. Split-rail fences and other edge features that allow for an open view and evoke a rural character are encouraged.

- e. All development proposals within the Vista Santa Rosa Policy Area shall include multi-purpose recreational trails and shall provide for potential linkages of such trails to Riverside County's planned trail system as shown in the Non-motorized Transportation section of the Circulation Element.

ECVAP 1.2 Provision for a Community Center or Community Center Overlay may be made in the Vista Santa Rosa community. Residential densities in such a Community Center may exceed three dwelling units per acre.

## **Planned Communities**

While the overall emphasis in this General Plan directs medium density residential and higher density residential housing and commercial, industrial, and civic uses to areas designated for Community Development, it is recognized that new towns and planned communities will also play a role in the future development of Riverside County, particularly in the eastern portion of Riverside County, including areas of the Eastern Coachella Valley Area Plan that are not adjacent to existing cities or developed areas. Such development proposals will require rigorous review to ensure that the development that occurs will be (a) provided with a full range of necessary public services, including the assurance of a long-term, reliable water supply; (b) designed to provide for a range of housing needs; and (c) designed to further the goals of the CV MSHCP, or, if outside Plan boundaries, designed in a manner that will not obstruct the achievement of conservation goals of state and federal agencies or tribal authorities.

In the course of the public hearing process for this General Plan, concepts for three such communities were presented to the Planning Commission and Board of Supervisors. These communities would be located in areas that are presently characterized by very low levels of population density. It was decided that, given the proposed locations of these communities and the fact that the proposals were still in the conceptual or preliminary stage with no environmental review having been completed, it would be premature to assign these properties to the Community Development Foundation component or to apply a Community Development Overlay. However, it was also determined that the concepts had sufficient merit that further study was warranted, and that these proposals should be permitted to be considered for approval without being subject to the eight-year limit and other procedural requirements applicable to Foundation Component amendments as described in the Administration Element. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.

### **Policies:**

ECVAP 2.1 Notwithstanding the Agriculture and Open Space - Rural designations of properties in this area, any proposal to establish a planned community not less than 450 acres in size in the area bordered by Avenue 72 on the north, Avenue 80 on the south, Polk Street and its southerly extension on the east, and the Santa Rosa Mountains on the north shall be exempt

from the eight-year limit and other procedural requirements applicable to Foundation Component amendments as provided above, provided that:

- a. The project provides for preservation of open space and habitat values in Martinez Canyon, including provision for a Bighorn Sheep recovery area at a site determined appropriate by the Bighorn Sheep Institute.
- b. The project is compatible with the achievement of the goals of the Coachella Valley Multiple Species Habitat Conservation Plan, as determined by the County of Riverside in consultation with the Coachella Valley Association of Governments, the California Department of Fish and Wildlife, and the United States Fish and Wildlife Service.
- c. The project provides for riding and hiking trails along the base of the Santa Rosa Mountains or at other locations as determined to meet the needs of the equestrian community in the Eastern Coachella Valley.
- d. The project provides for a sufficient number of dwelling units affordable to persons who would be employed by business establishments within the project boundaries.
- e. The project is designed in such a manner as to minimize impacts on the viability of adjacent agricultural lands.
- f. The project provides offsite roadway improvements at a level sufficient to mitigate its impacts on traffic and contributes its fair share to funds for paving of roads to control PM<sub>10</sub> particulate levels in the surrounding area.
- g. The project provides for water and sewer service to the site in the event that lots smaller than one-half acre, multifamily housing, or mobile home parks are included therein.

## ECVAP 2.2

Notwithstanding the Open Space - Rural designation of properties in the area of Chiriaco Summit, any proposal to establish, through a General Plan amendment and a specific plan or other application format comprehensively addressing the matters described herein, a planned community of approximately 720 acres located in Sections 9 and 10, Township 6 South, Range 12 East, SBB&M, and lying along both sides of I-10, in the immediate vicinity of the Chiriaco interchange, shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component General Plan amendments as provided above, provided that:

- a. The project is designed to be compatible with Joshua Tree National Park, and other adjacent and nearby scenic and wildlife resources.
- b. The project design and the types and locations of planned land uses are compatible with the adjacent Chiriaco Summit Airport.
- c. The project will provide for the range of housing needs generated by the project, and make provisions for the provision of the water, sewer, and other facilities and services needed to support the project in what is otherwise a relatively remote area.

### ECVAP 2.3

The General Plan Vision and Principles recognize that the new towns and planned self-sustaining communities will play a role in the growth and development of Riverside County. These development proposals will require vigorous reviews to ensure compatibility with surroundings, consistency with environmental policies, a full range of public services, and fiscal stability.

Lands adjacent to Interstate 10, from the easterly edge of the Coachella Valley to the Chiriaco Summit, also known as the Shavers Valley, offer unique opportunities for self-sustaining development provided that such development is limited and can provide for a full complement of infrastructure and services. Clearly the availability and assurance of a long term and reliable water supply will be the pivotal issue for development in this area. Proposed planned communities in this area are not subject to the eight-year limit and other procedural requirements applicable to Foundation Component amendments as provided above, provided that:

- a. Planned community proposals may have urban characteristics with thematic elements (i.e., golf, equestrian opportunities, etc.), but also will have a rigid and permanent urban boundary.
- b. The plan must include a comprehensive water service program that addresses the long-term requirements of the project, conservation, and reliability.
- c. The proposed community must be located within a district that provides water and sewer services or a water and sewer district has agreed to annex and serve the project; and there is an agreement that such services will not be expanded beyond the limits of the proposed community.
- d. The proposed community must provide for all relevant public facilities and services, including public protection, road maintenance, library services, education facilities, and waste disposal; and, it must be demonstrated that such service can be efficiently delivered within the proposed community.
- e. The proposed community must provide a full range of parks and if necessary, parks large enough to accommodate organized sports activities.
- f. The proposed community must be consistent with, and advance the goals of, the Riverside County Housing Element and provide for a range of housing opportunities including low and moderate-income housing.
- g. At least 50% of the proposed community must be devoted to open space and recreation.
- h. The proposed community must be compatible with the achievement of the goals of the Coachella Valley Multiple Species Habitat Conservation Plan, as determined by the County of Riverside in consultation with the Coachella Valley Association of Governments, the California Department of Fish and Wildlife, and the United States Fish and Wildlife Service.
- i. The plan must be based on “new urbanism” principles, and include elements that facilitate internal transit programs and encourage pedestrian mobility.

- j. The plan, to the extent feasible, must contain provisions for the use of innovative and state-of-the-art technology to reduce energy and resource consumption.

### **Jacqueline Cochran Regional Airport and Chiriaco Summit Airport Influence Areas**

Jacqueline Cochran Regional Airport (formerly known as Thermal or Desert Resorts Regional Airport) is operated by the County of Riverside. The airport is located near the community of Thermal, south of the City of Coachella. Additionally, the Chiriaco Summit Airport, which serves Chiriaco Summit and Riverside County, is owned by the County of Riverside. The boundaries of the Jacqueline Cochran Regional Airport and Chiriaco Summit Airport Influence Areas are shown in Figure 4, Overlays and Policy Areas. There are a number of Compatibility Zones associated with the Airport Influence Areas. These Compatibility Zones are shown in Figure 5, Jacqueline Cochran Regional Airport Influence Area, and in Figure 6, Chiriaco Summit Airport Influence Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise.

These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 4, Airport Land Use Compatibility Criteria for Riverside County (Applicable to Jacqueline Cochran Regional Airport) and Table 5, Airport Land Use Compatibility Criteria for Riverside County (Applicable to Chiriaco Summit Airport). For more information on these zones and additional airport policies, refer to Appendix L-1 and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

#### **Policies:**

- ECVAP 3.1 To provide for the orderly development of Jacqueline Cochran Regional Airport and Chiriaco Summit Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plans for Jacqueline Cochran Regional Airport and Chiriaco Summit Airport as fully set forth in Appendix L-1 and as summarized in Tables 4 and 5, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.
- ECVAP 3.2 Height Restrictions - When reviewing any application proposing structures within 20,000 feet of any point on the runway of Chiriaco Summit Airport, the County of Riverside Planning Department shall consult with the Riverside County Airport Land Use Commission if the projected elevation at the top point of said structure would exceed 1,670 feet above mean sea level, in order to allow for a determination as to whether review by Federal Aviation Administration (FAA) through the Form-7460-1 review process is required. In such situation, no building permit shall be granted until the FAA has issued a determination of “No Hazard to Air Navigation.”

### **Specific Plans**

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

# Eastern Coachella Valley Area Plan

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The six specific plans located in the Eastern Coachella Valley planning area are listed in Table 3, Adopted Specific Plans in Eastern Coachella Valley Area Plan Specific Plan No. 303 (Kohl Ranch), Specific Plan No. 369 (Thermal 551), Specific Plan No. 375 (Travertine Point), and Specific Plan No. 385 (Vista Soleada) are determined to be a Community Development Specific Plans. Specific Plan No. 113 is determined to be a Rural Specific Plan. Specific Plan No. 113 was approved many years ago in conjunction with a “land project,” but remains undeveloped.

**Table 3: Adopted Specific Plans in Eastern Coachella Valley Area Plan**

Specific Plan	Specific Plan #
Frank Domeno	113
Kohl Ranch	303
Panorama	362
Thermal 551	369
Travertine Point	375
Vista Soleada	385

Source: County of Riverside Planning Department.

## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Eastern Coachella Valley, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce Riverside County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character, and features of this unique area. The Local Land Use Policies section provides policies to address those land use issues relating specifically to the Eastern Coachella Valley area.

## Local Land Use Policies

### **Mixed-Use Areas/Highest Density Residential Town Centers**

#### **Mecca Town Center**

*Mecca Town Center (see Figure 3A) is located along 66<sup>th</sup> Avenue (State Route 195) and State Route 111 and consists of approximately 845 gross acres (about 736 net acres) and six neighborhood nodes. Mecca is a small agricultural community that is characterized by its traditional Mexican heritage. Mecca serves as a service center for commuters and truckers due to its location along State Route 111 and State Route 86S. These routes are major transportation corridors for goods and agricultural movement to and from the Coachella Valley, Brawley and Imperial County, and Mexico. Mecca is the main entrance into the Salton Sea State Recreational Park on the Salton Sea's northern shoreline.*

*The Mecca Family and Farm Worker's Service Center is the main focal point of the community. Downtown Mecca also includes*

*local serving commercial uses, a library, a church, school facilities, a fire station, the Boys and Girls Club of the Coachella Valley and the College of the Desert satellite campus. The community is surrounded by agricultural uses that serve as the residents' largest employment sector for Mecca.*

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

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

*The Mecca Town Center will further the revitalization momentum by stimulating growth and community services through varied residential development mixed with local-serving commercial and employment uses. Buildout of these neighborhoods will expand employment and local-serving commercial uses between Highway 86 through Highway 111 and into Mecca's community core, as well as provide varied housing forms for this growing community. Mecca Town Center consists of one Highest Density Residential Development (HHDR) neighborhood and five Mixed-Use Area (MUA) neighborhoods.*

### ***Highest Density Residential Development (HHDR) Neighborhood Description and Policy:***

*Following is the description and policy applying to the only neighborhood in Mecca Town Center entirely designated for HHDR development:*

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

#### ***Policy:***

ECVAP 3.3      *The entire Date Palm-65<sup>th</sup> Neighborhood shall be developed in accordance with the HHDR land use designation.*

### ***Mixed-Use Area (MUA) Neighborhood Descriptions and Policies:***

*Following are the descriptions and policies applying to the five Mixed-Use Area neighborhoods of Mecca Town Center.*



## Eastern Coachella Valley Area Plan

Three MUA neighborhoods – the 66<sup>th</sup> Avenue/Gateway, 66<sup>th</sup> Avenue/North, and the 66<sup>th</sup> Avenue/Lincoln Street West Neighborhoods are grouped together as the Lincoln Street-66<sup>th</sup> West Neighborhood grouping. The Lincoln-66<sup>th</sup> East Neighborhood and the Hammond Road/66<sup>th</sup> Avenue Neighborhoods are described (with policies) separately.

The **Lincoln-66<sup>th</sup> West Neighborhoods** (grouping of three neighborhoods): The 66<sup>th</sup> Avenue/Gateway Neighborhood [Neighborhood 2], 66<sup>th</sup> Avenue/North Neighborhood, [Neighborhood 3], and the 66<sup>th</sup> Avenue/Lincoln Street West Neighborhood [Neighborhood 4] are located together along both sides of 66<sup>th</sup> Avenue, west of the Lincoln Road and 66<sup>th</sup> Avenue intersection. The existing gasoline station and retail center located on the corner of Highway 86 and 66<sup>th</sup> Avenue serves as a western anchor point for the community. Highway 86, Highway 111, and 66<sup>th</sup> Avenue (Highway 195) are major transportation corridors that will support growth and connect the mixed use community to adjacent city activity centers. These neighborhoods will extend the existing development pattern of commercial uses along 66<sup>th</sup> Avenue to provide employment opportunities and other community services for Mecca's growing populace. All of these neighborhoods are Mixed-Use Areas, with requirements for **at least** 50% HHDR development in each.

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

### **Policy:**

ECVAP 3.4 **Fifty percent At least 50%** of the 66<sup>th</sup> Avenue/Gateway Neighborhood shall be developed in accordance with the HHDR land use designation.

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

### **Policy:**

ECVAP 3.5 **Fifty percent At least 50%** of the 66<sup>th</sup> Avenue/North Neighborhood shall be developed in accordance with the HHDR land use designation.

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

### **Policy:**

ECVAP 3.6 **Fifty percent At least 50%** of the 66<sup>th</sup> Avenue/Lincoln Street West Neighborhood shall be developed in accordance with the HHDR land use designation.

Following are the two separately described neighborhoods (neighborhoods that are not included in a neighborhood grouping description): the Lincoln-66<sup>th</sup> East and Hammond Road/66<sup>th</sup> Avenue Neighborhoods:

The **Lincoln-66<sup>th</sup> East Neighborhood** [Neighborhood 5] is located east of Lincoln Road and 66<sup>th</sup> Avenue and is approximately 128 gross acres (about 102 net acres). The Lincoln-66<sup>th</sup> East Neighborhood has an existing mobile home park and vacant land. This neighborhood is ideal for mostly HHDR Development due to its close proximity to the planned 66<sup>th</sup> Avenue commercial-employment corridor.

### **Policy:**

ECVAP 3.7 **Seventy-five percent At least 75%** of the Lincoln-66<sup>th</sup> East Neighborhood shall be developed in accordance with the HHDR land use designation.

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

**Policy:**

ECVAP 3.8 *Twenty-five percent ~~At least 25%~~ of the Hammond-66<sup>th</sup> Neighborhood shall be developed in accordance with the HHDR land use designation.*

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

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

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

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

***The following policies shall apply to all six Mecca Town Center neighborhoods, whether designated as Highest Density Residential (HHDR) or Mixed-Use Area (MUA):***

ECVAP 3.12 *The segment of Highway 111 that starts from 66th Avenue in Mecca and extends southeasterly down towards Bombay Beach is eligible for designation as a State-Designated Scenic Highway; as such, development along Highway 111 should adhere to the Scenic Corridor policies of the Land Use, Circulation, and Multipurpose Open Space Elements.*

ECVAP 3.13 *HHDR development should be planned to accommodate a variety of housing types and styles that are accessible to, and meet the needs of a range of lifestyles, physical abilities, and income levels.*

ECVAP 3.14 *Ensure pedestrian safety by adhering to the non-motorized transportation policies of the Circulation and Healthy Communities Elements of the General Plan, including providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility. Provide safe routes linking the Mecca Town Center neighborhoods east and west of Highway 111.*

ECVAP 3.15 *Where feasible, provide connections to future extensions of the Coachella Valley Association of Government Coachella Valley Link Trails Mecca/North Shore Extension and the County trails system as shown on ECVAP Figure 8.*

ECVAP 3.16 *Work with local transit agencies to design acceptable bus stops close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities. Bus stops should be located directly in front of major activities centers or within 1/4 mile walking distance therefrom.*

ECVAP 3.17 *Residential units are encouraged to be designed as townhomes verses apartment complexes.*

- ECVAP 3.18 *Encourage multifamily dwelling uses to incorporate a central shared courtyard to provide outdoor living spaces, and minimize needs for air conditioning and heating through shade and ventilation.*
- ECVAP 3.19 *Protect agricultural uses in the surrounding vicinity by providing open-space buffers between residential uses and agricultural uses.*
- ECVAP 3.20 *Orient buildings closer to streets and provide landscaped promenades that connect buildings to bus stops.*
- ECVAP 3.21 *Residential and commercial development should adhere to the Mecca Design Guidelines and Mecca Logo Design.*
- ECVAP 3.22 *Incorporate the “Mecca Livable Community Planning Program” recommended development design features to the extent possible.*
- ECVAP 3.23 *Incorporate public art and safety features within community passageways to encourage use of the area as gathering places.*
- ECVAP 3.24 *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

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

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

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

### **Highest Density Residential (HHDR) Neighborhood Description and Policy:**

*Following is the description and policy for North Shore Town Center’s only HHDR designated neighborhood:*

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

#### **Policy:**

- ECVAP 3.25 *The entire Vander Veer-Bay Neighborhood shall be developed in accordance with the HHDR land use designation.*

### **Mixed-Use Area (MUA) Neighborhood Description and Policies:**

*Following is the description and policies applying to North Shore Town Center’s only MUA designated neighborhood:*

*The **Vander Veer-Hwy. 111 Neighborhood** [Neighborhood 2] covers about 237 gross acres (about ~~202~~ 198 net acres) and is predominately vacant with a small local market, fire station, residential uses, and the North Shore Beach and Yacht Club. This*

*neighborhood is ideally situated near the California State Recreational Facility and may accommodate future residents and local-serving commercial uses, as well as the tourism trade.*

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

***Policies:***

*ECVAP 3.26      **Thirty-five percent** ~~At least 35%~~ of the Vander Veer-Hny. 111 Neighborhood shall be developed in accordance with the HHDR land use designation.*

*ECVAP 3.27      A mixture of land uses, potentially including retail commercial, commercial tourist, employment, residential at varying densities, including HHDR, day care centers, educational, and recreational uses is encouraged.*

*ECVAP 3.28      Vertical mixed uses are encouraged for commercial and residential development.*

***The following policies apply to both North Shore Town Center neighborhoods, whether designated Highest Density Residential (HHDR) or Mixed-Use Area:***

*ECVAP 3.29      Multifamily dwelling uses are encouraged to incorporate a central shared courtyard to provide outdoor living spaces, and minimize needs for air conditioning and heating through shade and ventilation.*

*ECVAP 3.30      Protect agricultural uses in the surrounding vicinity by providing open space buffers between residential uses and agricultural uses.*

*ECVAP 3.31      All neighborhoods are encouraged to be developed through Specific Plans, as practical.*

*ECVAP 3.32      Where feasible, provide connections to future extensions of the Coachella Valley Association of Government Coachella Valley Link Trails Mecca/North Shore Extension and the County trails system, as shown on ECVAP Figure 8.*

*ECVAP 3.33      Ensure pedestrian safety by adhering to the Non-Motorized section of the Circulation Element and the Healthy Communities Element of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility. Provide safe routes for non-motorized access between the neighborhoods north and south of Highway 111.*

*ECVAP 3.34      Coordinate with local transit agencies to design convenient bus stops close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities. Bus stops should be located directly in front of major activity centers or within a ¼ mile walking distance therefrom.*

*ECVAP 3.35      The segment of Highway 111 that starts from 66th Avenue in Mecca and runs southeasterly toward Bombay Beach is eligible for designation as a State-Designated Scenic Highway; as such, development along Highway 111 shall adhere to the Scenic Corridor policies of the Land Use, Circulation and Multipurpose Open Space Elements.*

*ECVAP 3.36      HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.*

ECVAP 3.37 *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## **Oasis Town Center (Mixed-Use Areas)**

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

### **Descriptions and Policies Applying to each of the Oasis Town Center Mixed-Use Area (MUA) Neighborhoods:**

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

#### **Policy:**

ECVAP 3.38 ***Fifty percent At least 50%** of the Pierce East Neighborhood shall be developed in accordance with the HHDR land use designation.*

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

#### **Policy:**

ECVAP 3.39 ***Fifty percent At least 50%** of the Pierce West Neighborhood shall be developed in accordance with the HHDR land use designation.*

### **Policies applying to both of Oasis Town Center's Mixed-Use Area (MUA) neighborhoods:**

ECVAP 3.40 *The portion of each of Oasis' two MUA neighborhoods that is not developed as HHDR may accommodate additional residential units at varying densities, local serving commercial uses, public facilities, and other uses as appropriate.*

ECVAP 3.41 *HHDR development should accommodate a variety of housing types, and styles that are accessible to, and meet the needs of, a range of lifestyles, physical abilities, and income levels.*

ECVAP 3.42 *The two Oasis neighborhoods are encouraged to be developed through a Specific Plan application, or implementation of the Mixed Use Area Zone classification.*

ECVAP 3.43 *Coordinate development with the Torres-Martinez Tribal Government where development would affect tribal lands.*

- ECVAP 3.44      *Ensure pedestrian safety by adhering to the Non-Motorized section of the Circulation Element and the Healthy Communities Element of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility.*
- ECVAP 3.45      *Work with local transit agencies to design convenient bus stops close to residential uses, employment and civic centers, public services, educational facilities, day care centers, and recreational opportunities. Bus stops should be directly in front of major activities centers or within a quarter mile walking distance.*
- ECVAP 3.46      *Encourage multifamily dwelling uses to incorporate a central shared courtyard to provide outdoor living spaces, and minimize needs for air conditioning and heating through shade and ventilation.*
- ECVAP 3.47      *Protect agricultural uses in the surrounding vicinity by providing open space buffer between residential uses and agricultural uses.*
- ECVAP 3.48      *Vertical mixed uses are encouraged, when practical, for commercial and residential development.*
- ECVAP 3.49      *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## **Thermal Town Center**

*Thermal Town Center (see Figure 3D) is located in the core area of the community of Thermal. It is bounded by Church Street on the north, Avenue 58 on the south, Polk Street on the west, and Grapefruit Boulevard and Fillmore Street on the east. Thermal Town Center covers about 239 gross acres (about ~~229~~ 224 net acres), and contains two neighborhoods, Avenue 57-Polk Street Southeast Neighborhood [Neighborhood 1] and Church Street-Grapefruit Boulevard Southwest Neighborhood [Neighborhood 2]. Both neighborhoods are designated as Mixed-Use Areas, each with a requirement for ~~a minimum of~~ 50% HHDR development.*

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

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

*The area core of Thermal is provided with bus transit service by Sun Line Transit Agency. The southeastern terminus of the proposed CVLink trans-Coachella Valley intermodal bicycle, pedestrian, and low-speed electric vehicle transportation facility would be at*

*Airport Boulevard where it crosses the Whitewater River, about ½ mile northeast of Thermal Town Center, and a CVLink connector route would be provided to the core of Thermal, adjacent to the northern edge of Thermal Town Center.*

## ***Descriptions and Policies Applying to each of the Thermal Town Center Mixed-Use Area (MUA) Neighborhoods:***

*The **Avenue 57/Polk Street Southeast Neighborhood** [Neighborhood 1] covers about 80 gross acres (about ~~77-75~~ net acres), and is located along the east side of Polk Street, between Avenues 57 and 58.*

### ***Policy:***

*ECVAP 3.50 **Fifty percent At least 50%** of the Avenue 57/Polk Street Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.*

*The **Church Street/Grapefruit Blvd. Southwest Neighborhood** [Neighborhood 2] covers about 159 gross acres (about ~~152-149~~ net acres), and is located between Church street and Avenue 58, and between Olive Street and Grapefruit Boulevard.*

### ***Policy:***

*ECVAP 3.51 **Fifty percent At least 50%** of the Church Street/Grapefruit Blvd. Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.*

## ***Policies applying to both Mixed-Use Area (MUA) neighborhoods of Thermal Town Center:***

*ECVAP 3.52 **Fifty percent At least 50%** of each of Thermal Town Center's neighborhoods, Avenue 57-Polk Street Southeast Neighborhood and Church Street-Grapefruit Blvd. Southwest Neighborhood, shall be HHDR Development.*

*ECVAP 3.53 The remainder of each of Thermal Town Center's two neighborhoods may accommodate a combination of residential, commercial, employment, day care centers, recreational uses, and other commercial and community uses.*

*ECVAP 3.54 Development of both neighborhoods should occur pursuant to the mixed-use zone classification. Alternatively, a specific plan may be used to plan the desired mix of future uses on-site, and to provide for the phased development of uses over a period of time. Existing structures and uses may be retained if, and to the extent they are appropriate uses in an urbanized mix including high density residential development, and that they harmoniously contribute to the other uses in the mixed-use area.*

*ECVAP 3.55 Development of both neighborhoods shall incorporate either or both vertical mixed-uses and side-by-side development in such a manner that all land uses are conveniently positioned to ensure a high degree of interaction among the uses.*

*ECVAP 3.56 Development is encouraged to make frequent use of conveniently placed paseo, trail and bikeway, and pedestrian connections among the various land uses, buildings, and activity areas of each mixed-use development, and between each neighborhood and other nearby land uses, especially activity centers such as schools, parks, commercial areas, etc.*

- ECVAP 3.57      Development is encouraged to provide trails and provide for trail connections to existing and planned community trail systems, including the Coachella Valley Association of Governments' CVLink intermodal bicycle, pedestrian, and low-speed electric vehicle system.*
- ECVAP 3.58      Coordinate with local transit agencies to design acceptable bus stops close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities. Bus stops should be located directly in front of major activities centers or within a ¼ mile walking distance.*
- ECVAP 3.59      Incorporate public art and safety features within public passageways to encourage the use of the areas as travel routes and gathering places.*
- ECVAP 3.60      All development should comply with the Thermal Design Guidelines.*
- ECVAP 3.61      Development layouts should be planned to locate buildings near streets, to facilitate use of interior spaces for recreational and other neighborhood uses, and to render buildings convenient to neighboring streets, other neighborhoods, shopping facilities, schools, parks, and other uses where the convenience of pedestrian and bicycle access would be facilitated.*
- ECVAP 3.62      Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## Light Pollution

The continued growth of urban activities throughout the Valley has many consequences. One of the attractions for residents is the brilliance of the nighttime sky on clear nights, unencumbered by lighting scattered over a large urban area. As development continues to encroach from established urban cores into both rural and open space areas, the effect of nighttime lighting on star-gazing and open space areas will become more pronounced. Wildlife habitat areas can also be negatively impacted by artificial lighting. Further, the Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in the area shown on Figure 7, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view. This is an excellent example of a valuable public resource that requires special treatment far beyond its immediate locale.

### Policies:

- ECVAP 4.1      Require the inclusion of outdoor lighting features that would minimize the effects on the nighttime sky and wildlife habitat areas.*
- ECVAP 4.2      Adhere to Riverside County's lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.*



# Eastern Coachella Valley Area Plan

**Table 4: Airport Land Use Compatibility Criteria for Riverside County (Applicable to Jacqueline Cochran Regional Airport)**

Zone	Locations	Maximum Densities / Intensities				Req'd Open Land <sup>3</sup>	Additional Criteria	
		Residential (d.u./ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>				Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
			Average <sup>6</sup>	Single Acre <sup>7</sup>	with Bonus <sup>8</sup>			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> <li>All structures except ones with location set by aeronautical function</li> <li>Assemblages of people</li> <li>Objects exceeding FAR Part 77 height limits</li> <li>Storage of hazardous materials</li> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Avigation easement dedication</li> </ul>
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> <li>Children's schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Places of worship</li> <li>Bldgs with &gt;2 aboveground habitable floors</li> <li>Highly noise-sensitive outdoor nonresidential uses<sup>10</sup></li> <li>Aboveground bulk storage of hazardous materials<sup>11</sup></li> <li>Critical community infrastructure facilities<sup>12</sup></li> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from extended runway centerline</li> <li>Minimum NLR of 25 dB in residences (including mobile homes) and office buildings<sup>13</sup></li> <li>Airspace review required for objects &gt;35 feet tall<sup>14</sup></li> <li>Avigation easement dedication</li> </ul>
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> <li>Same as Zone B1</li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from runway</li> <li>Minimum NLR of 25 dB in residences (including mobile homes) and office buildings<sup>13</sup></li> <li>Airspace review required for objects &gt;35 feet tall<sup>14</sup></li> <li>Avigation easement dedication</li> </ul>
C	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> <li>Children's schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Bldgs with &gt;3 aboveground habitable floors</li> <li>Highly noise-sensitive outdoor nonresidential uses<sup>10</sup></li> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Minimum NLR of 20 dB in residences (including mobile homes) and office buildings<sup>13</sup></li> <li>Airspace review required for objects &gt;70 feet tall<sup>15</sup></li> <li>Deed notice required</li> </ul>

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>			Req'd Open Land <sup>3</sup>	Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
			Average <sup>6</sup>	Single Acre <sup>7</sup>	with Bonus <sup>8</sup>			
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or <sup>16</sup> (2) ≥5.0 (average parcel size ≤0.2 ac.) <sup>19,20</sup>	100	300	390	10%	<ul style="list-style-type: none"> <li>Highly noise-sensitive outdoor nonresidential uses<sup>10</sup></li> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;70 feet tall<sup>15</sup></li> <li>Children's schools, hospitals, nursing homes discouraged<sup>17</sup></li> <li>Deed notice required</li> </ul>
E	Other Airport Environs	No Limit	No Limit <sup>18</sup>			No Req't	<ul style="list-style-type: none"> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;100 feet tall<sup>15</sup></li> <li>Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks<sup>18</sup></li> </ul>
*	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	<ul style="list-style-type: none"> <li>Same as Underlying Compatibility Zone</li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;35 feet tall<sup>14</sup></li> <li>Avigation easement dedication</li> </ul>

**Notes:**

- Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
- Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
- Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
- The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
- As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft over flights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
- The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
- An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
- Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.
- Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheaters and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
- Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.
- Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
- NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.
- Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.

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15. This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. See Policies 4.3.3 and 4.3.4.
16. Two options are provided for residential densities in *Compatibility Zone D*. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be *greater than* 5.0 dwelling units per acre (i.e., an average parcel size *less than* 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for *Zone D* apply to both options.
17. Discouraged uses should generally not be permitted unless no feasible alternative is available.
18. Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.
19. Residential densities in *Compatibility Zone D* shall be calculated on a “net” rather than “gross” acreage basis. For the purposes of this *Compatibility Plan*, the net acreage of a project equals the overall developable area of the project site exclusive of permanently dedicated open lands (as defined in Policy 4.2.4) or other open space required for environmental purposes.
20. Maximum Average Residential Lot Size in *Zone D* Areas Southerly of Avenue 64: Projects located southerly of Avenue 64 shall be considered to be substantially consistent with the “higher intensity option” for *Zone D* if the average residential lot size (either the mean or median) is 8,712 square feet (0.2 acre) or less, excluding common area, public facility, drainage basin, recreational, and open space lots.

**Table 5: Airport Land Use Compatibility Criteria for Riverside County (Applicable to Chiriaco Summit Airport)**

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>			Req'd Open Land <sup>3</sup>	Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
			Average <sup>6</sup>	Single Acre <sup>7</sup>	with Bonus <sup>8</sup>			
<b>A</b>	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> <li>• All structures except ones with location set by aeronautical function</li> <li>• Assemblages of people</li> <li>• Objects exceeding FAR Part 77 height limits</li> <li>• Storage of hazardous materials</li> <li>• Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Avigation easement dedication</li> </ul>
<b>B1</b>	Inner Approach/ Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> <li>• Children's schools, day care centers, libraries</li> <li>• Hospitals, nursing homes</li> <li>• Places of worship</li> <li>• Bldgs with &gt;2 aboveground habitable floors</li> <li>• Highly noise-sensitive outdoor nonresidential uses<sup>10</sup></li> <li>• Aboveground bulk storage of hazardous materials<sup>11</sup></li> <li>• Critical community infrastructure facilities<sup>12</sup></li> <li>• Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Locate structures maximum distance from extended runway centerline</li> <li>• Minimum NLR of 25 dB in residences (including mobile homes) and office buildings<sup>13</sup></li> <li>• Airspace review required for objects &gt;35 feet tall<sup>14</sup></li> <li>• Avigation easement dedication</li> </ul>
<b>B2</b>	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> <li>• Same as Zone B1</li> </ul>	<ul style="list-style-type: none"> <li>• Locate structures maximum distance from runway</li> <li>• Minimum NLR of 25 dB in residences (including mobile homes) and office buildings<sup>13</sup></li> <li>• Airspace review required for objects &gt;35 feet tall<sup>14</sup></li> <li>• Avigation easement dedication</li> </ul>

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D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or <sup>16</sup> (2) ≥5.0 (average parcel size ≤0.2 ac.) <sup>19</sup>	100	300	390	10%	<ul style="list-style-type: none"> <li>Highly noise-sensitive outdoor nonresidential uses<sup>10</sup></li> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;70 feet tall<sup>15</sup></li> <li>Children's schools, hospitals, nursing homes discouraged<sup>17</sup></li> <li>Deed notice required</li> </ul>
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Notes:

- Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
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- An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.

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9. Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.
10. Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheaters and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
11. Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.
12. Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
13. NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.
14. Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
15. This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. See Policies 4.3.3 and 4.3.4.
16. Two options are provided for residential densities in Compatibility Zone D. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be greater than 5.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for Zone D apply to both options.
17. Discouraged uses should generally not be permitted unless no feasible alternative is available.
18. Although no explicit upper limit on usage intensity is defined for Zone E, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in Zone E if its usage intensity is such that it would be permitted in Zone D.
19. Residential densities in Compatibility Zone D shall be calculated on a “net” rather than “gross” acreage basis. For the purposes of this Compatibility Plan, the net acreage of a project equals the overall developable area of the project site exclusive of permanently dedicated open lands (as defined in Policy 4.2.4) or other open space required for environmental purposes.

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## ***Agricultural Lands***

Agriculture is one of the five Foundation Components of the General Plan and also represents a significant component of this area plan. Much of the area here is devoted to agricultural uses. The RCIP Vision specifically seeks to protect agricultural lands not only because of their economic value but also because of their cultural and scenic values.

### **Policies:**

- ECVAP 5.1            Retain and protect agricultural lands through adherence to the policies contained in the Agriculture section of the General Plan Land Use Element.
- ECVAP 5.2            Refer to the General Plan Certainty System in the General Plan Administration Element. An exception is provided allowing limited changes from the Agriculture designation to be processed and approved.

## ***Farm Worker Housing***

Because of the predominantly agricultural nature of the Eastern Coachella Valley, safe, healthy and affordable housing needs to be available for farm workers. Because farm work tends to be seasonal in nature, the associated housing may need to provide for seasonal occupancy.

### **Policies:**

- ECVAP 6.1            Allow farmworker housing that meets basic safety standards in agriculturally designated areas per the land use designations section of the General Plan Land Use Element, and the Five-Year Action Plan and Special Housing Need sections of the Housing Element. Provided that adequate provisions for public services and compatibility with adjacent uses is achieved, farm worker housing projects of both 1-12 dwelling units and greater than 12 units are permitted in the Agriculture designation in the Eastern Coachella Valley Area Plan.

## ***Recreational Vehicle Developments***

The vast desert and mountainous terrain, along with a pleasant, moderate winter climate and an abundance of recreational opportunities, makes the Eastern Coachella Valley area a haven for recreational vehicle (RV) enthusiasts. As with any other type of land use, RV developments require guidelines for provision of service, land use compatibility, safety, and accessibility.

Recreational vehicle development in the Eastern Coachella Valley Area Plan is classified in two categories: Resort Recreational Vehicle and Remote Recreational Vehicle. Resort Recreational Vehicle developments are projects that offer improved facilities for recreational vehicles, including full hookups for sewage disposal and water. These parks may also provide recreational amenities such as golf courses, swimming pools, recreational lakes, and recreational buildings. Internal roads are paved and designed to control drainage. Resort recreational vehicle developments are appropriate primarily in urban areas, and require community water and sewer facilities in accordance with Community Development land use standards.

Remote Recreational Vehicle developments differ from Resort Recreational Vehicle projects in

several ways:

- Spaces are not fully improved;
- Spaces may accommodate tent camping;
- Sewers are not available;
- Fully developed recreational facilities are not provided, though open space areas may be provided;
- Internal roads may not be paved; and
- The development site is designed to provide a campground appearance.
- Remote recreational vehicle developments are appropriate primarily in rural and outlying areas, and must be compatible with surrounding uses. The following policies shall apply to recreational vehicle development in the Eastern Coachella Valley Area Plan:

**Policies:**

- ECVAP 7.1      Ensure proper service provision, land use compatibility, design standards, safety, and accessibility for recreational vehicle development in the Eastern Coachella Valley area through adherence to General Plan policies found in the Land Use Element.
- ECVAP 7.2      Allow Resort Recreational Vehicle developments within the following land use designations: Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, Commercial Tourist, and Open Space-Recreation.
- ECVAP 7.3      Limit Resort Recreational Vehicle developments to a density of sixteen (16) spaces per acre.
- ECVAP 7.4      Allow Remote recreational vehicle developments within the following land use designations: Very Low Density Residential, Estate Density Residential, Rural Residential, Rural Mountainous, Rural Desert, Open Space-Recreation, and Open Space-Rural.
- ECVAP 7.5      Limit Remote recreational vehicle developments to a density of seven (7) spaces per acre.

**Industrial Uses**

Industrial uses, especially those associated with agriculture and existing light industrial uses related to aviation, are necessary for the economic viability of the Eastern Coachella Valley Area Plan. Heavy industry, when it would conflict with other existing uses, would adversely affect the environment and character of the region.

**Policies:**

- ECVAP 8.1      Encourage industrial uses related to agriculture to continue and expand within this area plan.
- ECVAP 8.2      Discourage industrial uses that may conflict with agricultural or residential land uses either directly or indirectly within the Eastern Coachella Valley Area Plan.



- ECVAP 8.3 Discourage industrial uses which use large quantities of water in manufacturing or cooling processes and result in subsequent effluent discharges.
- ECVAP 8.4 Discourage industrial uses which produce significant quantities of toxic emissions into the air.
- ECVAP 8.5 Encourage industrial uses that can best utilize the transportation facilities of the Jacqueline Cochran Regional Airport.
- ECVAP 8.6 Encourage industrial uses related to aviation to locate in the vicinity of the Jacqueline Cochran Regional Airport.

## Watershed/Water Supply

The west basin of the Colorado River, the watershed containing the Eastern Coachella Valley, drains primarily into the Salton Sea trough. The west basin is the driest watershed area in California. Groundwater resources cannot meet local demand in this area, so water is imported from the Colorado River to meet local community and agricultural demand.

### Policies:

- ECVAP 9.1 Conserve and protect watersheds and water supply through adherence to policies contained in the Open Space, Habitat and Natural Resource Preservation and Land Use Designation Policies sections found in the General Plan Land Use Element, and the Water Resources section of the General Plan Multipurpose Open Space Element.

“

*There is an adequate supply and quality of critical water resource essential to support development, agriculture, wildlife, and open space.*

”

- RCIP Vision

## Signage

The scenic qualities of the Coachella Valley are widely cherished by residents and visitors alike. Effective regulation of outdoor advertising is one important component of preserving the Valley’s visual character, particularly in the face of expanding urbanization.

### Policies:

- ECVAP 10.1 Adhere to the Advertising Regulations of the County of Riverside Land Use Ordinance, Section 19, regarding outdoor advertising for all development within the Eastern Coachella Valley.
- ECVAP 10.2 Prohibit the placement of billboards within the Eastern Coachella Valley.
- ECVAP 10.3 For premises adjacent to the right-of-way of scenic corridors, single support free-standing signs for onsite advertising shall be prohibited. A sign affixed to buildings, a free-standing monument sign, or a free-standing sheathed-support sign which has minimal impact on the

scenic setting shall be utilized for onsite advertising purposes along the below-referenced scenic corridors.

a. For purposes of this policy, scenic corridors include:

- State Route 86; and
- State Route 111.

b. For purposes of this area plan, the following definitions shall apply:

- (1) **FREE-STANDING MONUMENT SIGN** means a sign whose height does not exceed 2/3 of its length, with a single base of the sign structure which is on the ground, or no more than 1 foot above adjacent grade if located in a raised mound or landscaped area.
- (2) **FREE-STANDING SHEATHED-SUPPORT SIGN** means a sign supported by at least two uprights constructed in or decoratively covered in design, materials and colors which match those of the use advertised, which blends harmoniously with the surrounding environment, and which is located far enough from adjacent free-standing signs to reduce visual clutter.
- (3) **SIGNS AFFIXED TO BUILDINGS** means any onsite advertising sign painted or otherwise reproduced on the outer face of a building, or attached to the outer face of a building.
- (4) **HIGHWAY SCENIC CORRIDOR** means those arterial roadways designated within this area plan which have prominent scenic vistas open to public view.
- (5) **FREEWAY SCENIC CORRIDOR** means those divided arterial highways or highway sections, with full control of access and with grade separations at intersections, designated within this community plan which have prominent scenic vistas open to public view.

c. Onsite advertising signs for businesses located along freeway scenic corridors shall comply with the following:

- (1) Businesses located within 660 feet of the terminus of a freeway exit ramp or the origination of a freeway entrance ramp may utilize either monument or sheathed-support signs in addition to signs affixed to buildings.
  - i. A free-standing monument sign for a single business or tenant may be approved with a maximum height of 10 feet and a maximum surface area of 150 square feet. A free-standing monument sign for multiple businesses or tenants may be approved with an overall height of 12 feet or less and a maximum surface area of 200 square feet.
  - ii. A free-standing sheathed-support sign for a single business or tenant may be approved with a maximum height of 35 feet and a maximum surface area of 150

- square feet. A free-standing sheathed-support sign for multiple businesses or tenants may be approved with a maximum height of 35 feet. The maximum surface area shall be the greater of either 150 square feet or 0.25% (1/4 of 1%) of the total existing building floor area, except that in any event, no sign shall exceed 200 square feet in surface area.
- iii. A sign affixed to a building, advertising the business contained therein, shall not exceed 10% of the surface area of the building wall facing the freeway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the freeway.
- (2) Businesses located within 330 feet of the nearest edge of a freeway right-of-way line, but farther than 660 feet from the terminus of a freeway exit ramp or the origination of a freeway entrance ramp, may utilize either monument or sheathed-support signs in addition to signs affixed to buildings.
- i. A free-standing monument sign for a single business or tenant may be approved with a maximum height of 10 feet and a maximum surface area of 150 square feet. A free-standing monument sign for multiple businesses or tenants may be approved with an overall height of 12 feet or less and a maximum surface area of 200 square feet.
  - ii. A free-standing sheathed-support sign for a single business or tenant may be approved with a maximum height of 25 feet, or the actual height of the primary building advertised, whichever is less, and a maximum surface area of 150 square feet. A free-standing sheathed-support sign for multiple businesses or tenants may be approved with an overall height of 25 feet, or the actual height of the primary building advertised, whichever is less. The maximum surface area shall be the greater of either 150 square feet, or .25% (1/4 of 1%) of the total existing building floor area, except that in any event, no sign shall exceed 200 square feet in surface area.
  - iii. A sign affixed to a building, advertising a single business contained therein, shall not exceed 10% of the surface area of the building wall facing the freeway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the freeway.
- d. Onsite advertising signs for businesses located along highway scenic corridors shall comply with the following:
- (1) Notwithstanding the other provisions of this policy, a single-business monument sign may be approved with a maximum height of 10 feet, and a maximum 150 square feet of sign surface area. A multiple-business monument sign may be approved with a maximum height of 12 feet or less, and a maximum 200 square feet of sign surface area.

- (2) Notwithstanding the other provisions of this policy, a single-business sheathed-support sign or a multiple-business sheathed-support sign shall not be erected along a highway scenic corridor.
- (3) A sign affixed to a building, advertising the business contained therein, shall not exceed 10% of the surface area of the building wall facing the highway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the highway.

## Chocolate Mountain Aerial Gunnery Range

The Chocolate Mountain Aerial Gunnery Range (CMAGR) provides support training that is essential to the readiness of the nation's Marine Corps and Naval Air Forces. Land use compatibility with the CMAGR is essential to the operations of CMAGR and the safety of surrounding communities.

### Policies:

- ECVAP 11.1 Development within two miles of the CMAGR shall remain limited and compatible with the Open Space Foundation Component.
- ECVAP 11.2 Prohibit residential development, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of the Chocolate Mountain Aerial Gunnery Range.
- ECVAP 11.3 New development within 3 miles of the Chocolate Mountain Aerial Gunnery Range (CMAGR) outer boundary shall be required to disclose through recordation of an Environmental Constraints Note, avigation (or other) easement, or other instrument as deemed suitable, the potential for noise, vibrations or interference emanating from aviation activities and other military operations performed within or above the CMAGR.

## Circulation

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian and equestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

As stated in the Vision and the Land Use Element, the County of Riverside is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Eastern Coachella Valley, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of the Valley is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Valley will help to create an interconnected and efficient circulation system for the entire County of Riverside.

## Local Circulation Policies

### *Vehicular Circulation System*

The vehicular circulation system that supports the Land Use Plan for the Eastern Coachella Valley Area Plan is shown on Figure 8, Circulation. The circulation system within this portion of the Coachella Valley connects the region to urbanized areas of the western portion of the Coachella Valley, western Riverside County, Imperial County, and the eastern portion of Riverside County via Interstate 10, as well as providing access to and between its communities. Interstate 10 is a key east-west corridor within Riverside County, and indeed across the United States.

State Routes 111 and 86 are the main north-south connector routes within this area. State Route 86 is growing in importance as a trade route between the U.S. and Mexico. State Route 195 also serves the Valley west of Mecca.

A grid system of numbered avenues running east-west, together with north-south oriented streets serves the Eastern Coachella Valley areas west of the All-American Canal. The continued coordination regarding the circulation network between the County of Riverside, cities, Tribal Governments and Imperial County is essential to ensure the region's Transportation System sustains a high level of service over a period of time.

#### **Policies:**

- |            |  |
|------------|--|
| ECVAP 12.1 | Design and develop the vehicular roadway system per Figure 8, Circulation, and in accordance with the functional classifications and standards in the System Design, Construction and Maintenance section of the General Plan Circulation Element. |
| ECVAP 12.2 | Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.   |
| ECVAP 12.3 | Separate vehicular traffic from pedestrian and equestrian traffic in order to avoid potential hazards and where traffic volumes justify the costs.   |

### *Rail*

The Southern Pacific Railroad runs adjacent to State Route 111 and the Salton Sea, to Riverside County's southern boundary. This line accommodates freight transport for the Valley's agricultural businesses.

#### **Policies:**

- |            |  |
|------------|--|
| ECVAP 13.1 | Coordinate with railroad companies to maintain and enhance railroad facilities south of the City of Coachella in accordance with the Goods Movement/Designated Truck Routes section of the General Plan Circulation Element. |
|------------|--|

- ECVAP 13.2 Coordinate with railroad companies to encourage grade-separated crossings in and near Mecca.

## Trails and Bikeways

The County of Riverside contains bicycle, pedestrian, and equestrian trails that traverse urban, rural, and natural areas and surround the Salton Sea. These multi-use trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of Riverside County's circulation system. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities.

As shown on Figure 9, Trails and Bikeway System, an extensive trails system is planned for the Eastern Coachella Valley.

### Policies:

- ECVAP 14.1 Implement the Trails and Bikeway System, Figure 9, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.
- ECVAP 14.2 At signalized intersections, special equestrian push buttons (located at heights usable by persons riding on horseback) will be considered and installed where appropriate. Priority shall be given to those signalized intersections identified as trail crossings.
- ECVAP 14.3 As resources permit, consideration should be given to the placement of signs along those public rights-of-way identified as regional or community trail alignments alerting motorists to the possible presence of equestrian, bicycle and pedestrian (i.e., non-motorized) traffic.



The purpose of the California Scenic Highways program, which was established in 1963, is to "Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways."

## Scenic Highways

Scenic highways provide the motorist with a view of distinctive natural characteristics that are not typical of other areas in the County of Riverside. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations, and to manage development along scenic highways and corridors so that it will not detract from the area's natural characteristics.

As shown on Figure 10, Scenic Highways, State Route 111, from Bombay Beach on the Salton Sea to State Route 195 near Mecca, is a State-eligible Scenic Highway, providing views of the Salton Sea and the surrounding mountainous wilderness.

### Policies:

- ECVAP 15.1 Protect the scenic highways in the Eastern Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

## Multipurpose Open Space

As described in earlier sections, the Eastern Coachella Valley contains a variety of open spaces that serve a multitude of functions. Open space areas within the Valley include the Joshua Tree National Park, the Santa Rosa Mountains, the Mecca Hills, the Dos Palmas Reserve, the Salt Creek Area of Critical Environmental Concern, the Painted Canyon, the Whitewater River, and the Salton Sea. These open spaces encompass a variety of habitats. There are also a number of recreation areas within the Eastern Coachella Valley. This Multipurpose Open Space section is a critical component in preserving the character of the County of Riverside and the Valley. In addition to providing a scenic background and preserving the natural character of the Eastern Coachella Valley, these open spaces help define the edges of, and separations between, communities.

## Local Open Space Policies

### *Habitat Conservation/CVMSHCP*

With its rich and varied landscape, the Eastern Coachella Valley accommodates several ecological habitats that are home to numerous flora and fauna. Preserving habitat not only aids in sustaining species' survival, but also maintains the quality of life in the Valley.

The Coachella Valley Association of Governments has prepared, on behalf of its member agencies, a CV MSHCP which covers 27 species of plants and animals in the Coachella Valley. Currently, this plan conserves between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/development standards, and an aggressive acquisition program for a total conservation area of between 700,000 and 750,000 acres. Please see Figure 11 for more information. This map is for informational purposes only. The CV MSHCP was adopted by the plan participants in 2007 and 2008 and permits were issued by the Wildlife Agencies in late 2008.

#### **Policies:**

ECVAP 16.1            Protect visual and biological resources in the Eastern Coachella Valley Area Plan through adherence to General Plan policies found in the Preservation section of the Multipurpose Open Space Element, as well as policies contained in the Coachella Valley Multiple Species Habitat Conservation Plan.

### *Ridgelines*

The ridgeline of the Santa Rosa Mountains along the western edge of the Eastern Coachella Valley, together with the ridges of the Mecca Hills and Orocochia Mountains in the east, constitute important natural resources within the Area Plan.

#### **Policies:**

ECVAP 17.1            Refer to the Ridgeline policies in the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources policies in the General Plan Multipurpose Open Space Element.

## Hazards

Hazards are natural and man-made conditions that must be respected if life and property are to be protected as growth and development occur. Portions of the Eastern Coachella Valley are subject to hazards at varying degrees of risk and danger. These hazards include flooding, seismic occurrences, and wildland fire, and are depicted on the hazards maps, Figures 12 to 16.

### Local Hazard Policies

#### *Flooding*

As shown on Figure 12, Flood Hazards, much of the western edge of the Eastern Coachella Valley from Indio and La Quinta to the Salton Sea is located within a 100-year floodplain. Another large 100-year floodplain extends southerly from Thermal to the Salton Sea. Additionally, fluctuation in the level of the Salton Sea, or a seismic event resulting in a seiche (earthquake induced wave action) could cause flooding of areas immediately adjacent to the sea.

#### **Policies:**

- ECVAP 18.1      Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.
- ECVAP 18.2      Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of the Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.
- ECVAP 18.3      Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Coachella Valley Water District for review.

#### *Wildland Fire Hazard*

The desert and mountainous region in the northeastern area of the Eastern Coachella Valley has a high and very high wildfire susceptibility. The wildfire susceptibility is moderate to low in the valley and the desert regions on the western and eastern sides of the Salton Sea. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, use of low fuel landscaping, and use of fire resistant building techniques. In still other cases, safety-oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 13, Wildfire Susceptibility, for the location of wildland fire hazard areas in Eastern Coachella Valley.

#### **Policies:**

- ECVAP 19.1      Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.



## Seismic

The Eastern Coachella Valley is traversed by the San Andreas fault, an active fault with a significant probability of earthquake activity. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of building techniques, the enforcement of setbacks, and practical avoidance measures will help to mitigate the potentially dangerous circumstances. Refer to Figure 14, Seismic Hazards, for the location of faults within the Eastern Coachella Valley.

### Policies:

ECVAP 20.1            Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

## Slope

Areas within the Eastern Coachella Valley contain steep slopes that require special development standards and care to prevent erosion and landslides, preserve significant views, and minimize grading and scaring. Figure 15 depicts steep slope areas within the Eastern Coachella Valley. Figure 16 maps areas of slope instability.

### Policies:

ECVAP 21.1            Protect life and property through adherence to the Hillside Development and Slope section of the General Plan Land Use Element and the Slope and Soil Instability Hazards section of the General Plan Safety Element.

ECVAP 21.2            Refer to the Rural Mountainous and Open Space-Rural land use designations in the General Plan Land Use Element.

## Wind Erosion and Blowsand

Wind erosion most commonly occurs when barren sand or sandy loam soils are exposed to high wind in the absence of moisture. Alluvial fans in the Eastern Coachella Valley are especially prone to wind erosion, although wind erosion is not limited to these areas. Human activity can increase wind erosion by disrupting soil formations and compaction, disturbing the stabilizing and wind-breaking effect of dunes, and most significantly, removing surface vegetation and its stabilizing effects.

Blowsand, the most severe form of wind erosion, occurs largely due to natural conditions. Blown sand can cause significant damage to property, and also results in the nuisance and expense of removing sand from roadways and other property, where it interferes with normal activity. Additionally, blowsand introduces a high level of suspended particulates into the air, which can create respiratory problems.



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as “sand boils,” “sand blows” or “sand volcanoes.” Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

Despite its ability to cause property damage, alter normal activity, and create health problems, blowsand is also an essential element to maintaining habitat areas within the Valley. Many species in the Coachella Valley are adapted to live on windblown sand. Creating a safe environment for the residents of Eastern Coachella Valley and, at the same time, protecting a valuable habitat resource requires, therefore, a delicate balance.

**Policies:**

- ECVAP 22.1      Minimize damage from and exposure to wind erosion and blowsand through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element.
- ECVAP 22.2      Require protection of soil in areas subject to wind erosion or blowsand. Mitigation measures that may be required include, but are not limited to, windbreaks, walls, fences, vegetative groundcover, rock, other stabilizing materials, and installation of an irrigation system or provision of other means of irrigation.
- ECVAP 22.3      Control dust through the policies of the Particulate Matter section of the General Plan Air Quality Element.
- ECVAP 22.4      Preserve the environmentally sensitive alluvial fan areas flowing out of the canyons of the Santa Rosa Mountains.

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**General Plan Amendment adopted since 12/31/09**

- GPA No. 1075, BOS RSLN 2011-156, 10/18/11
- GPA No. 1120, BOS RSLN 2014-222, 11/24/14
- GPA No. 743, BOS RSLN 2015-214, 09/22/15
- GPA No. 960, BOS RSLN 2015-260, 12/08/15



# Elsinore Area Plan

## Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of Elsinore Area Plan as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

*“Riverside County is a family of special communities in a remarkable environmental setting.”*

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through Riverside County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

## Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County of Riverside. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized Oasis transit system now operates quite successfully in several cities and communities.

## Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer are almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

## Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

## Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

## Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

## Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

## Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

## Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

## Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

## Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

## Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

**Intergovernmental Cooperation**

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

**Introduction**

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



**Quotes:** quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



**Factoids:** interesting information about Riverside County that is related to the element



**References:** contacts and resources that can be consulted for additional information



**Definitions:** clarification of terms and vocabulary used in certain policies or text.

It doesn't matter whether you whiz by on Interstate 15 or wind your way down the spectacular face of the Santa Ana Mountains on State Route 74; the eye cannot avoid taking in Lake Elsinore. From the I-15 you also get a bonus in the form of the precipitous slope of the mountains; from the 74 you gaze out over hills, towns and valleys stretching far into the distance. As if that was not enough, there is even the man-made Canyon Lake off to the northeast, capturing waters from the San Jacinto River. The richness of this special place isn't just in its visual qualities. It is also a collection of unique communities as well as home to a remarkable variety of natural species. The Elsinore area is a truly unique human and natural habitat within a county that encompasses many notable environments.

The Elsinore Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive area to understand the physical, environmental and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing Elsinore. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in Elsinore, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these additional policies. Land use related issues are addressed in the Land Use section. The Plan also describes relevant transportation issues, routes and modes of transportation in the Circulation section. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are, of



course, both natural and manmade hazards to consider, and they are spelled out in the Hazards section.

## *A Special Note on Implementing the Vision*

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Elsinore area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

**Pattern of Development and Open Space.** The Plan intensifies and mixes uses at nodes adjacent to transportation corridors, more accurately reflects topography and natural resources in the Gavilan and Sedco Hills with appropriate land use designations, and avoids high intensity development in natural hazard areas. Land use densities step down into areas constrained by natural features, resources or habitats, or remote from transportation facilities. Existing communities and neighborhoods retain their character and are separated from one another by lower intensity land use designations where possible.

**Watercourses.** Temescal Wash is a major influence on the character of the northern portion of the Area Plan, traversing it from northwest to southeast and flowing around Lee Lake and adjacent to Interstate 15. Land use designations adjacent to the Wash reflect a desire to buffer it from development so that its scenic and natural resource values are retained. Murrieta Creek, which flows adjacent to Palomar Street in Wildomar, has also been illustrated as a watercourse.

Data in this area plan is current as of [*Adoption date of GPA No. 1122*] ~~March 23, 2010~~. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

## Location

The strategic location of this area is clearly evident in Figure 1, Location. Because of the access provided by State Route 74 over the Santa Ana Mountains, Elsinore is a gateway to the west. It is also an important north/south link in the western flank of Riverside County. One looks outward toward five area plans that constitute a major portion of the vast development potential in western Riverside County. Starting to the south and moving counter-clockwise, we find the adjacent Southwest Area Plan, and the plans for Sun City/Menifee Valley, Mead Valley, Lake Mathews/Woodcrest and Temescal Canyon. The cities of Lake Elsinore, Wildomar and Canyon Lake are core communities here. Murrieta approaches from the south and Perris from the northeast, but neither extend into this planning area. Moreover, the Elsinore planning area borders on both San Diego County to the south and Orange County to the west. These relationships can be better visualized by reference to Figure 1, Location, which also depicts the unincorporated places that have a strong local identity. As a framework for these locales, some of the more prominent physical features are also shown on this exhibit.

## Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That certainly applies here as well. This section describes the setting, features and functions that are unique to the Elsinore Area Plan. These defining characteristics are shown on Figure 2, Physical Features.

## Setting



The San Jacinto River meanders over 40 miles through Riverside County, beginning at Lake Hemet in the San Jacinto Mountains and terminating at Lake Elsinore.

Much of the Elsinore Area Plan is situated within a valley, running from northwest to southeast, framed by the Santa Ana and Elsinore Mountains on the west and the Gavilan and Sedco Hills on the east. Lake Elsinore, which is the largest natural lake in Southern California, covering about 3,000 surface acres, is a centerpiece in the valley. Lake Elsinore is the terminus of the San Jacinto River, which is regulated by the Railroad Canyon dam and generally stabilized at an elevation of approximately 1,230 feet. The Lake is fed by the San Jacinto River and underground springs and is drained by the Temescal Wash to the north, flowing eventually into the Santa Ana River. Murrieta Creek, which eventually drains into the Santa Margarita River, starts just south of Lake Elsinore. Lake Elsinore, Canyon Lake, the San Jacinto River, Temescal Wash, and Murrieta Creek provide a distinctive pattern of lakes and watercourses throughout the valley floor and the settlements here are significantly shaped by the richness of both waterways and the widely varied topography. It is truly a remarkable setting.

## Unique Features

### *Cleveland National Forest*

The Cleveland National Forest forms the western boundary of the area and encompasses large portions of the Santa Ana and Elsinore Mountains. This area is characterized by natural open space and outdoor recreational

uses with pockets of rural residential and wilderness oriented visitor serving uses scattered along State Route 74. Private inholdings within the Forest boundary are developed with limited residential and commercial uses.

## *Temescal Wash*

The Temescal Wash creates an impressive swath pinched between the Gavilan Hills and the Santa Ana Mountains. Although dry most of the year, the wash serves as an outlet for Lake Elsinore and eventually drains into the Santa Ana River. While the wash runs in a generally northwest/southeast direction, it also provides a critical perpendicular linkage for animals between the mountain and hill habitats on either side. That is why the wash plays such an important role in the Western Riverside County Multiple Species Habitat Conservation Plan.

## Unique Communities

### *Meadowbrook*

Meadowbrook, an Unincorporated Community recognized by the Local Agency Formation Commission (LAFCO) in 1997, is situated in the northeastern portion of the Area Plan immediately north and east of presently undeveloped portions of the City of Lake Elsinore. This community includes some commercial and light industrial uses focused along State Route 74, the central transportation spine within the community. However, Meadowbrook is generally characterized by very low density residential development and vacant properties set amid rolling hills. Community residents have expressed interest in economic development through implementation of a Rural Village Land Use Overlay.

### *Warm Springs*

Warm Springs, a Community of Interest recognized by LAFCO, forms a portion of the northern boundary of the Elsinore Area Plan. The northerly portion of this community is set in the Gavilan Hills. A strip along the north edge of this area, along the border of the Lake Mathews/Woodcrest Area Plan, is within the sphere of influence of the relatively distant City of Riverside. This area is generally characterized by rural uses set along steep slopes. Development is concentrated adjacent to Interstate 15 and in a focused area along State Route 74 adjacent to the City of Lake Elsinore.

### *Horsethief Canyon*

Horsethief Canyon is located in the northwestern corner of the plan area. This emerging suburban development is developing pursuant to a comprehensive specific plan (Specific Plan No. 152) that both accommodates potential population growth and provides for conservation of open space.



**A Community of Interest (COI)** is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an **Unincorporated Community (UC)** within two years of status obtainment.

Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.

### Cleveland Ridge (Lakeland Village)

The community of Cleveland Ridge is located immediately west of Lake Elsinore and includes a major ridge along the eastern face of the Santa Ana and Elsinore Mountains. This community also incorporates the Lakeland Village Redevelopment Project Area, which comprises a mix of urban residential and commercial uses along Grand Avenue on the low lying areas adjacent to the lake. Natural open space with pockets of rural residential uses are adjacent to State Route 74 as it winds along the steep easterly face of the Santa Ana Mountains.



A “**sphere of influence**” is the area outside of and adjacent to a city’s border that has been identified by the County Local Agency Formation Commission as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

### Incorporated Cities

#### City of Lake Elsinore

The Elsinore Area Plan surrounds the incorporated City of Lake Elsinore. As of, the City of Lake Elsinore encompassed about 42.3 square miles, with an estimated population of 50,267, and 16,207 households. Lake Elsinore's sphere of influence encompasses over 30.2 square miles and extends into the Horsethief Canyon, Warm Springs and Meadowbrook communities and southwest towards the communities of El Cariso and Rancho Capistrano near the Main Divide Road.

#### City of Riverside

A portion of the City of Riverside's sphere of influence extends into the Warm Springs community. The City of Riverside’s predominantly rural land use designations for this area are consistent with this area plan’s direction.

### City of Wildomar

Wildomar is located immediately south of the City of Lake Elsinore in a valley between the Santa Ana Mountains and the Gavilan and Sedco Hills. Wildomar City, incorporated on July 1, 2008, includes rural residential uses in the rolling hills and more intense concentration of residential, commercial and employment uses between Interstate 15 and Grand Avenue. The community is expanding easterly of Interstate 15, especially along Clinton Keith Road and Bundy Canyon Road.

### City of Canyon Lake

Canyon Lake is a private, gated city located halfway between Lake Elsinore and Sun City, California. Canyon Lake began as a master-planned community developed by Corona Land Company in 1968. The “City of Canyon Lake” was incorporated on December 1, 1990. As of 2009, the city geographically spanned over 4.6 square miles. Originally formed in 1927 after Railroad Canyon Dam was built, the lake covers 383 acres and includes 14.9 miles of shoreline.

## Land Use Plan

The Land Use Plan focuses on preserving the numerous unique features in the Elsinore area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the Countywide General Plan. Proposed uses represent a full spectrum of categories that relate the natural characteristics of the land and economic potential to a range of permitted uses.

The Elsinore Land Use Plan, Figure 3 depicts the geographic distribution of land uses within this area. The Plan is organized around 20 Area Plan land use designations. These land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; the Community Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning, and the oral and written testimony of Riverside County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Elsinore Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

## Land Use Concept

The Elsinore Area Plan reflects the RCIP Vision for Riverside County in several ways. It does so by intensifying and mixing uses at nodes adjacent to transportation corridors, by more accurately reflecting topography and natural resources in land use designations, by avoiding high intensity development in natural hazard areas, and by considering compatibility with adjacent communities' land use plans as well as the desires of residents in the plan area.

The land use designations maintain the predominantly very low density character of the Meadowbrook and Warm Springs communities, the natural and recreational characteristics of the Cleveland National Forest, and

“

*Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms.*

”

*- RCIP General Plan Principles*

“

*Our communities - both improvements to existing ones and newly emerging ones - are models for new ways to provide and manage infrastructure, deliver education, access jobs, apply new technology, and achieve greater efficiency in the use of land, structure, and public improvements.*

”

*- RCIP Vision*

Community Development uses in Cleveland Ridge. Areas designated Conservation-Habitat and Rural Mountainous help provide a separation between communities and provide additional definition for existing communities.

**Table 1: Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1, 2,3,4</sup>	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.</li> </ul>
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.</li> </ul>
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.</li> </ul>
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies..</li> </ul>
	Water (W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.</li> </ul>
	Recreation (R)	N/A	<ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1, 2,3,4</sup>	Notes
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Very Low Density Residential (VHDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> <li>Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</li> </ul>
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.</li> </ul>
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40% will be permitted.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>
	Public Facilities (PF)	< 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>
Mixed-Use Planning Area		<ul style="list-style-type: none"> <li>This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.</li> </ul>	



# Elsinore Area Plan

## Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> <li>Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.</li> </ul>
Community Center Overlay (CCO)	<ul style="list-style-type: none"> <li>Allows for either a Community Center or the underlying designated land use to be developed.</li> </ul>
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> <li>The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.</li> <li>The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.</li> <li>In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)</li> </ul>
Historic District Overlay (HDO)	<ul style="list-style-type: none"> <li>This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.</li> </ul>
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> <li>Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.</li> </ul>
Policy Areas	<ul style="list-style-type: none"> <li>Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.</li> </ul>

### NOTES:

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 0.5 acre per structure.

**Table 2: Statistical Summary of Elsinore Area Plan**

LAND USE	STATISTICAL CALCULATIONS <sup>1</sup>			
	AREA ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>9</sup></b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	2,442	366	1,107	NA
Rural Mountainous (RM)	10,606	530	1,602	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	13,048	896	2,709	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	686	240	725	NA
Very Low Density Residential (RC-VLDR)	69	52	156	NA
Low Density Residential (RC-LDR)	0	0	0	NA
<i>Rural Community Foundation Sub-Total:</i>	755	292	881	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	224	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	51,907	NA	NA	NA
Open Space-Water (OS-W)	341,338	NA	NA	NA
Open Space-Recreation (OS-R)	88	NA	NA	13
Open Space-Rural (OS-RUR)	6,407	160	484	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	58,967 58,964	160	484	13
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	3,293	2,470	7,461	NA
Low Density Residential (LDR)	571	856	2,585	NA
Medium Density Residential (MDR) <sup>8</sup>	2,732	8,784	26,537	NA
Medium-High Density Residential (MHDR)	245	1,591	4,807	NA
High Density Residential (HDR)	7	77	231	NA
Very High Density Residential (VHDR)	16	265	799	NA
Highest Density Residential (HHDR)	0-45	0 1,355	0 4,093	NA
Commercial Retail <sup>2</sup> (CR)	120 95	NA	NA	1,805 1,409
Commercial Tourist (CT)	17	NA	NA	282
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	825 783	NA	NA	10,609 10,066
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	56	NA	NA	915
Public Facilities (PF)	47	NA	NA	47
Community Center (CC) <sup>3</sup>	0	0	0	0
Mixed Use Planning Area (MUPA)	0 66	0 989	0 2,988	0 396
<i>Community Development Foundation Sub-Total:</i>	7,929 7,932	14,043 16,249	42,420 49,083	13,658 13,115
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b>80,699</b>	<b>15,394 17,597</b>	<b>46,494 53,157</b>	<b>13,674 13,128</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	45,435	---	---	---
Indian Lands	0	---	---	---
Freeways	218	---	---	---
<i>Other Lands Sub-Total:</i>	45,653			
<b>TOTAL FOR ALL LANDS:</b>	<b>126,352</b>	<b>15,394 17,597</b>	<b>46,494 53,157</b>	<b>13,674 13,128</b>

# Elsinore Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>OVERLAYS<sup>4,5</sup></b>				
Rural Village Study Area Overlay	701	2,003	6,050	3,859
<i>Total Area Subject to Overlays:<sup>4, 5</sup></i>	701	2,003	6,050	3,859
<b>POLICY AREAS<sup>6</sup></b>				
Temescal Wash	460	---	---	---
Glen Eden	703	---	---	---
Warm Springs	13,834	---	---	---
Walker Canyon	1,248	---	---	---
Lake Elsinore Environs	234	---	---	---
March Joint Air Reserve Base Influence Area	190	---	---	---
<i>Total Area Within Policy Areas:<sup>6</sup></i>	16,669			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:<sup>7</sup></b>				
	<b>17,370</b>			

**FOOTNOTES:**

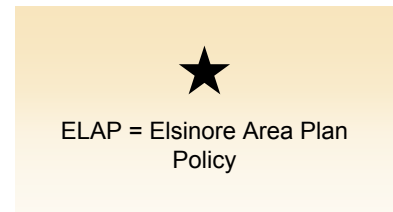
- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed *instead of* the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, *in addition to* the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 8 723.91 acres is under Glen Eden Policy Area which has an assumption of 2.5 du/ac.
- 9 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

## Overlays and Policy Areas

A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of the Policy Areas identified in the Elsinore Area Plan are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

### Overlays and Policy Areas

Special policies are appropriate to address important locales that have special significance to the residents of this part of Riverside County. Six policy areas have been designated within the Elsinore Area Plan. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Elsinore area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. The policy area boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in



determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

### **Warm Springs**

Located in the northern portion of the plan area, Warm Springs includes a rural area set within the steep slopes of the Gavilan Hills. The ridge line and slopes of the Gavilan Hills are biological and visual assets to the region.

**Policies:**

- ELAP 1.1        Protect the life and property of residents and maintain the character of the Gavilan Hills through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the Environmentally Sensitive Lands section of the Multipurpose Open Space Element, and the Slope and Soil Instability Hazards and Fire Hazards sections of the General Plan Safety Element.
- ELAP 1.2        Require that development of contiguous areas designated as Light Industrial be designed in a coordinated manner.
- ELAP 1.3        Require that all commercial and industrial uses be sensitive to environmental hazards (i.e., flooding) and not substantially impact environmental resources (i.e., biological and water quality).
- ELAP 1.4        Require commercial and industrial uses to not substantially impact circulation systems.

### **Temescal Wash**

Temescal Wash, extending 28 miles from Lake Elsinore to the Santa Ana River, is the principal drainage course within the Temescal Valley. The Wash also serves as an important component of the Western Riverside County MSHCP and has the potential for providing recreational amenities to serve the planning area. The preservation and enhancement of this feature is an important component of the Elsinore Area Plan land use plan. This policy area is synonymous with the 100 year flood zone for the Wash.

**Policies:**

- ELAP 2.1        Protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the General Plan Safety Element; the Non-motorized Transportation section of the Circulation Element; the Multiple Species Habitat Conservation Plans and the Environmentally Sensitive Lands sections of the Multipurpose Open Space Element; and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element.
- ELAP 2.2        Encourage the maintenance of Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.

## Walker Canyon Policy Area

The Walker Canyon Policy Area consists of 1,250 acres of land located northerly of Interstate 15 in the vicinity of Walker Canyon Road. The site is designated Open Space-Rural on the Elsinore Area Plan. However, a preferable alternative to extremely large lot rural land sales would be the master planning of this area to provide for a limited amount of development, coupled with preservation of the majority of the site as open space and wildlife habitat.

### Policies:

ELAP 3.1 Notwithstanding the Open Space -Rural designation of this property, any proposal to establish a master planned community within this area through the general plan amendment and specific plan process shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments as described in the Administration Element, provided that:

- a. A specific plan is submitted for a Community Center or mixed use village center development designed as a hillside village. Potential uses may include residential uses at a variety of densities (including community development foundation component densities), commercial retail and service uses, offices, and a hotel, as well as public facilities and recreational areas. In addition to the required components, the specific plan must address the unique requirements of hillside development, special hillside design guidelines, and the special nuances of integrating hillside development into the natural environment.
- b. Approximately 900 acres, or at least two-thirds of the site area, is set aside as Open Space - Conservation Habitat for inclusion in the Western Riverside County Multiple -Species Habitat Conservation Plan reserve system.
- c. The specific plan shall include special attention to the following concerns: (1) pedestrian circulation in a hillside context, including provision for ramps and paths as well as stairs in order to ensure full accessibility for all users; (2) provision for retail commercial uses so as to minimize the need for residents to travel outside the village for routine daily needs, such as groceries, banking, etc.; and (3) the buffering and protection of conserved open space, especially relating to the interface between riparian areas and development.
- d. Due to the unique character of this development, the area is hereby determined to be eligible for reductions in onsite street widths and an exemption from the prohibition on development on slopes over 25%. Such exemptions would be subject to official determination by the Board of Supervisors or its successor-in-interest at the time of its action on the specific plan.

The environmental impact report or other CEQA document prepared for any specific plan at this site shall address the site's access, soils, geology, hydrology, biology, and wildfire susceptibility in addition to issues of slope and topography.

- e. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

### ***Glen Eden Policy Area***

The Glen Eden Policy Area consists of portions of Sections 17, 18, and 19 located southwesterly of Temescal Canyon Road and northerly, northeasterly, and westerly of the Horsethief Canyon community. Development within this Policy Area shall be subject to the following policies.

#### **Policies:**

- ELAP 4.1 Residential development shall comply with an average density of 2.5 dwelling units per acre. No individual project may have an overall density in excess of 2.5 dwelling units per acre, unless a permanent density transfer between two or more projects is approved by the County of Riverside, in which case the overall density of the projects together may not exceed 2.5 dwelling units per acre. The density of individual parcels or planning areas within a project may exceed 2.5 dwelling units per acre, as long as the overall project density does not exceed this level.
- ELAP 4.2 Clustering of dwelling units within an individual project is encouraged where such clustering would enable the conservation of open space in accordance with the Multipurpose Open Space Element.

### ***Rural Village Land Use Overlay***

Rural Village Overlay Study Areas were identified on the Elsinore Area Plan map for the community of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) in the 2003 General Plan. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the boundary and policies of these study areas were modified and a Rural Village Land Use Overlay was created to strategically intensify the uses in the targeted core areas of Meadowbrook (Figure 5), but not in El Cariso.

The spatial analysis indicated that the increase in intensity of uses in El Cariso Rural Village is not necessary at this particular time, thus resulting in removing the boundaries of the Rural Village Study Area established in the RCIP General Plan.

#### **Policies:**

- ELAP 5.1 Allow areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.
- ELAP 5.2 In the Meadowbrook Land Use Overlay, commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved as designated in the overlay. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Land Use Overlay as necessary in conjunction with the widening of State Highway Route 74.

## Meadowbrook Town Center

Meadowbrook Town Center (see Figure 3A) features two areas of intense, Mixed-Use Area development clustering, the Highway 74/Meadowbrook Avenue Neighborhood [Neighborhood 1] and the Highway 74/Kimes Lane Neighborhood [Neighborhood 2] to provide a **more** broad panoply of conveniently located local community services, and an expanded variety of housing opportunities for local residents. These Mixed-Use Areas, described below, will provide landowners with opportunities 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 land use designs. Both neighborhoods require that at least 50% of their areas be developed for Highest Density Residential (HHDR) uses.

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

### Mixed-Use Area (MUA) Neighborhood Descriptions and Policies:

Following are the descriptions of the two Mixed-Use Area (MUA) neighborhoods of Meadowbrook Town Center, and the policies specific to each neighborhood:

The **Highway 74/Meadowbrook Avenue Neighborhood** [Neighborhood 1] The Highway 74/Meadowbrook Avenue Neighborhood is bisected by State Highway 74. This neighborhood covers about 56 gross acres (about **39 40** net acres), and currently contains low density single family residences and vacant lots. The neighborhood is surrounded by similar land uses - low density single family residences and vacant parcels. The neighborhood will be developed as a Mixed-Use Area, with a **minimum** 50% HHDR component, and commercial and other land use types. Surrounding land uses are designated Very Low Density Residential.

Two bus stops are currently located on Highway 74 towards the northernmost boundary of the neighborhood, one located to serve northbound passengers, and one located to serve southbound passengers. Commercial and other types of non-residential mixed-use development will be most appropriately placed directly along and near Highway 74, which is convenient for those living in and commuting into the neighborhood and will provide a buffer from the highway for the HHDR residential development in the neighborhood. Also, the opportunity exists to expand transit services and provide more bus stops and more bus services along Highway 74, as local transit demand expands in the future.

Also, because of its mixed-use characteristics, this neighborhood should be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing, thereby resulting in a walkable neighborhood. This neighborhood would serve surrounding neighborhoods by providing job opportunities through its commercial uses. It should be noted that this neighborhood is within a flood zone which could result in additional permits to meet floodplain management requirements, and would provide opportunities for open space buffers between differing use types, as needed, and opportunities for open space edge trails.

### Policy:

- ELAP 5.3 **Fifty percent At least 50%** of the Highway 74/Meadowbrook Avenue Neighborhood shall be developed in accordance with the HHDR land use designation.
- ELAP 5.4 Residential uses for the Highway 74/Meadowbrook Avenue Neighborhood should generally be located in the southeastern and northeastern portions of this neighborhood. Nonresidential uses should include a variety of

*other uses, such as retail activities serving the local population and tourists, parks, light industrial uses, parkland, and other uses.*

***Highway 74/Kimes Lane Neighborhood [Neighborhood 2]*** is located less than one mile north of Neighborhood 1 and also along State Highway 74, on about 10 gross acres (about 7 net acres). With the exception of one single family residence, the neighborhood site is currently vacant and is surrounded by low density single family residential uses and vacant parcels. Highway 74 adjoins the western edge of the neighborhood. This neighborhood will be developed as a Mixed-Use Area, with a **minimum** 50% HHDR component, and commercial and other land use types. This neighborhood is surrounded by Very Low Density Residential land uses.

*This neighborhood could serve the surrounding community by providing local commercial services and job opportunities in association with the commercial uses. Also, because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing, resulting in a walkable neighborhood. Two bus stops are conveniently located on Highway 74 within the neighborhood boundaries. It should be noted that this neighborhood is within a flood zone which could result in additional permits to meet the community's floodplain management requirements, and would provide opportunities for open space buffers between differing use types, as needed, and opportunities for open space edge trails.*

*Policies:*

ELAP 5.5 **Fifty percent At least 50%** of the Highway 74/Kimes Lane Neighborhood shall be developed in accordance with the HHDR land use designation.

ELAP 5.6 Residential uses for the Highway 74/Kimes Lane Neighborhood [Neighborhood 2] should be encouraged to be located in the eastern portion of this neighborhood. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business parks, light industrial uses, and parkland.

***Policies Applying to both Neighborhoods of Meadowbrook Town Center:***

*The following policies apply to both of the Mixed-Use Area (MUA) neighborhoods of Meadowbrook Town Center:*

ELAP 5.7 Both the Highway 74/Meadowbrook Avenue and Highway 74/Kimes Lane Neighborhoods shall be developed with **minimum of 50 %** Highest Density Residential, and other uses, potentially including commercial, business park, office, etc. uses, in a mutually supportive, mixed-use development pattern.

ELAP 5.8 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Connections should also be provided to the public facilities in the vicinity, including the elementary school, library, and community center.

ELAP 5.9 All HHDR sites should 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 frequent and, in many cases, daily, basis.

ELAP 5.10 Ensure that all new land uses, particularly residential, commercial, and public uses, including schools and parks, are designed to provide convenient public access to alternative transportation facilities and services including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.



- ELAP 5.11 Project designs should reduce traffic noise levels from Highway 74 as perceived by noise-sensitive uses, such as residential uses, to acceptable levels.*
- ELAP 5.12 Residential uses that are proposed in both neighborhoods where they would be located immediately adjacent to areas designated for Low Density Residential development should include edge-sensitive development features to provide buffering between the differing residential densities, including but not necessarily limited to such features as one-story buildings, park lands and open space areas, and trails.*
- ELAP 5.13 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## ***Lake Elsinore Environs Policy Area***

The Lake Elsinore Policy Area consists of portions of Sections 11, 13, and 14 of Township 6 South, Range 5 West and portions of Sections 18, 19, and 20 of Township 6 South, Range 4 West designated Open Space - Conservation. The Open Space - Conservation designation is based generally on the boundaries of the mapped 100-year flood plain in this. The intent of this designation is to protect the public from flooding hazards.

Following adoption of the General Plan in 2003, the County of Riverside reviewed and integrated the most accurate and updated flood mapping information in the 2008 update of the General Plan.

### **Policies:**

- ELAP 6.1 To avoid potential flood hazards for future developments, use clustering and consolidation of parcels whenever feasible. (AI 25, AI 59-61)
- ELAP 6.2 To ensure that development along the Grand Avenue Corridor occurs in a historically consistent manner, require the necessary studies in the future.

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## Specific Plans

Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development and conservation. These tools are a means of addressing detailed concerns that conventional zoning cannot accomplish.



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The four specific plans located in the Elsinore planning area are listed in Table 3, Adopted Specific Plans in the Elsinore Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

**Table 3: Adopted Specific Plans in the Elsinore Area Plan**

Specific Plan	Specific Plan #
Horsethief Canyon Ranch	152
Toscana <sup>1</sup>	327
Renaissance Ranch	333
Colinas del Oro	364

Source: County of Riverside Planning Department.

<sup>1</sup> Portions of this specific plan extend into a neighboring Area Plan

## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Elsinore Area Plan, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County of Riverside regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides policies to address those land use issues relating specifically to the Elsinore area.

## Local Land Use Policies

### **Lee Lake Community: Highest Density Residential (HHDR) Neighborhoods**

*The Lee Lake Community (see Figure 3B) is located in the Temescal Canyon, along the east side of I-15, between the freeway and Temescal Canyon Road, and south of Indian Truck Trail. It consists of two neighborhoods, which are separated by Indian Wash. **Lee Lake North Neighborhood** [Neighborhood 1] is located adjacent to Indian Truck Trail, and north of Indian Wash, and **Lee Lake South Neighborhood** [Neighborhood 2] is located south of Indian Wash. Both neighborhoods are designated*

entirely as Highest Density Residential. Although the Lee Lake Community currently contains some light industrial development, most of the area is vacant.

Retail Commercial uses, a fire station, and parks are located nearby to the north, across I-10 via Indian Truck Trail, and Luiseno Elementary School and parks are located nearby toward the south, across I-10 via Horsethief Canyon Road. More intense light industrial development is located toward the south along Temescal Canyon Road. Both neighborhoods are located in areas convenient to I-10 and Temescal Canyon Road for local and regional transportation, and near a Riverside Transit Agency bus transit line that provides convenient connections to destinations from Corona to Temecula, and to the Corona Metrolink Transit Center, which also provides the opportunity for potential links from the site or near the site to regional transit services and regional destinations.

Lee Lake Community is situated in a highly scenic setting, with spectacular views of nearby mountains to both the east and west. Lee Lake is located immediately nearby toward the east, across Temescal Canyon Road. The westerly edges of both neighborhoods, located adjacent to I-15, are exposed to elevated traffic noise levels. Site designs should incorporate features to reduce freeway noise impacts, and to buffer development in Lee Lake Neighborhood South from nearby industrial uses.

Open space, trails, and park and recreation areas can be integrated into site development in the Lee Lake Community to provide buffers and scenic recreation along both the northern and southern edges of Indian Wash, and to provide walkable destinations and internal features that promote both internal community walkability and pedestrian and bikeway access to nearby attractions off-site.

### **Highest Density Residential (HHDR) Neighborhoods and Policies:**

Following are descriptions of the two Highest Density Residential (HHDR) neighborhoods of the Lee Lake Community, and the policies specific to each neighborhood:

The **Lee Lake North Neighborhood** [Neighborhood 1] contains about 13 gross acres (about 11 net acres) and is located between Temescal Canyon Road and I-15, between Indian Truck Trail at its interchange with I-15 on its north, and Indian Wash on its south.

#### **Policy:**

ELAP 6.3            The entire Lee Lake North Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Lee Lake South Neighborhood** [Neighborhood 2] contains about 33 gross acres (about ~~25~~ 29 net acres) and is located between Temescal Canyon Road and I-15, immediately south of Indian Wash.

#### **Policy:**

ELAP 6.4            The entire Lee Lake South Neighborhood shall be developed in accordance with the HHDR land use designation.

### **Policies Applying to both Neighborhoods of the Lee Lake Community:**

The following policies apply to both Highest Density Residential (HHDR) neighborhoods of the Lee Lake Community:

ELAP 6.5            Paseos and pedestrian and bicycle paths should be provided within the Lee Lake Community, between residential structures, community facilities, and open space areas, including between both neighborhoods and along or near both the northern and southern edges of Indian Wash.

- ELAP 6.6 All HHDR sites should 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 frequent and, in many cases, daily basis.*
- ELAP 6.7 All new land uses, particularly residential, commercial, and public uses, including schools and parks, should be designed to provide or potentially accommodate convenient public access to alternative transportation facilities and services, including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.*
- ELAP 6.8 All new residential and other noise-sensitive uses shall be designed to sufficiently reduce traffic noise levels from nearby roads, including I-15.*
- ELAP 6.9 All new residential uses shall be designed to sufficiently reduce noise levels and other potential impacts associated with retained on-site and adjacent industrial uses.*
- ELAP 6.10 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## **Mt. Palomar Nighttime Lighting**

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards throughout the Elsinore Area Plan as shown on Figure 6, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view. This is an excellent example of a valuable public resource that requires special treatment far beyond its immediate locale.

### **Policies:**

- ELAP 7.1 Adhere to the lighting requirements of Riverside County for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.*

## **Circulation**

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region and move around within it by a number of transportation options.

As stated in the Vision and the Land Use Element, Riverside County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Elsinore Area Plan, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of the Elsinore Area Plan is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Elsinore Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

## Local Circulation Policies

### Vehicular Circulation System

Environmental features both water oriented and topographic impose substantial obstacles to circulation routes; however, the Elsinore Area Plan proposes a circulation system to handle these challenges. The area is served by Railroad Canyon Road, Bundy Canyon Road, and Clinton Keith Road from the east. Temescal Canyon Road is the main arterial serving the area from the north. State Route 74 also traverses the Area Plan in an east-west orientation.

#### Policies:

- ELAP 8.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the functional classifications and standards specified in the Planned Circulation Systems section of the General Plan Circulation Element.
- ELAP 8.2 Maintain Riverside County’s roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

### Trails System

A multi-purpose trails system is a critical part of this area plan because of the concentration of critical linkages centered here. In this sense, the trails for human use parallel the connectivity required for habitat linkages. An extensive system of proposed trails and bikeways exists within the planning area connecting the various neighborhoods with the recreational resources of the Cleveland National Forest and the regional trail system. The Elsinore Area Plan trail system is mapped in Figure 8, Trails and Bikeway System.

#### Policies:

- ELAP 9.1 Implement the Trails and Bikeway System, Figure 8, through such means as dedication or purchase, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

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The California Scenic Highways program was established in 1963 to Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways.

## Scenic Highways

Certain roadways are not only functional; they are a part of the public's ability to experience an area, especially one that offers important scenic vistas. That is the case with Interstate 15 from Corona south to the San Diego County line. It has been designated as an Eligible State Scenic Highway. State Route 74 has also been designated as an Eligible State Scenic Highway. The western segment is a secondary County entrance road and will serve as a link to Orange County's system of scenic routes. The scenic highways designated within the Elsinore Area Plan are depicted on Figure 9, Scenic Highways.

### Policies:

ELAP 10.1 Protect Interstate 15 and State Route 74 from change that would diminish the aesthetic value of adjacent properties through adherence to the Scenic Corridors sections of the General Plan Land Use and Circulation Elements.

## Community Environmental Transportation Acceptability Process (CETAP) Corridors

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The CETAP was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate increased growth and preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified four priority corridors for the movement of people and goods: Winchester to Temecula Corridor, East-West CETAP Corridor, Moreno Valley to San Bernardino Corridor, and Riverside County - Orange County Corridor.

The East-West CETAP Corridor may pass through the Elsinore Area Plan along State Route 74, or to the north of it. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes. The Riverside County- Orange County Corridor is currently under study, but is envisioned to connect from Interstate 15 in Riverside to State Route 241 in Orange County, somewhere in the range between State Route 91 and State Route 74.

### Policies:

ELAP 11.1 Accommodate the East-West CETAP Corridor in accordance with the CETAP section of the General Plan Circulation Element.

ELAP 11.2 Accommodate the direction of the Riverside County-Orange County Corridor study, once it is complete.

## I-15 Corridor

Interstate 15 is a major connector between the Corona/Riverside area and San Diego. This corridor could be enhanced, especially by connecting transit links, to provide a critical north-south link for transit, automobile and truck trips within and outside the County of Riverside. The capacity of this critical corridor could be expanded through such strategies as widening, high-occupancy vehicle lanes, dedicated truck lanes, and transit improvements, such as exclusive express buses. Infrastructure put in place along with development in this area plan should support all modes of transit along this corridor.

**Policies:**

- ELAP 12.1      Require projects to be reviewed for the provision of transit support facilities (including bus turnouts, signage, benches, shelters, etc.) along arterial streets and local transit service routes.
- ELAP 12.2      Consider the following regional and community wide transportation options when developing transportation improvements in the Elsinore Area Plan:
- a.    Construct a new interchange on Interstate 15 at Horsethief Canyon Road.
  - b.    Develop regional transportation facilities and services (such as high-occupancy vehicle lanes and express bus service), which will encourage the use of public transportation and ridesharing for longer-distance trips.
- ELAP 12.3      Require each proposed Specific Plan, and major commercial and industrial projects consisting of 20 acres or larger, to be evaluated for the provision of a park-and-ride facility.



## Multipurpose Open Space

The Elsinore area contains an unusually rich concentration of open space resources, for habitat, recreation and scenic purposes, hence the label of multipurpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The importance of the resources here means that they require thoughtful preservation and, in some cases, restoration. In many cases, the focus here must be on establishing and maintaining vital linkages, without which the vital habitat and recreational potential of this area would be severely compromised. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of the Elsinore Area Plan. Preserving the scenic background and natural resources here gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that: these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision.

In this area plan, the natural characteristics are quite dominant. In addition to their extensive basic supply value, they offer design opportunities for quality development. Achieving a desirable end state of valued local open space to benefit residents and visitors will require sensitive design attention in laying out development proposals and linkages to make the open space system work to its optimum.

## Local Open Space Policies

### *Watersheds, Floodplains, and Watercourse Policies*

The Elsinore Area Plan contains a major portion of the Santa Margarita River watershed, which includes Murrieta Creek. This watershed, and its included watercourses, provide a truly unique habitat for flora and fauna of statewide significance. The watercourses provide corridors through developed land as well as linking open spaces outside of development areas. This allows wildlife the ability to move from one locale to another without crossing developed land. The following policies preserve and protect these important watershed functions.

#### **Policies:**

ELAP 13.1 Protect the Santa Margarita watershed and habitat, and provide recreational opportunities and flood protection through adherence to the policies found in the Open Space, Habitat, and Natural Resource Preservation section of the General Plan Land Use Element and the Environmentally

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*The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.*

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- RCIP Vision



A watershed is the entire region drained by a waterway that flows into a lake or reservoir or the ocean. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include a wide variety of resources and environments.

Sensitive Lands, Floodplain and Riparian Area Management, Wetlands, and Open Space, Parks and Recreation sections of the Multipurpose Open Space Element.

## Mineral Extraction

There are significant areas of mineral resource extraction within the Elsinore Area Plan. The area contains regionally important aggregate and clay resources, as well as non-regionally important mineral resources. Most of these resources are currently being extracted or are being held in reserve for future extraction. Compatibility with surrounding land uses, potential noxious impacts, surface runoff management, and the future reclamation of the sites must be considered for all existing and proposed mineral extraction areas.

### Policies:

- ELAP 14.1 Protect the economic viability of mineral resources as well as the life and property of Elsinore Area Plan residents through adherence to the Mineral Resources section of the General Plan Multipurpose Open Space Element.
- ELAP 14.2 Avoid mineral resource extraction within the Temescal Wash Policy Area, which contains viable riparian habitat, in favor of areas containing very sparse or non-existent riparian habitat.
- ELAP 14.3 Require a biologically designed and professionally implemented revegetation program as part of reclamation plans, where avoidance is not feasible.
- ELAP 14.4 Require hydrologic studies by a qualified consultant as part of the environmental review process for all proposed surface mining permits within or adjacent to the Temescal Wash Policy Area. This shall include proper management of surface run-off.

## Oak Tree Preservation

The Elsinore Area Plan contains significant oak woodland areas. Oak woodlands should be protected to preserve habitat and the character of the area.

### Policies:

- ELAP 15.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines adopted by Riverside County and the Vegetation section of the Multipurpose Open Space Element of the General Plan.



For further information on the MSHCP please see the Multipurpose Open Space Element of the General Plan.

## Multiple Species Habitat Conservation Plan

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) was developed by the

County of Riverside and adopted by the County of Riverside and other plan participants in 2003. Permits were issued by the Wildlife Agencies in 2004. The WRC MSHCP comprises a reserve system that encompasses core habitats, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

**WRC MSHCP Program Description**

The Endangered Species Act prohibits the “taking” of endangered species. Taking is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” listed species. The Wildlife Agencies have authority to regulate this take of threatened and endangered species. The intent of the WRC MSHCP is for the Wildlife Agencies to grant a take authorization for otherwise lawful actions that may incidentally take or harm species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the WRC MSHCP allows the County of Riverside to take plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County of Riverside, a property owner-initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the WRC MSHCP Reserve or subjected to other WRC MSHCP criteria.

**Key Biological Issues**

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.

**Policies:**

- ELAP 16.1 Protect sensitive biological resources in the Elsinore Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.
- ELAP 16.2 Provide for connection between Santa Ana Mountains, Temescal Wash and foothills north of Lake Elsinore; existing connections are at Indian Truck Trail (buffer along Canyon Creek), Horsethief Canyon, and open upland areas southwest of Alberhill.
- ELAP 16.3 Provide northwest-southeast connection along hills between Estelle Mountain and Sedco Hills, primarily for California gnatcatchers, but also other sage scrub species.



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW)



The following sensitive, threatened and endangered species, covered under the MSHCP, may be found within this area plan:

- Bell’s sage sparrow
- California gnatcatcher
- Orange-throated whiptail
- Loggerhead shrike
- San Diego ambrosia
- Bobcat
- Quino checkerspot butterfly
- Munz’s onion
- Many-stemmed dudleya
- Southwestern willow flycatcher
- Least Bell’s vireo
- Slender-horned spineflower

- ELAP 16.4 Conserve clay soils supporting sensitive plants such as Munz's onion, many-stemmed dudleya, small-flowered morning glory and Palmer's grapplinghook. (There is a Munz's onion population of approximately 7,500 heads in Alberhill.)
- ELAP 16.5 Conserve wetlands including Temescal Wash, Collier Marsh, Alberhill Creek, Wasson Creek, and the lower San Jacinto River, (including marsh habitats and maintaining water quality).
- ELAP 16.6 Maintain upland habitat connection between North Peak Conservation Bank, Steele Peak, and Bureau of Land Management (BLM) lands.
- ELAP 16.7 Conserve Engelmann Oak Woodlands.
- ELAP 16.8 Conserve sensitive plants, including Parry's spineflower, prostrate spineflower, Payson's jewelflower, smooth tarplant, slender-horned spineflower, Couldte's matijila poppy, Palomar monkeyflower, little mousetail, vernal barley, San Jacinto Valley crownscale, Coulter's goldfields, heart-leaved pitcher sage, and the Quino checkerspot butterfly.
- ELAP 16.9 Conserve Travers-Willow-Domino soil series.
- ELAP 16.10 Conserve foraging habitat adjacency for raptors, sage scrubbed-grassland ecotone.
- ELAP 16.11 Conserve habitat in Sedco Hills to maintain connection between Granite Hills and Bundy Canyon Road.
- ELAP 16.12 Provide for connection across State Route 74 for birds and land species.
- ELAP 16.13 For Wasson Creek, maintain north-south linkage at least 750 feet wide from Wasson Creek to North Peak.
- ELAP 16.14 South of Wasson Creek, development should be limited to western and eastern slopes.

## Hazards

Hazards are natural and manmade conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, dam failures, earthquakes and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions. Portions of the Elsinore Area Plan may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14. These hazards are located throughout the Elsinore area and produce varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Elsinore Area Plan.

## Local Hazard Policies

### *Flooding and Dam Inundation*


Temescal Wash, Murrieta Creek, and the San Jacinto River, as well as Lake Elsinore, pose significant flood hazards within the Elsinore Area Plan. Dam failure of the Railroad Canyon Dam at Canyon Lake would cause flooding in the plan area. Refer to Figure 10, Flood Hazards for a depiction of flood hazards in the Elsinore area.

**Policies:**

- ELAP 17.1 Adhere to the flood proofing and flood protection requirements of the Riverside County Flood Control and Water Conservation District.
- ELAP 17.2 Protect proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow by requiring submittal to the Riverside County Flood Control and Water Conservation District for review.
- ELAP 17.3 When possible, create flood control projects that maximize multi-recreational use and water recharge.
- ELAP 17.4 Protect life and property from the hazards of potential dam failures and flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

### *Wildland Fire Hazard*

The plan area contains a number of unique features and communities that are subjected to a high risk of fire hazards, including the Cleveland National Forest, Cleveland Ridge, Warm Springs and Meadowbrook. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and utilizing fire-resistant building techniques. In still other cases, safety oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 11, Wildfire Susceptibility.



**Fire Fact:**  
 Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds heighten the fire danger throughout Southern California.

**Policies:**

- ELAP 18.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as “sand boils, sand blows” or “sand volcanoes.”

Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

## Seismic

The Elsinore fault runs north-south through the middle of the plan area. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of specialized building techniques, the enforcement of setbacks from faults, and practical avoidance measures will help to mitigate the potentially dangerous circumstances. Refer to Figure 12, Seismic Hazards, for the location of faults within the Elsinore Area.

### Policies:

ELAP 19.1 Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

## Slope

Many areas within the Elsinore Area Plan, depicted on Figure 13, Steep Slope, contain steep slopes that require special development standards and care to prevent erosion and landslides, preserve significant views and minimize grading and scarring. Additionally, the ridgelines of the Santa Ana Mountains and Gavilan and Sedco Hills provide a significant visual resource for users of the Interstate 15 corridor and occupants of the valley floor.

### Policies:

ELAP 20.1 Identify and preserve the ridgelines that provide a significant visual resource for Elsinore through adherence to the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.

ELAP 20.2 Prohibit building sites on the Gavilan Hills Ridgeline. Projects proposed within this area shall be evaluated on a case by case basis to ensure that building pad sites are located so that buildings and roof tops do not project above the ridgeline as viewed from Interstate 15.

ELAP 20.3 Protect life and property and maintain the character of the Elsinore area through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element, the Hillside Development and Slope section of the General Plan Land Use Element, and the Rural Mountainous land use designation.

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General Plan Amendments adopted since 12/31/09

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>- GPA No. 1105, BOS RSLN 2011-176, 07/12/11;</li> <li>- GPA No. 1126, BOS RSLN 2015-214, 09/22/15;</li> </ul> | <ul style="list-style-type: none"> <li>- GPA No. 1120, BOS RSLN 2014-222, 11/24/14;</li> <li>- GPA No. 960, BOS RSLN 2015-260, 12/08/15;</li> </ul> |
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# Highgrove Area Plan

## Vision Summary

The County of Riverside General Plan and Area Plans have been steered by the RCIP Vision. The following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of Highgrove area, as well as the rest of the County of Riverside. The RCIP Vision was written to reflect the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

*“Riverside County is a family of special communities in a remarkable environmental setting.”*

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through the County of Riverside, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities; and
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

## Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout Riverside County. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible.

## Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood you prefer are almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

## Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

## Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

## Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

## Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

## Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

## Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

## Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

## Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

## Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

## Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

## Introduction



A “sphere of influence” is the area outside of and adjacent to a city’s border that the city has identified as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas may directly affect circulation, service provision, and community character within the cities.

The Highgrove area is a very distinct and special environment. From virtually any place here, you have a sweeping view of distant mountains and nearby mountains and hills. Rock outcroppings within the Box Springs Mountains accent the hillsides and provide a distinct texture to the landscape. The citrus groves of Highgrove and the lush riparian nature of Springbrook Wash also contribute to the unique character of the area.

A word must be stated regarding the titles used in this area plan. This area plan name refers in large part to one distinct community; Highgrove, located west and east of Interstate 215, in the northerly portion of this planning area. The remaining areas south of the Highgrove community, including the entire University City neighborhood and portions of the Box Springs Mountains, are also included in this area plan. The entire Highgrove planning area also falls within the City of Riverside’s sphere of influence.

This is not a stand-alone document, but rather an extension of the County of Riverside General Plan and Vision Statement. The County of Riverside Vision Statement details the physical, environmental, and economic characteristics that the County of Riverside aspires to achieve by the year 2020. Using the Vision Statement as the primary foundation, the County of

Riverside General Plan establishes policies to guide development and conservation within the entire unincorporated Riverside County territory, while the Area Plan provides policy direction specifically for Highgrove.

In addition to a description of the location, physical characteristics, and special features here, the Area Plan contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive area to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing the Highgrove area. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area’s communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in the Highgrove area, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. The plan also describes relevant transportation issues, routes, and modes of transportation in the Circulation section. The key to understanding our valued open space network is described in the Multipurpose Open Space section. There are, of course, both natural and man made hazards to consider, and they are spelled out in the Hazards section.

## A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and area plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Highgrove area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

**Open Space Resources.** The rolling hillside terrain, rock outcroppings, and riparian corridors of the Highgrove area define the character of this region. The Box Springs Mountains and Springbrook Wash are prime examples of the area's prominent open space and rural character. They also serve as important habitat preservation areas for several species. The plan preserves the character of the Box Springs Mountains with the application of the Open Space Conservation designation, and applies specific policy guidance for the preservation of Springbrook Wash.

Data in this area plan is current as of *[Adoption date of GPA No. 1122] ~~March 23, 2010~~*. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



**Quotes:** quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



**Factoids:** interesting information about Riverside County that is related to the element



**References:** contacts and resources that can be consulted for additional information



**Definitions:** clarification of terms and vocabulary used in certain policies or text.

own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan will be part of the General Plan Implementation Program.

## Location

Highgrove's northwestern location in western Riverside County is evident on Figure 1, Location. In fact, it borders on two other area plans: the Jurupa Area Plan to the west and the Reche Canyon/Badlands Area Plan to the east. Figure 1 locates each of the unique communities within the Highgrove area, along with the adjacent City of Riverside to the south and cities of Colton and Grand Terrace (in San Bernardino County) to the north. In fact, the Highgrove area stretches south along the western side of the Box Springs Mountains almost to the confluence of Interstate 215 and State Route 60. To the west, the Highgrove Area Plan includes an unincorporated enclave along North Main Street.

## Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That theme applies here as well. The Highgrove setting is especially situated to capture distant mountain views in almost every direction. That quality is evident in the functions and features that are unique to Highgrove and found in this section, as can be seen on Figure 2, Physical Features. The hills, mountains, and watercourses that frame this area also serve to contain urban development in the more developable portions of the landscape. The Box Springs Mountains provide a habitat for many native species, while the more distant mountains provide a scenic backdrop.

## Setting

The Highgrove area is a wonderfully distinct place. From the lush riparian corridor of the Springbrook Wash, to the slightly undulating flatlands and citrus fields of Highgrove, to the dramatic rolling terrain and rugged outcroppings of the Box Springs Mountains, this area is truly a wondrous and diverse haven for nature and a special location for human habitation.

## Unique Features

### *Box Springs Mountains*

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

# Highgrove Area Plan

## Springbrook Wash

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

## Unique Communities

### Highgrove

The community of Highgrove is located north of the City of Riverside and south of the San Bernardino County line in northwest Riverside County. The community encompasses 2,250 acres of uniquely mixed land uses east of Interstate 215, ranging from a well-established urban core with commercial, industrial, civic and residential uses in its western portion, to larger-lot and equestrian-oriented residential uses and citrus groves to the east. Center Street serves as the community's primary thoroughfare, with the Burlington Northern - Santa Fe (BNSF) and Union Pacific (UP) railroad lines also as prominent transportation facilities. West of Interstate 215, Highgrove encompasses another 204 acres, consisting mostly of medium density and very low density, single-family detached residential uses, with some scattered commercial and industrial uses and mobile home parks along La Cadena Drive.

### University City

Encompassing approximately 93 acres, the primarily residential community of University City lies westerly of Interstate 215/State Route 60, adjacent to the City of Riverside.



**A Community of Interest (COI)** is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an Unincorporated Community (UC) within two years of status obtainment.

Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.

## Land Use Plan

The Highgrove Land Use Plan focuses on preserving the unique features in the Planning Area and, at the same time, accommodating future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Highgrove Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area plan. The Plan is organized around 20 area plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Proposed uses represent a full spectrum of designations that relate the natural characteristics of the land and economic potential to a range of permitted uses. Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; the Community Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities, Indian tribes, and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Highgrove Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

## Land Use Concept

“

*Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded lifestyle.*

”

*-RCIP Vision*

The primary purpose of the Land Use Plan is to preserve the small-town nature of the Highgrove area. Slope, habitat and other natural constraints limit opportunities to provide substantial areas for population or employment growth. Conservation of habitat, preservation of existing communities, and provision of areas for orderly expansion of the Highgrove community are the primary objectives of this Land Use Plan.

West of Interstate 215, in the vicinity of Main Street, the Land Use Plan designates the land as Light Industrial. Very Low Density Residential, Medium Density Residential, Commercial Retail, and Light Industrial lands are designated immediately west of Interstate 215 in keeping with the area’s existing patterns of development. Two existing mobile home parks are assigned densities reflecting the existing uses.

The portion of Highgrove located immediately east of Interstate 215 contains a mix of urban uses, including Medium Density, Medium High Density, High Density, and Highest Density Residential, Commercial Retail, and Light Industrial uses. The eastern half of this area is designated Medium Density Residential and Low Density Residential.

The central portion of the planning area, south of Highgrove, contains Open Space-Conservation areas associated with the Box Springs Mountains Park, along with Rural Mountainous, Rural Residential, and Very Low Density

Residential uses. In the southern portion of the planning area, a mix of urban uses is planned in close proximity to State Route 60, including a range of residential, employment-generating, and public land uses. Much of this southern area is located within the boundaries of Specific Plan No. 250 (Gateway Center).



**Table 1: Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1, 2,3,4</sup>	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.</li> </ul>
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.</li> </ul>
Rural	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.</li> </ul>
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
Rural Community	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Conservation (C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multiple Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.</li> </ul>
Open Space	Water (W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.</li> </ul>
	Recreation (R)	N/A	<ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>
	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
Community Development	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Low Density	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> </ul>
Community	Low Density	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> </ul>

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1, 2,3,4</sup>	Notes
<b>Development</b>	Residential (LDR)		<ul style="list-style-type: none"> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> <li>Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</li> </ul>
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .</li> </ul>
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>
Mixed-Use Planning Area		<ul style="list-style-type: none"> <li>This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.</li> </ul>	

# Highgrove Area Plan

## Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> <li>Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.</li> </ul>
Community Center Overlay (CCO)	<ul style="list-style-type: none"> <li>Allows for either a Community Center or the underlying designated land use to be developed.</li> </ul>
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> <li>The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.</li> <li>The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.</li> <li>In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)</li> </ul>
Historic District Overlay (HDO)	<ul style="list-style-type: none"> <li>This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.</li> </ul>
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> <li>Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.</li> </ul>
Policy Areas	<ul style="list-style-type: none"> <li>Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.</li> </ul>

### NOTES:

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.

**Table 2: Statistical Summary of Highgrove Area Plan**

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>5</sup>	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>6</sup></b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	2	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	2	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	40	6	18	NA
Rural Mountainous (RM)	493	25	75	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	533	31	93	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	0	0	0	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA
Low Density Residential (RC-LDR)	0	0	0	NA
<i>Rural Community Foundation Sub-Total:</i>	0	0	0	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	1,178	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	16	NA	NA	NA
Open Space-Water (OS-W)	21	NA	NA	NA
Open Space-Recreation (OS-R)	299	NA	NA	45
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	1,514	0	0	45
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	50	37	114	NA
Low Density Residential (LDR)	226 206	339 309	1,033 941	NA
Medium Density Residential (MDR)	1,329 1,246	4,651 4,362	14,183 13,302	NA
Medium-High Density Residential (MHDR)	5	30	90	NA
High Density Residential (HDR)	26	287	877	NA
Very High Density Residential (VHDR)	15	247	753	NA
Highest Density Residential (HHDR)	2 22	46 652	141 1,988	NA
Commercial Retail <sup>2</sup> (CR)	57	NA	NA	854
Commercial Tourist (CT)	0	NA	NA	0
Commercial Office (CO)	5	NA	NA	190
Light Industrial (LI)	103 82	NA	NA	1,321 1,057
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	39	NA	NA	636
Public Facilities (PF)	49	NA	NA	49
Community Center (CC) <sup>3</sup>	0	0	0	0
Mixed Use Planning Area (MUPA)	0 103	0 77	0 236	0 264
<i>Community Development Foundation Sub-Total:</i>	1,906 1,905	5,637 6,001	17,191 18,301	3,095 3,050
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>				
	<b>3,955 3,954</b>	<b>5,668 6,032</b>	<b>17,284 18,394</b>	<b>3,095</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	0	---	---	---
Indian Lands	0	---	---	---
Freeways	132	---	---	---
<i>Other Lands Sub-Total:</i>	132			
<b>TOTAL FOR ALL LANDS:</b>				
	<b>4,087 4,086</b>	<b>5,668 6,032</b>	<b>17,284 18,394</b>	<b>3,095</b>

# Highgrove Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>5</sup>	D.U.	POP.	EMPLOY.
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>POLICY AREAS<sup>4</sup></b>				
Highgrove Community	2,533	---	---	---
City of Riverside Sphere of Influence	4,083	---	---	---
March Joint Air Reserve Base Influence Area	2,759	---	---	---
<i>Total Area Within Policy Areas:<sup>4</sup></i>	<b>9,375</b>			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:<sup>5</sup></b>	<b>9,375</b>			

**FOOTNOTES:**

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.
- 4 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 5 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.
- 6 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

## Policy Areas

A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of these areas are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Two Policy Areas have been designated within the Highgrove area. These are the Highgrove Community Policy Area and the March Joint Air Reserve Base Airport Influence Area. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of Highgrove than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries are shown on Figure 4, Overlays and Policy Areas. The boundaries of the Highgrove Community Policy Area are approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed project.

## Highgrove Community Policy Area

Prior to commencement of the Riverside County Integrated Project (RCIP) process in 1999, the County of Riverside had embarked on an update of the Highgrove Community Plan. After an extensive period of outreach and plan preparation, the County of Riverside adopted the Highgrove Community Plan in December 1999. Rather than duplicate efforts for the Highgrove area as part of the RCIP, the County of Riverside chose to incorporate the goals, issue statements, and policies as written in the Community Plan, within the Highgrove Area Plan document except as necessary to reflect the subsequent adoption of Specific Plan No. 323 (Spring Mountain Ranch). Some minor changes have been made to reflect consistency with Riverside County's General Plan and updated area plan land use designation system, though the essence and intent of the policy direction in the original Highgrove Community Plan remains. Policies pertaining specifically to Highgrove apply to the area denoted as the Highgrove Community Policy Area on Figure 4.

The Highgrove Community Policy Area applies to approximately 2,454 acres of unincorporated land located immediately south of the San Bernardino County line. The Highgrove area stretches eastward to the Box Springs Mountains and southward to the incorporated limits of the City of Riverside.

## Community Concerns

The major concerns of Highgrove residents relate to the changing character of the community. Long a rural community whose economic focus was citrus production, Highgrove is today a community split between residents who want to keep the area rural, those who have sought to make more urban facilities and amenities available to residents to promote Highgrove's potential, and others who recognize that changes will occur to Highgrove, but are concerned about the effect of the changes on their lifestyles.

Development has intensified the conflict between orange cultivation and homes, an argument that makes continued citrus farming difficult. Recent increases in the cost of irrigation water have convinced many growers that citrus cultivation is no longer economically feasible. Many local landowners have sought to remove their agricultural land holdings from the Highgrove Agricultural Preserve #1 in order to render them eligible for development. If development moves eastward, agriculture would no longer be Highgrove's predominant lifestyle and economic focal point.

## Recreational Facilities

The Highgrove community has had no local parks that directly serve it. Riverside County's Regional Parks and Open Space District implements a 3-acre-per-thousand residents standard through Riverside County Ordinance No. 460 (Division of Land), which would call for 9 acres of local parks to serve the 1,990 resident population.

County Service Area 126 (CSA 126), consistent with its mission to provide street lighting, parks and recreation, and police services, has taken steps to address this need. Construction of a local park is now complete on an approximately five-acre site behind the Younglove Community Center. Park improvements include two baseball fields, a soccer field, basketball courts, an inline hockey or tennis court, two separate play areas for young children, two pocket picnic areas with barbecue grills, a loop fitness trail, a snack bar and restrooms in the middle of the project, and a small additional parking lot along Main Street. Highgrove's local park was dedicated on October 16, 1999.

Pigeon Pass Road has been removed from the General Plan as a collector road connecting Highgrove to Moreno Valley. However, this road may be appropriate for designation as a scenic recreational and transportation corridor. If Pigeon Pass westerly of the mountains was formally closed off near the closed Highgrove Landfill site, this portion could be equipped with recreational amenities such as pedestrian, bike and equestrian trails. These amenities would not only enrich recreational opportunities in and of themselves, but could also provide links to recreational opportunities at Box Springs Mountains Park southerly of the community policy area and in the adjacent cities of Riverside and Grand Terrace.

## Business Development

The western urban core of the Highgrove study area begins near the intersection of Center Street and Iowa Avenue. This main portal into the Highgrove community has regional access via Interstate 215. In the neighboring cities of Grand Terrace and Riverside, light industrial uses predominate along this Interstate 215 corridor. The area contains a mixture of new businesses and older commercial developments on small, odd-shaped parcels.

## Highgrove Area Plan

Commercial and industrial uses are considered the most appropriate uses for property convenient to regional access and possessing job creation potential. For productive redevelopment to occur in the western area, parcels would need to be assembled into larger holdings. However, there are pockets of residential neighborhoods that can be identified and preserved at least in the near term. Given that several of these enclaves could also offer favorable locations for commercial or industrial development (such as along Iowa Avenue south of Center Street), potential problems could arise from the unmitigated impacts of new commercial or industrial developments near existing residential uses. The Area Plan includes policies to support future development applications that would build the community's economic base and promote self-sufficiency, but the plan also requires protection of remaining residential uses nearby.

### Vehicular Traffic Flow

The Highgrove study area is roughly rectangular in shape, and the Box Springs Mountains to the east pose a substantial obstacle to vehicular circulation. Traffic generated within this area has traditionally collected onto Center Street, then dispersed to the greater region along Iowa Avenue or Interstate 215. Center Street from Mount Vernon Avenue westward (a General Plan designated secondary) is the only internal street that provides through access from east to west through the entire community.

However, this access is often impeded by frequent passage through the area of freight trains along the Burlington Northern-Santa Fe (BNSF) and Union Pacific (UP) lines. The lack of grade separations along Center Street near these rail crossings demands that traffic wait for trains, sometimes on both lines, to pass through the area. Waits can seem interminable at scheduled stops to off-load raw materials or pick up finished product from local manufacturing plants. The BNSF line has installed rubber planking sections to permit smooth vehicular travel over its tracks when trains are not present. The UP line has programmed similar improvements for street crossings.

The City of Riverside's Hunter Park Specific Plan proposes only installation of safety devices and some street widenings as future crossing improvements along the UP line. The basic cost of building a bridge to complete a grade separation can exceed \$10 million, and can approach \$15-20 million if extensive utilities and business relocations are necessary. A Center Street grade separation could qualify as a public improvement that the Economic Development Agency (EDA) could undertake with redevelopment monies, if adequate funding is available. Also, if the Highgrove area's residential densities substantially increase, Highgrove's competitive position to win future federal and state grants for such work will improve. But a more likely near-term strategy to benefit Highgrove residents is for Riverside County to partner with the City of Riverside in funding a grade separation along Columbia Avenue. The City of Riverside added the grade separation to its five-year Capital Improvements Program in April, 1999, in order to seek a funding source and construct the improvement within the next twenty years.

### Long-range Issues

#### Sewer Service

Highgrove is not currently sewered. For many years, the area's rural uses at low density have been satisfactorily served by septic tanks. As the area transitions to a predominantly suburban residential community, development applicants will only be able to provide residential lots smaller than one acre if sanitary sewer service is extended. Current Regional Water Quality Control Board regulations to implement water quality standards for the Santa Ana River Basin require that residential lots smaller than 0.5 acre be connected to a public sanitary sewer system. The City of Riverside maintains a policy that lots smaller than one acre be connected.

Also, much of the existing community would rather connect to a public sewer system than replace or rehabilitate aging septic systems. Such replacement or rehabilitation will be necessary soon as septic systems installed 30 to 40 years ago reach the end of their design life. One major variable influencing how quickly Highgrove is sewered is how the cost of doing so will be allocated.

The City of Riverside currently provides water to the western Highgrove urban core and to residential customers as far east as Walker Avenue. The City of Riverside's official policy is to provide sewer service only to customers within its corporate boundaries. The City of Riverside could potentially provide sewer service to Highgrove, if the City Council approved an arrangement to do so. Riverside County and the City of Riverside have discussed sewer service provision to Highgrove, but no agreement had been announced at this writing.

The remaining current residential uses south of Spring Street and east of Michigan Avenue have potable water service through the Riverside Highland Water Company, a mutual water company headquartered in Colton. Riverside Highland has historically served the area for irrigation water to the groves, and has expanded its domestic service system to cover most of the tract home development that has occurred in Highgrove since the 1970s. Riverside Highland's Board of Directors has approved sewer service extension as an addition to the range of services provided by the company.

### Transportation Corridors

To promote a richer quality of life, the Highgrove community will have to exploit more of its transportation assets in a coordinated way to allow for multiple modes of travel.

Improvements to intersections at Center Street and Main Street along Iowa Avenue, which are associated with the Interstate 215 widening project is currently under construction with completion scheduled for summer 2015. Improving the freeway from State Route 60 as far as Orange Show Road in San Bernardino County has been under consideration for some time. The Riverside County Transportation Commission (RCTC), the California Department of Transportation (CALTRANS), and the San Bernardino Associated Governments (SANBAG) have tried to assemble a joint scope of work and a shared funding arrangement to complete this highway construction. The project is still on hold at this time, and so too are the local intersection improvements that could benefit Highgrove.

As previously noted, the BNSF and UP lines are actively used to transport freight through Highgrove within the western urban core. Also, MetroLink operates passenger trains over the westerly branch of the BNSF line from San Bernardino to the downtown Riverside station and on to points in western Riverside and Orange Counties. The BNSF line proceeding southward through Highgrove could be utilized to provide service to Perris and other southern Riverside County locations. The proposed San Jacinto branch line could utilize a Tier II station site in Highgrove as a transfer or staging point for needed equipment or employees.

Parcels easterly of the BNSF line could be appropriate for siting a transit station or accompanying service uses to support passengers or crew. Residential redevelopment up to Very High Density Residential (VHDR-20 dwelling units per acre) would exploit the transit access for those who desire it and could create a greater localized demand in Highgrove for goods and services. Appropriate projects would seek to combine residential and nonresidential elements into a mixed land use pattern that could serve both the transit customer and the Highgrove resident.

The Riverside County Transportation Commission has obtained the San Jacinto branch line and will make decisions about necessary station locations as that process unfolds. Planning policies to guide development oriented toward a Tier II transit station can be found under "Urban Residential Development Policies".



## Highgrove Area Plan

Highgrove could utilize a multi-modal concept along the California Avenue corridor. California Avenue becomes Northgate Street within the City of Riverside. In implementing the Hunter Park Specific Plan, the City of Riverside has proposed to vacate the right-of-way of Northgate Street southerly of Palmyrita Avenue. This right-of-way would be replaced by “the North-South Connector.” This connector road, to be located between the existing Union Pacific rail line and the Gage Canal, would connect Palmyrita Avenue and Columbia Avenue, the main through street for the Hunter Park area.

Completing California Avenue northerly of Citrus Street would thus connect the Light Industrial-designated parcels in Highgrove to the Hunter Park area. The Highgrove parcels would not be able to tie into a meaningful pedestrian network along California Avenue/Northgate Avenue, since this corridor is not a pedestrian portal for the Hunter Park Specific Plan. But bicycle trails along California Avenue to Palmyrita Avenue could conceivably connect the residential areas east of Mount Vernon Avenue with Highgrove's proposed Light Industrial-designated parcels along California Avenue. Such a connection could help reduce vehicle trips on Center Street.

### Natural Features Protection

For years, with the permission of local citrus grove owners, local residents have utilized grove access roads to take walks, to ride horses, or to ride bicycles. As agricultural holdings are sold to development interests, such privileges are expected to be drastically curtailed. Highgrove residents have stated the desire to continue to access open space areas in the future. As formerly open areas are converted to urban uses over time, the challenge of siting recreational trails to serve the myriad needs of the community will only increase. This is especially true as landowners submit development applications to build in or along the major open space areas adjacent to Highgrove such as the Box Springs Mountains and Springbrook Wash.

In addition to serving as the primary drainage channel for stormwater runoff from the Highgrove study area to the Santa Ana River, Springbrook Wash also provides wildlife habitat and opportunities for wildlife movement. Riversidean Sage Scrub vegetation, as well as riparian vegetative communities, have been identified as likely to occur along the banks of Springbrook Wash. Riversidean Sage Scrub vegetation also has been indicated on lands designated as Rural Mountainous in this Plan. Hilly or steeply sloping lands in Riverside County and other Southern California counties are prime areas for the occurrence of coastal sage scrub vegetation. Certain protected wildlife species, including the coastal California Gnatcatcher, can inhabit coastal sage scrub vegetation.

The Area Plan includes policy language to ensure that future development applications would implement appropriate mitigation measures for wildlife habitat reduction that they cause. Also, plan policies prevent any undue alteration of Springbrook Wash during the site preparation process. Furthermore, easements acquired during the development review process to implement regional multi-purpose trails, as depicted in the Trails and Bikeways Plan, will provide Highgrove residents future access to these natural features in as unspoiled condition as is practicable.

### Community Plan Goals

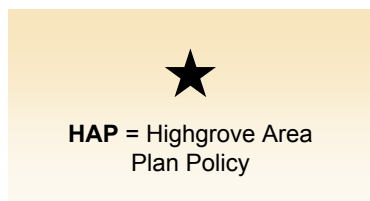
Based on the above community concerns and issues, the following goals apply to the Highgrove community:

- a. To encourage a varied future pattern of development that will promote greater economic self-sufficiency in Highgrove.

- b. To identify existing and future residential areas with land use and zoning designations that will discourage incompatible development, encourage reinvestment in homes and businesses, and support property values.
- c. To enhance the Highgrove community's ability to respond to changing future development conditions through flexible planning policies.
- d. To recommend future infrastructure improvements necessary to provide for adequate public facilities and services for the Highgrove Community Policy Area.
- e. To help sustain Highgrove's rural character as the community develops in the future.
- f. To safeguard the Box Springs Mountains and Springbrook Wash from development impacts that would diminish their value as fish and wildlife habitat or as natural areas for public enjoyment.

The predominant current residential density between Michigan Avenue and Mount Vernon Avenue is 0.5-acre size lots, the traditional maximum allowable density in the absence of sewer service. The undeveloped areas further east of Mount Vernon Avenue are mostly bordered by Rural Mountainous designated lands to the north and to the south.

It is not the intent of this plan to rule out future nonresidential development of unincorporated area parcels adjacent to the Hunter Park industrial area. Industrial, warehouse, or office uses are considered the most appropriate uses for property located with regional access and possessing job creation potential complementary to that of the Hunter Park area. In the future, developers assembling such parcels would need to provide focused studies addressing traffic, sewer service provision, and, as applicable, flooding issues, and would require the approval of a General Plan amendment. A project proponent can also request a future General Plan amendment for commercial uses, given evidence of sufficient demand to support it. Local serving commercial uses at an appropriate location could be a possible adjunct to a major future residential area.



**Policies:**

HAP 1.1 Development applications shall incorporate to the maximum extent feasible elements of the existing orange groves as a design feature. The intent is to provide visual and other buffering that will sustain the traditional rural sense of place that has long defined Highgrove.

- HAP 1.2 Development applications shall include strategies for minimizing vehicle trips generated within a project's boundaries.
- a. Wherever possible, the developer shall provide onsite amenities which will provide pedestrian, equestrian or bicycling options for making local trips of up to 2 miles one-way distance.
  - b. The developer shall link these amenities to scenic recreational and transportation corridors in an effort to connect to known existing and planned area trip generators.
  - c. In order to implement scenic recreational and transportation corridors and any regional trails proposed to connect thereto, development applicants shall provide easements for public

access along a project's perimeter or within or along areas of the project otherwise traversed by rights-of-way dedicated to the public use.

- d. Designate the following as scenic recreational and transportation corridors:
  - (1) Pigeon Pass Road, from Mount Vernon Avenue to its terminus in the vicinity of the closed Highgrove Landfill.
- e. Development applications that incorporate designated scenic recreational and transportation corridors within their project boundaries shall construct or cause to be constructed the following recreational and transportation amenities for the use and enjoyment of the general public, according to current applicable Riverside County standards:
  - (1) A combination Class I bikeway and jogging trail.
  - (2) An equestrian path.
  - (3) Adequate vegetative or other buffering features between the above facilities to increase their attractiveness, to promote privacy, and to reduce any potential conflicts between uses.

HAP 1.3 Development applications that propose more intense residential uses than otherwise allowed within the Highgrove Area Plan Land Use Plan, must satisfy the following, in addition to those policies specified under the appropriate residential density category above:

- a. If a project area is greater than 40 acres in size, then a specific plan application must be submitted.
- b. Near natural open space amenities like the Box Springs Mountains and the Springbrook Wash, clustering of dwelling units shall be encouraged to promote protection of scenic values and provision of recreational open space. The minimum lot size to be allowed in a cluster development shall be 7,200 square feet.

HAP 1.4 Development applications for commercial or industrial projects at locations designated for residential uses within the Highgrove Area Plan Land Use Plan must satisfy the following requirements, in addition to those specified under the “Commercial” or “Industrial” policies described in the Local Land Use Policies section.

- a. The project shall be buffered with landscaping, berms, additional setbacks or other features necessary to reduce the impacts on adjacent residential uses.
- b. Approval of a General Plan amendment is required.

## General Policies

### Administrative

#### Policies:

- HAP 2.1 The Land Use Plan associated with the Highgrove Area Plan determines the location, extent, density, and intensity of land uses.
- HAP 2.2 The Highgrove Area Plan constitutes a portion of the Riverside County General Plan. In addition to the Highgrove Community Policy Area, all countywide policies, objectives, programs, and standards in the Riverside County General Plan apply in the determination of General Plan consistency for a land use development proposal.
- HAP 2.3 Prior to approval of any proposed amendments that would permit more intense usage of a specific site, findings must be made that:
- a. The existing level of public facilities and services available to serve the project is adequate for the more intense land use, or there is a reasonable assurance that an adequate level of services will be available in the near future; and
  - b. The proposed land use designation is compatible with surrounding land uses and land use designations, and will not create future land use incompatibilities.
- HAP 2.4 Continue collaborative jurisdictional efforts with surrounding jurisdictions for the long-range planning of the Highgrove community.

### Design and Environmental

#### Policies:

- HAP 3.1 Any building constructed within the Fire Hazard Severity Zones shall be constructed with fire retardant roofing material as described in the Building Code and shall comply with the special construction provisions contained in the Riverside County Fire Code (Ordinance No. 787). Any wood shingles or shakes shall have a Class B (or better) rating and shall be approved by the Riverside County Fire Department prior to installation.
- HAP 3.2 The installation of water efficient fixtures and drought tolerant landscaping and the use of reclaimed water for landscaping, dust control, and other uses not involving human consumption are encouraged as means of conserving water in the area.
- HAP 3.3 Review development applications for projects along the Springbrook Wash to ensure that they complement the wash's function as a natural open space, wildlife, and recreation corridor.
- HAP 3.4 Roads crossing drainage channels shall provide for proper drainage.
- HAP 3.5 The Riverside County Flood Control and Water Conservation District shall review developments proposed within areas subject to flooding, including the Springbrook Wash. Land use types and intensities permitted shall recognize and mitigate local flooding problems.

- HAP 3.6 Developments proposed in areas near identified flood hazard areas, which could substantially increase surface runoff or provide substantial additional sources of polluted runoff, shall be reviewed by the Riverside County Flood Control and Water Conservation District. Land use types and intensities permitted shall recognize and mitigate surface runoff quality or quantity problems.
- HAP 3.7 Development adjacent to the Springbrook Wash shall be limited to the bluffs overlooking the wash itself. A development application proposing any alteration of the wash's banks must obtain prior approval of the Riverside County Flood Control and Water Conservation District.
- HAP 3.8 Development projects within the Highgrove Community Policy Area shall implement best management practices for urban pollutant runoff as prescribed by the Santa Ana Regional Drainage Area Management Plan (SAR-DAMP) and its supplements.

## Recreational Trails

### Policies:

- HAP 4.1 The Riverside County General Plan's Regional Trails Map and the Highgrove Area Plan trails maps depict conceptual trail alignments. The precise alignment of a trail shall be based on the physical characteristics of the area. Where practical, trails have been aligned along road rights-of-way and flood control and utility easements.
- HAP 4.2 Trails will be developed in accordance with current Riverside County design criteria, standards, and practices found in the Non-motorized Transportation section of the Riverside County General Plan Circulation Element. Function, safety, and scenic quality are the main criteria for their location and design.
- HAP 4.3 In order to implement any non-motorized regional multipurpose trails represented in these policies, trail routes will need to be acquired. Riverside County's Regional Park and Open Space District will be responsible for the development and maintenance of such trails. Proposed new non-motorized regional multi-purpose trails for Highgrove include the following:
- a. Along Spring Street, from Michigan Avenue easterly to near the easterly terminus of its publicly dedicated right of way, turning northerly to connect to Center Street near its easterly terminus, and continuing generally easterly to the Box Springs Mountains. (Implementation of this facility and its continuation along Center Street on the opposite side of the Box Springs Mountains could eventually permit a connection to Reche Canyon Road, already designated a regional multi-purpose trail in the Riverside County Comprehensive General Plan.)
  - b. From the Box Springs Mountains, at a point of connection with the facility cited in the policy above, continuing generally southerly, crossing Pigeon Pass Road, and connecting to Box Springs Mountain Park.
  - c. Along Mount Vernon Avenue, from Main Street to its intersection with Pigeon Pass Road.

- d. From the Gage Canal, within or along the Springbrook Wash to Mount Vernon Avenue, continuing through or along the wash to a point of connection with the current terminus of Serpentine Road.

HAP 4.4 Proposed new bike trails for Highgrove include the following:

- a. A Class II facility on Center Street, from Iowa Avenue to Michigan Avenue. (Implementation of this facility is important to pursuing an eventual connection to the Santa Ana River.)
- b. A Class II facility on Mount Vernon Avenue, from Main Street to Palmyrita Avenue.
- c. A Class II facility on California Avenue, from Center Street to the City of Riverside's incorporated limits.
- d. A Class II facility on Iowa Avenue, from Main Street to the City of Riverside's incorporated limits.
- e. A Class II facility on Main Street, from Michigan Avenue to Mount Vernon Avenue.
- f. A Class II facility on Michigan Avenue, from Main Street to Spring Street.
- g. A Class II facility on Spring Street, from Michigan Avenue to Mount Vernon Avenue.

HAP 4.5 Diamond-shaped warning signs indicating “Warning: Horse Crossing or depicting the equivalent international graphic symbol shall be installed where practicable at locations where regional or community trails as described in these policies cross public roads with relatively high amounts of traffic. Priority should be given to Center Street, Pigeon Pass Road, and roadways with more than two striped lanes. At signalized intersections, special equestrian push buttons (located at heights usable by persons riding on horseback) will be considered and installed where appropriate. As resources permit, consideration should be given to the placement of signs along those public rights-of-way identified as regional or community trail alignments alerting motorists to the possible presence of equestrian, bicycle, and pedestrian (i.e., non-motorized) traffic.

### **Local Land Use Policies**

Highgrove is a varied community consisting of three discernible parts, looking from west to east: a higher density mix of housing and mostly local-serving commercial development; suburban ranch style homes on, generally, half-acre lots; and rural lands.

### **Urban Residential Development**

Highgrove's western urban core stretches from La Cadena Drive to California Avenue. Within it is located the existing concentration of High Density Residential (HDR), Medium High Density Residential (MHDR), and Medium Density Residential (MDR).

## Highgrove Area Plan

Very High Density Residential (VHDR) includes apartment development, ranging from 14 to 20 dwelling units per acre. VHDR is not specifically allocated for any location within the Highgrove Community Policy Area. However, one existing trailer park is identified as Highest Density Residential.

HDR includes four-plex residential and apartment development, ranging from 8 to 14 dwelling units per acre.

A multiple family residential lot in HDR and MHDR must be at least 7,200 square feet in size and must contain at least 2,500 square feet per individual dwelling unit permitted.

MHDR allows densities ranging from 5 to 8 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 7,200 square feet down to about 5,000 square feet. This category also allows attached single family development and mobile home parks.

MDR allows densities ranging from 2 to 5 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 20,000 square feet down to about 7,200 square feet.

The Highgrove community is not served by a community or district sewer system, and, therefore, does not currently meet the qualifications for additional urban density development (densities greater than 2 dwelling units/acre) as specified in the Riverside County General Plan. Nonetheless, infill development east of Garfield Avenue will increase residential densities available to support the extension of sewer service to the community. The MDR densities would contribute to a land-use transition from job-creating uses that should be encouraged to locate alongside the Union Pacific rail line.

The following policies shall apply to all new development in HDR, MHDR, and MDR designations:

### **Policies:**

- HAP 5.1 Additional VHDR, HDR, or MHDR residential uses shall be located within Highgrove's western urban core. VHDR uses shall be allowed only as a component of a transit-oriented mixed-use development as specified in the policy below. HDR or MHDR uses shall be allowed either as a component of a transit-oriented mixed-use development as specified in the policy below; or on parcels with appropriate existing zoning whose development applications can satisfy all other applicable policies below.
- HAP 5.2 Provide amenity features in conjunction with all VHDR, HDR, and MHDR developments. This may include a local park, jogging trail, or other open space feature for the use and enjoyment of residents.
- HAP 5.3 VHDR, HDR, MHDR, and MDR developments located adjacent to lower density residential uses shall provide transitional buffers, such as larger lot sizes along the boundary, setbacks similar to those of the adjoining rural development, block walls, landscaped berms, or a wall combined with landscaping to enhance its appearance.
- HAP 5.4 MDR developments shall provide open space, neighborhood parks, or recreational areas to serve the needs of their residents.
- HAP 5.5 All MDR, MHDR, HDR, VHDR, HHDR land uses require a full range of public services, as described in the Land Use Element of the Riverside County General Plan, including adequate and available circulation, water service from the City of Riverside Water Utilities OR Riverside

Highland Water Company's distribution system (as applicable), sewage collection, and utilities including electricity and telephone (and, usually, natural gas and cable television) service.

- HAP 5.6 All subdivisions proposing development at MDR, MHDR, HDR, VHDR, and HHDR densities must be part of improvement districts of water and sewer districts which are authorized to provide water and sewer service, or must provide evidence of an agreement with another entity for provision of sewer service. Commitments for water and sewer service must be confirmed by the entities responsible for providing these services. Adequate and available water supply and sewage treatment capacities must exist at the time of construction to meet the demands of the proposed project.
- HAP 5.7 Development applications for transit-oriented mixed use development projects must satisfy the requirements of the VHDR, HDR, MHDR, MDR, Commercial or Industrial policies of this Plan, according to the uses incorporated within the project. In addition, such applications must satisfy the following requirements:
- a. The project shall be located within one half mile of a future Highgrove transit station site.
  - b. The project shall aggressively promote alternatives to vehicular traffic, by project design and amenities that encourage pedestrian and bicycle patronage.
  - c. The project's residential component shall have a maximum residential density of 20 dwelling units per acre (VHDR). In its design and construction, this residential component shall implement measures appropriate to mitigate exterior noise and interior noise at levels consistent with its proximity to railroad rights of way or other significant noise sources.
  - d. The project shall include a retail component that is centrally located, serves transit employees/passengers, the project's inhabitants, and potentially the greater Highgrove community.
  - e. Approval of a specific plan application is required.

### **Highgrove Town Center**

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



## Highest Density Residential (HHDR) Neighborhood Description and Policies:

The following is a description of the neighborhood in Highgrove Town Center designated for 100% HHDR development, and the policies specific to the neighborhood:

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

### Policies:

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

## Mixed-Use Area (MUA) Neighborhood Description and Policy:

The following is a description of the neighborhood in Highgrove Town Center designated for Mixed-Use Area (MUA) development, and the policies specific to the neighborhood:

**Center Street-Garfield Avenue Neighborhood [Neighborhood 1]:** The Center Street – Garfield Avenue Neighborhood contains about 103 gross acres (about **94 93** net acres), and is designated as a Mixed-Use Area, with a **minimum** 75% HHDR component. The remainder of this MUA may be developed with a balanced, mutually supportive (with the HHDR residential) combination of retail commercial, office, industrial, recreational, and other uses and residential densities. This neighborhood is bounded by California Avenue (and Union Pacific railroad tracks) on the west, Garfield Avenue on the east, Flynn Street on the north, and Springbrook Wash and the City of Riverside on the south. It is bisected by Center Street, Highgrove’s main business corridor and access to I-215 toward the west, and its access route to many community facilities to the east, especially Highgrove Elementary School (immediately adjacent to the eastern edge of the neighborhood), and Highgrove Community Library, Norton Younglove Community Center, and Highgrove Community Park, all of which are located nearby to the east.

Existing single family residential neighborhoods adjoin this neighborhood to the north, west, and partly along its southeastern edge. Existing commercial uses lie nearby to the west along Center Street. This neighborhood is mostly vacant; however, the California Citrus Cooperative packing house and one single family residence are located in the northwestern portion of the site, along the north side of Center Street. The **new** Riverside Hunter Park train station is located just over one mile to the south of this neighborhood, providing convenient local access to the new Perris Valley Line Metrolink commuter train service.

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

**Policies:**

- HAP 5.11            **Seventy-five percent** ~~At least 75%~~ of the Center Street-Garfield Avenue Neighborhood shall be developed in accordance with the HHDR land use designation.
- HAP 5.12            The remainder of this neighborhood may be developed with a mutually supportive (with the HHDR development) mix of retail commercial, office, industrial, park and recreational, and other types of uses that will result in a vibrant neighborhood.
- HAP 5.13            Buffers shall be provided along the edges of this neighborhood where it adjoins existing single family detached residential neighborhoods, specifically along its western (California Avenue), northern (Flynn Street), northeastern, and southeastern sides where it adjoins such neighborhoods. To effectively provide the buffers, project designs shall use a combination of low-profile (usually one-story) buildings, trails, park and recreation areas, and other compatible, low profile uses.
- HAP 5.14            Retail Commercial and other uses expected to attract high volumes of activity from outside this neighborhood should be located along or near Center Street. Businesses and other uses that could generate moderate to high volumes of traffic should be located on or near Center street, but should be located away from Highgrove Elementary School, and designed in such a manner as to orient traffic activity away from the school.

**Policies Applying to both Neighborhoods of Highgrove Town Center, whether designated HHDR or MUA:**

The following policies apply to both of the neighborhoods of Highgrove Town Center, whether they are designated HHDR or MUA:

- HAP 5.15            All development should be designed and located on site in such a manner as to provide for walkable connections between on-site uses, and convenient pedestrian and bicycle connections to adjacent and nearby community facilities, businesses, park and open space areas, and transit access opportunities.

- HAP 5.16 All development should be designed to facilitate convenient bus transit access to these neighborhoods, and to provide for well-designed and convenient pedestrian, bicycle, and potential transit shuttle access to the Riverside Hunter Park Metrolink station.
- HAP 5.17 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.

## Rural Density Residential Development

The suburban residential ranch style homes in Highgrove occur roughly between Michigan Avenue and Mount Vernon Avenue, providing shelter for people who enjoy aspects of a rural lifestyle with the convenience of close proximity to urban amenities. Within this suburban area is located the existing concentration of Low Density Residential (LDR). LDR allows residential development at densities ranging from one to two dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately one acre down to about 0.5 acre.

The following policies shall apply to all new development in LDR, VLDR, EDR and RR designations:

### Policies:

- HAP 6.1 Adequate and available water resources must exist to meet the demands of the proposed land use. Water service shall be provided by the water distribution system of the Riverside Highland Water Company or by private wells. If private wells are to be utilized, water quality testing will be required by Riverside County.
- HAP 6.2 If sewer service is not available, subsurface sewage disposal systems may be utilized. Adequate soil percolation conditions must exist to meet the demands of the proposed land use. The preparation of a soils feasibility report which adequately evaluates soil percolation and/or a special feasibility boring report will be required in order for the County of Riverside to evaluate the adequacy of onsite soils for installation of subsurface sewage disposal systems.

## Commercial

### Policies:

- HAP 7.1 All commercial land uses must comply with the siting and access criteria for commercial uses included in the Land Use and Circulation Elements.
- HAP 7.2 Commercial development requires a full range of public services, including adequate and available circulation (including location on a paved road), community water service, sewage disposal, and utilities. Use of subsurface sewage disposal systems may be authorized by the County of Riverside; however, commercial facilities may be required to be connected to a community (District) sewer system if the County of Riverside determines that such connection is necessary to provide for the public life and property.
- HAP 7.3 The use of common driveways for ingress and egress shall be encouraged where feasible along the property lines of parcels planned for commercial development.

HAP 7.4 Commercial land uses shall be designed to ensure compatibility with adjacent land uses.

## Industrial

### Policies:

HAP 8.1 All new industrial land uses must comply with the siting and access criteria for industrial uses included in the Land Use and Circulation Elements.

HAP 8.2 Industrial development shall be compatible with adjacent land uses. To achieve compatibility, industrial development projects may be required to include mitigation measures necessary to avoid or minimize project impacts on adjacent uses. Such mitigation may include muffler systems, insulation, block walls, berms, landscaping, additional setbacks and/or wall and landscaping combinations, or other requirements recommended in conjunction with any project-related noise and environmental studies.

HAP 8.3 Night lighting is permitted for security purposes in industrial areas; however, such lighting shall be hooded and directed to avoid glare and direct illumination of adjacent properties. Night lighting shall comply with any applicable provisions of the Ordinance of the County of Riverside Regulating Light Pollution (Ordinance No. 655).

HAP 8.4 Development applications for industrial projects that are adjacent to Highgrove Elementary School or presumably near enough to impact it must satisfy the following requirements:

- a. Vehicular access shall be limited to General Plan roadways. No access to adjacent local streets shall be permitted.
- b. No offsite parking along adjacent local streets shall be permitted.
- c. Adequate pedestrian safety measures shall be incorporated into the development design.
- d. An acoustical study shall be commissioned to identify any project impacts and appropriate mitigation measures to be implemented.
- e. Adequate perimeter boundary treatments to enhance security and to promote attractive views of the project shall be provided.

HAP 8.5 Development applications for industrial projects that are adjacent to residentially developed parcels must satisfy the following requirements:

- a. Vehicular access shall be limited to General Plan roadways. No access to adjacent local street segments primarily serving existing residential uses shall be permitted.
- b. No offsite parking along adjacent local street segments primarily serving existing residential uses shall be permitted.
- c. Any portion of the project's perimeter that is adjacent to existing residential uses shall be buffered with landscaping, berms, additional setbacks or other features necessary to reduce the visual or other impacts on those residential uses.

- d. Adequate pedestrian safety measures shall be incorporated into the development design.
- e. Project proponents shall commission noise and other appropriate environmental studies of impacts when a project site is adjacent to existing residential uses, or when the nature of the use proposed creates a presumption of such impacts.

HAP 8.6 Development applications for industrial projects located easterly of the Union Pacific rail line and southerly from Center Street shall provide for the construction of Industrial Collector roadways to provide access from such developments to Center Street and/or other higher classification roadways. Particular attention shall be given to the development of an Industrial Collector generally along the alignment of California Avenue between Center Street and the City of Riverside.

## Open Space and Conservation

### Rural Mountainous Areas

#### Policies:

HAP 9.1 Allowable land uses shall be as specified for Rural Mountainous in the Land Use Element of the Riverside County General Plan.

HAP 9.2 The minimum size for any new lot which falls entirely within the Rural Mountainous designation is 10 acres. In considering the division of properties smaller than 20 acres in area located partially within and partially outside the Rural Mountainous designation, the County of Riverside may approve creation of lots smaller than 10 acres in area which are partially within and partially outside the Mountainous Areas designation, provided that the building pad and access driveway for each such lot are located entirely outside the Rural Mountainous designation and entirely outside areas of 25% or greater slopes.

HAP 9.3 Any development proposal located within or partially within the Rural Mountainous designation must provide a slope analysis and a comprehensive soils report and percolation study in order to determine appropriate lot sizes, grading requirements, and locations of building pads, driveways, and access roads. Development applications located on the edge of the designation may be accompanied by more detailed topographic data to further define the 25% slope line.

### Open Space-Conservation Areas

#### Policies:

HAP 10.1 Primary allowable land uses shall be open space and recreational uses. Limited resource development is permitted if allowed by park authorities.

## Other Policy Areas

### City of Riverside Sphere of Influence

This Area Plan includes properties within the sphere of influence of the City of Riverside. Areas within this sphere of influence shall be subject to the following policies in addition to those policies that are applicable area-wide:

- HAP 11.1 Sanitary sewer service shall be provided to any new lots smaller than one acre in gross area tentatively approved through tract map or parcel map applications following the adoption of this General Plan. If sewer service is not available, a 1-acre minimum lot size shall be required.
- HAP 11.2 The County of Riverside shall work with representatives of the City of Riverside to provide for the establishment of development standards comparable to those required by the City of Riverside. Such development standards may include, but are not necessarily limited to, design standards, density, street widths, setbacks, landscaping (including reverse frontage landscaping), residential lot development (including subdivision design and grading), parking, and undergrounding of utilities.
- HAP 11.3 The County of Riverside shall implement standards to provide that new development occurring in unincorporated areas will pay its own way. The County of Riverside will establish programs that will be continuing obligations of the County of Riverside (utilizing Community Facilities Districts, County Service Areas, or other ongoing funding mechanisms subject to the requirements of Proposition 218) to provide for community parks, recreation programs, and libraries. The use of homeowners' associations will be limited to services or facilities serving only that specific group of property owners.
- HAP 11.4 Development applications subject to the California Environmental Quality Act (CEQA) located within the City of Riverside sphere of influence shall be forwarded to the City of Riverside for review. If the development application requires zoning that would be inconsistent with the City of Riverside's General Plan, a meeting shall be arranged among City of Riverside staff, County of Riverside staff, and the applicant to jointly review the subject development application, in order to develop a joint set of conditions/ requirements.

### Specific Plans

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development and conservation. These tools are a means of addressing detailed concerns that conventional zoning cannot do.



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

Specific plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The three specific plans located in the Highgrove planning area are listed in Table 3,

# Highgrove Area Plan

Adopted Specific Plans in Highgrove Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

**Table 3: Adopted Specific Plans in Highgrove Area Plan**

Specific Plan	Specific Plan #
Gateway Center	250
Spring Mountain Ranch <sup>1</sup>	323
Springbrook Estates	330

Source: Riverside County Planning Department.

<sup>1</sup> Portions of this specific plan extend into a neighboring Area Plan

## March Joint Air Reserve Base Influence Area

The former March Air Force Base is located southwest of the Highgrove area and has a significant impact on development in the southern portion of the Highgrove area. This facility was established in 1918 and was in continual military use until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. A four-party Joint Powers Authority (JPA), comprised of 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 boundary of the March Joint Air Reserve Base Airport Influence Area is shown on Figure 4, Overlays and Policy Areas. There are three Compatibility Zones associated with the Airport Influence Area. These Compatibility Zones are shown in Figure 5, March Joint Air Reserve Base Airport Influence Policy Area. Properties within these zones are subject to regulations governing such issues as land use, development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 4, Airport Land Use Compatibility Criteria for Riverside County (applicable to March Joint Air Reserve Base). For more information on these zones and additional airport policies, refer to Appendix L-1 and the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.

### Policies:

HAP 12.1 To provide for the orderly development of March Joint Air Reserve Base and the surrounding areas, comply with the 1984 Riverside County Airport Land Use Plan as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.

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**Table 4: Airport Land Use Compatibility Criteria for Riverside County  
(Applicable to March Joint Air Reserve Base)<sup>1,2</sup>**

Safety Zone	Maximum Population Density	Land Use
Area I	No Residential <sup>3</sup>	No high risk land uses. High risk land uses have one or more of the following characteristics: a high concentration of people; critical facility status; or use of flammable or explosive materials. The following are examples of uses which have these higher risk characteristics. This list is not complete and each land use application shall be evaluated for its appropriateness given airport flight activities. <ul style="list-style-type: none"> <li>• Places of Assembly, such as churches, schools, and auditoriums.</li> <li>• Large Retail Outlets, such as shopping centers, department stores, “big box” discount stores, supermarkets, and drug stores.</li> <li>• High Patronage Services, such as restaurants, theaters, banks, and bowling alleys.</li> <li>• Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels.</li> <li>• Communication Facilities for use by emergency response and public information activities.</li> <li>• Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries.</li> </ul>
Area II	Residential: 2.5 Acre minimum lots	
Area III	Not Applicable	

1 The following uses shall be prohibited in all airport safety zones:

- a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.

2 Avigation easements shall be secured through dedication for all land uses permitted in any safety zones.

3 Except at densities less than 0.4 DU/Acre within specified areas as designated by the Airport Land Use Commission.

Source: Extracted from Riverside County Airport Land Use Plan

## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Highgrove area, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce Riverside County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character, and features of this unique area. The Local Land Use Policies section provides a host of policies to address those land use issues relating specifically to the Highgrove planning area.

**Local Land Use Policies**

**Design Guidelines**

With increasing growth and development pressures facing many unincorporated areas in western Riverside County, the County of Riverside has previously identified the need to establish a set of specific design criteria for development in this area and throughout the Fifth Supervisorial District to ensure that quality development occurs in this portion of Riverside County. In 2001, the County of Riverside prepared and adopted the Design Standards and Guidelines for Development in the Third and Fifth Supervisorial Districts.

**Policies:**

HAP 13.1      Require development to adhere to standards detailed in the Design Standards and Guidelines for Development in the Third and Fifth Supervisorial Districts.

“

*Investment in and expansion of the existing freeway and arterial street networks continue to be a critical part of our comprehensive transportation system development.*

”

- RCIP Vision

**Circulation**

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, airplanes, automobiles and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region and move around within it by a number of transportation options. Internal circulation is particularly critical in Riverside County because of the immense distances in a place of such expanse. Therefore, connecting to the backbone system of freeways and major transportation corridors within Riverside County is a very high priority.

As stated in the Vision and the Land Use Element, the County of Riverside is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by existing development and future growth and to provide mobility options that help reduce the need to utilize the automobile at least to avoid the need to use it exclusively for trips of virtually all lengths. The circulation system is designed to fit into the fabric of the land use patterns, provide mobility commensurate with the demand generated by those land uses, and relate sensitively to designated open space systems where both access and preservation are necessary components of the same space.

While the following section describes the circulation system as it relates to the Highgrove area, it is important to note that the programs and policies are supplemental to and coordinated with the policies of the General Plan Circulation Element. In other words, the circulation system of the Highgrove area is tied to the countywide system and long range direction. As such, successful implementation of the policies in this Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside. The key point here is that the entire countywide circulation network of routes (which, of course, includes components within the cities

as well as the unincorporated area) is a single system and must be respected even though it will be built in increments.

## Local Circulation Policies

### Vehicular Circulation

The vehicular circulation system in the Highgrove area is anchored by Interstate 215 and State Route 60. A system of major and secondary arterials, collector and local roads serve both regional and local needs. Some of the primary General Plan designated roads include Center Street, La Cadena Avenue, and Orange Street.



Look to the General Plan  
**Circulation Element** for  
Roadway Widths and  
Capacities.

#### Policies:

- HAP 14.1 Design and develop the vehicular roadway system per Figure 6, Circulation, and in accordance with the Functional classifications and standards specified in the Circulation Element.
- HAP 14.2 Maintain Riverside County's roadway Level of Service standards as described in the Circulation Element.

### Trails and Bikeway System

The County of Riverside contains bicycle, pedestrian, and equestrian trails that traverse urban, rural, and natural areas. These multi-use trails accommodate hikers, bicyclists, equestrian users or others as an integral part of Riverside County's circulation system. They serve both as a means of connecting the unique communities and activity centers throughout Riverside County and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities.

The rural nature of much of the Highgrove area along with its tremendous scenic qualities make trails a particularly attractive recreational amenity. The location and distribution of Area Plan and Regional Trails can be found in Figure 7, Trails and Bikeway System.

#### Policies:

- HAP 15.1 Develop a system of local trails that enhances the Highgrove area's recreational opportunities and connects with the Riverside County regional trails system.
- HAP 15.2 Implement the Trails and Bikeway System, Figure 7, as discussed in the General Plan Circulation Element.

### Community Environmental Transportation Acceptability Process (CETAP) Corridors

The population and employment of Riverside County are expected to significantly increase over the next twenty years. CETAP was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate the increased growth and

preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified four priority corridors for the movement of people and goods: Winchester to Temecula Corridor, East-West CETAP Corridor, Moreno Valley to San Bernardino Corridor and Riverside County - Orange County Corridor.

The Moreno Valley to San Bernardino CETAP Corridor Alternative passes along the southeastern edge of the Highgrove planning area, extending northerly from its junction with State Route 60, then heading easterly into the Reche Canyon/Badlands area and into San Bernardino County. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes, and is conceptually depicted on Figure 6.

**Policies:**

HAP 16.1 Accommodate the Moreno Valley to San Bernardino CETAP Corridor Alternative in accordance with the Scenic Corridors and Local Agency and Property Owner Coordination sections of the General Plan Circulation Element.

“

*The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.*

”

- RCIP Vision

## Multipurpose Open Space

The Highgrove planning area open spaces perform a multitude of functions, hence the label of multi-purpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. Highgrove’s natural open space resources are quite extensive and specialized. That means that each resource requires thoughtful preservation and, in some cases, restoration. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of the Highgrove area. Preserving the scenic background and natural resources of this special area gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that: these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision.

The appeal of the Highgrove area lies in its dramatic and expansive natural setting. The Highgrove area contains a unique open space network that encompasses a diverse variety of habitats, including riparian corridors, vernal pools, grasslands, foothills, mountains, wetlands, and agricultural fields. These open space areas provide visual relief, serve as habitat for plants and animals,



A watershed is the entire region drained by a waterway that drains into a lake or reservoir. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include combinations of forests, glaciers, deserts, and/or grasslands.

provide recreational opportunities, and otherwise establish the area's unique character. Open space areas also are important in protecting citizens from natural hazards.

Due in part to its proximity within the growing Inland Empire, the Highgrove area continues to experience growth and development pressures. Establishing a balance between preserving open space areas and accommodating additional population needs is essential to maintaining the open space and rural character of the area.

## **Policies:**

HAP 17.1 Protect visual and biological resources in the Highgrove area through adherence to General Plan policies found in the Scenic Corridors section of the Land Use Element, the Scenic Corridors section of the Circulation Element, and the Multiple Species Habitat Conservation Plans and Scenic Resources sections of the Multipurpose Open Space Element.

## **Local Open Space Policies**

### ***Floodplains and Watercourses***

The Santa Ana River, Springbrook Wash, Riverside Canal Aqueduct, and Gage Canal serve as the major drainage areas for the Highgrove planning area. Due to the area's mountainous terrain, there are several other major drainage courses throughout the planning area. These and smaller perennial streams create a system of ever-changing channels within the Highgrove area, which gradually change its physical appearance.

## **Policies:**

HAP 18.1 Protect the watercourse and floodplain areas, and provide recreational opportunities and flood protection through adherence with the Open Space, Habitat and Natural Resource Preservation section of the General Plan Land Use Element; the Floodplain and Riparian Area Management, Wetlands, Environmentally Sensitive Lands, and Multiple Species Habitat Conservation Plans sections of the Multipurpose Open Space Elements and the Non-Motorized Transportation section of the Circulation Element.

## **Multiple Species Habitat Conservation Plan**

One of the major challenges confronting Riverside County is the fact that it presently contains a huge proportion of the remaining Southern California natural habitat and a very diverse one at that. While these rich mountain, valley, riparian and desert resources contribute much to the remarkable environmental setting that underlies the Riverside County Vision, they also encompass extensive privately owned lands. Thus, a balancing of long-term habitat viability and private property interests is an essential feature of the RCIP and must be reflected in this Area Plan.



Watercourses are the corridors of streams, rivers, and creeks, whether permanent or seasonal, natural or channelized.



For further information on the MSHCP please see the Multipurpose Open Space Element of the General Plan.



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW)

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the WRC MSHCP was developed by the County of Riverside and adopted by the County and other plan participants in 2003. Permits were issued by the Wildlife Agencies in 2004. The WRC MSHCP comprises a reserve system that encompasses comprehensively core habitats, linkages, and wildlife corridor resources. This includes territory outside of existing reserve areas and folds existing private and public reserve lands into a single comprehensive plan that can accommodate the present and future species and habitat needs.

With its rich and varied landscape, the Highgrove area accommodates several ecological habitats, from grasslands and hillside sage scrub to wetlands and riparian corridors. Though the Highgrove Land Use Plan preserves the existing open space and rural character of much of the area, future urban development could have detrimental effects upon habitat areas, including the Springbrook Wash and the Box Springs Mountains. Preserving habitat not only aids in sustaining species' survival, but also maintains the quality of life in the Highgrove area and promotes tourism.

## MSHCP Program Description

The Endangered Species Act prohibits the “taking” of endangered species. Taking is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” listed species. The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the WRC MSHCP is for the Wildlife Agencies to grant a take authorization for otherwise lawful actions that may incidentally take or harm species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the WRC MSHCP allows the County of Riverside to take plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County of Riverside, a property owner- initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the WRC MSHCP Reserve or subjected to other WRC MSHCP criteria.

## Key Biological Issues

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.

### Policies:

HAP 19.1 Protect biological resources in the Highgrove area through adherence to General Plan policies found in the Floodplain and Riparian Area Management, Wetlands, Multiple Species Habitat Conservation Plans, and Environmentally Sensitive



The following sensitive, threatened and endangered species may be found within this Area Plan:

Slender-horned  
spineflower

coyote

California gnatcatcher

least Bell's vireo

Cooper's hawk

Lands sections General Plan Multipurpose Open Space Element.

- HAP 19.2 Maintain a contiguous linkage through the Springbrook Wash from Box Springs Reserve to the Santa Ana River.
- HAP 19.3 Maintain habitat connectivity within the Springbrook Wash to facilitate conservation and distribution of wetland species.
- HAP 19.4 Conserve large blocks of inter-connected coastal sage scrub habitat in order to connect gnatcatcher populations within Riverside County with those located at Blue Mountain in San Bernardino County.
- HAP 19.5 Maintain large blocks of interconnected habitat including grassland and coastal sage scrub for raptor foraging habitat.

## Hazards

Hazards are natural and man-made conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, dam failures, earthquakes and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions.

Portions of the Highgrove area may be subjected to hazards such as flooding, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 8 to Figure 12. These hazards are located throughout the Highgrove area at varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The Riverside County General Plan Safety Element provides general policy direction dealing with natural hazards throughout the County of Riverside. The following policies provide additional direction for relevant issues specific to the Highgrove area.

## Local Hazard Policies



Since 1965, eleven Gubernatorial and Presidential flood disaster declarations have been declared for Riverside County. State law generally makes local government agencies responsible for flood control in California.

### *Flooding*

The Highgrove area contains two 100-year flood zones, as identified in Figure 8, Flood Hazards. These zones include Springbrook Wash and the Santa Ana River.

#### **Policies:**

- HAP 20.1 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.

- HAP 20.2 Protect proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow by requiring submittal to the Riverside County Flood Control and Water Conservation District for review.
- HAP 20.3 Protect life and property from flood hazards through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.



**Fire Fact:**

Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds enhance the fire danger throughout Southern California.

## Wildland Fire Hazard

Due to the rugged and vegetated nature of the Box Springs Mountains region, much of the Highgrove area is subject to a high risk of fire hazards. The highest danger of wildfires can be found in the most rugged terrain where, fortunately, development intensity is relatively low. Methods to address this hazard include such techniques as not building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. Safety oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 9, Wildfire Susceptibility, to see the locations of the wildfire zones within Highgrove.

**Policies:**

- HAP 21.1 Protect life and property from wildfire hazards through adherence to policies in the Fire Hazards section of the General Plan Safety Element.

## Seismic/Liquefaction

The Highgrove area is traversed by one fault zone located in the southern portion of the planning area, and has experienced several earthquakes of moderate magnitude on the Richter Scale since records have been kept. The primary seismic hazards which result are ground-shaking and the potential for ground rupture along the surface trace of the fault. Secondary seismic hazards result from the interaction of ground-shaking with existing soil and bedrock conditions, and include liquefaction, settlement, and landslides.

**Policies:**

- HAP 22.1 Protect life and property from seismic related incidents through adherence to policies in the Seismic Hazards section of the General Plan Safety Element.



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as “sand boils, sand blows” or “sand volcanoes.” Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.



## *Slope*

The extent of mountainous terrain in the Highgrove area raises a number of land use and safety concerns regarding slope, including drainage, erosion, fire, and vehicular access. Though the presence of large areas of significant slope severely limits the amount of developable land in the area, urbanization of hillsides can lead to increased risk and damage from erosion and slope failures. The probability of landslides and mudslides can be affected by hillside development and associated site designs, grading and landscaping techniques, particularly in areas inherently prone to such slope failures. Development of hillside areas can also impact the extraordinary scenic values of the Box Springs Mountains area.

### **Policies:**

HAP 23.1      Protect life and property through adherence to the Hillside Development and Slope policies of the General Plan Land Use Element, the Slope and Soil Instability Hazards policies of the General Plan Safety Element and the policies within the Rural Mountainous and Open Space Land Use Designations of the Land Use Element.

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# Harvest Valley/Winchester Area Plan

## General Plan Amendments adopted since 12/31/09

- GPA No. 727, BOS RSLN 2010-138, 05/25/10;
- GPA No. 1110, BOS RSLN 2013-279, 12/17/13;
- GPA No. 1128, BOS RSLN 2015-214, 09/22/15;
- GPA No. 1075, BOS RSLN 2011-156, 10/18/11;
- GPA No. 1120, BOS RSLN 2014-222, 12/24/14;
- GPA No. 960, BOS RSLN 2015-260, 12/08/15

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# Harvest Valley/Winchester Area Plan

## Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of the Harvest Valley/Winchester Area Plan as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

*“Riverside County is a family of special communities in a remarkable environmental setting.”*

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through the County of Riverside, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

## Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout Riverside County. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized Oasis transit system now operates quite successfully in several cities and communities.

## Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer is almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

## Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

## Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

## Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.



## Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

## Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

## Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

## Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

## Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

## Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

## Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

## Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



**Quotes:** quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



**Factoids:** interesting information about Riverside County that is related to the element



**References:** contacts and resources that can be consulted for additional information



**Definitions:** clarification of terms and vocabulary used in certain policies or text.

The Harvest Valley/Winchester planning area is at a crossroads for two significant reasons. First, the Harvest Valley/Winchester planning area contains the east-west running State Route 74 and the north-south running State Route 79, both of which are major transportation corridors that will emerge as powerful regional influences. Second, the Harvest Valley/Winchester planning area contains the largest fresh water lake in Southern California: The Diamond Valley Lake. The Diamond Valley Lake will be the major factor in attracting growth and influencing the change in character of the area from rural to urban.

The Harvest Valley/Winchester Area Plan guides the evolving character of this place. The Harvest Valley/Winchester Area Plan is not a stand-alone document, but rather an extension of the County of Riverside General Plan and Vision. The County of Riverside Vision Statement details the physical, environmental, and economic characteristics that the County of Riverside aspires to achieve by the year 2020. Using that Vision Statement as the primary foundation, the County of Riverside General Plan establishes policies for development and conservation within the entire unincorporated Riverside County territory. The Harvest Valley/Winchester Area Plan, on the other hand, provides customized direction specifically for this planning area.

This area plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive area to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing the planning area. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources.

This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in the Harvest Valley/Winchester planning area, certain special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. Land use isn't the only key factor in developing and conserving land here. The Plan also describes relevant transportation issues, routes, and modes of transportation in the Circulation section. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are also natural and manmade hazards to consider, and they are spelled out in the Hazards section.

Data in this area plan is current as of [*Approval date of GPA NO. 1122*] ~~March 23, 2010~~. Any general plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.

## A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflect the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Harvest Valley/Winchester planning area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

**Community Centers.** This method of concentrating development to achieve community focal points, stimulate a mix of activities, promote economic development, achieve more efficient use of land, create a transit friendly and walkable environment, and offer a broader mix of housing choices is a major device for implementing the Vision. Two community center overlays are included in the Harvest Valley/Winchester planning area. A significant Community Center Overlay designation is located in Winchester. The theme envisioned for this transit-oriented Village Center has a Western influence, capitalizing on the unique identity for the Winchester



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors.

area. An additional Community Center Overlays located along Winchester Road would serve both residents of surrounding Community Development residential areas and visitors to the Diamond Valley Lake. These centers could take advantage of the regional recreational draw that the lake presents.

**Diamond Valley Recreation Area.** Fishing on the lake is just one of the many amenities offered by the Diamond Valley Recreation Area. The open lake and surrounding land will serve regional tourist, recreation, and camping activities. The presence and success of these activities also bolsters the local economy. This winning combination of an economic stimulator and regional attraction also serves as an impetus for future growth in the immediate area.

**Preserved Open Space Character.** The vast amount of conserved open space surrounding the Diamond Valley Lake and Double Butte help maintain the natural character of the area and act as major regional and recreational attractions for Riverside County. These lands also serve as habitat for endangered species and as passive open space to be enjoyed by the local communities. The combination of activities that these preserved spaces serve are integral to the success of these lands in the future.

## Location

The pivotal location of this area is clearly evident in Figure 1, Location. The Harvest Valley/Winchester planning area is contiguous with five other planning areas, which together constitute a major portion of the vast development potential in western Riverside County. Starting to the south and moving clockwise, we find the adjacent Southwest Area Plan, and the Sun City/Menifee, Mead Valley, Lakeview/Nuevo, and San Jacinto Valley Area Plans. The planning area encompasses only unincorporated territory, but the cities of Perris and Hemet frame this sprawling 32,000-acre valley on the west and east, respectively. The massive Diamond Valley Lake dominates the southeastern portion of the Harvest Valley/Winchester area.

## Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That applies here as well. While not as close to the surrounding mountains as some other areas, the central location of the Harvest Valley/Winchester planning area affords an ample view of the mountain vistas that dominate the remarkable setting of western Riverside County. We find here a wide variety of physical features: flat valley floors, gently rolling foothills, abrupt buttes and hillsides, and the ever-present rock outcroppings. Watercourses meandering through the Harvest Valley/Winchester planning area include Warm Springs Creek and Salt Creek. This section describes the setting, features, and functions that are unique to the Harvest Valley/Winchester planning area. These defining characteristics are shown on Figure 2, Physical Features.

## Setting

The Harvest Valley/Winchester area is actually part of a system of broad, sweeping valleys and is framed by the Menifee Valley to the west and the Domenigoni Valley to the south. Situated within this valley, the Double Butte, Dawson and Lakeview Mountains, and Diamond Valley Lake are the major physical features defining the Harvest Valley/Winchester planning area. The Lakeview Mountains to the north and the Dawson Mountains in the southeast, though mainly located in adjacent planning areas, create a strong visual backdrop. Salt Creek generally separates the Harvest Valley/Winchester planning area into northern and southern halves, and the San Diego

# Harvest Valley/Winchester Area Plan

Aqueduct bisects the land into east-west segments. Warm Springs Creek, which ultimately flows into the Santa Margarita River, is piped underground to approximately Scott Road where it then flows southwest out of the planning area.

## Unique Features

### *Double Butte*

Double Butte is a steep, dual peaked mountain centrally located between Winchester and Homeland. Much of this feature was the site of a Riverside County landfill, which has since been closed. The intent is to establish recreational uses once clean-up and mitigation measures have been completed.

### *Diamond Valley Lake*

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



An acre-foot of water is nearly 326,000 gallons, enough to meet the annual water needs of two typical southland families.

### *Lakeview Mountains*

The Lakeview Mountains, which lie north of Harvest Valley, define the northern portion of the Harvest Valley/Winchester planning area. They nevertheless create a valuable scenic backdrop, especially for the communities of Homeland and Green Acres located directly to the south. Large rock outcroppings and boulders accent the slopes. These mountains are home to the Buck Jewel flower, an indicator of Coastal Sage Scrub habitat. These species also document the relatively dry, arid micro climate that prevails here.

### *Dawson Mountains*

The Dawson Mountains create the southern wall of the Diamond Valley Lake. This range also creates a striking backdrop for communities on the valley floor like Winchester. The range is a series of rugged mountains providing an exceptional environment for hiking trails, equestrian uses, bicycling, and places for camping. These mountains also serve as a corridor between the habitats that are found in and around Diamond Valley and the Shipley Reserve to the south.

## ***Vernal Pools***

Vernal pools are seasonally flooded depressions found on ancient soils with an impermeable layer such as hardpan, claypan, or volcanic basalt. The impermeable layer allows the pools to retain water much longer than the surrounding lands; nonetheless, the pools are shallow enough to dry up each season. Vernal pools often fill and empty several times during the rainy season. Only plants and animals that are adapted to this cycle of wetting and drying can survive in vernal pools over time. In this case, the vernal pools are located in the northeast portion of the planning area. Vernal pools serve as habitat for endangered wildlife species and are often associated with areas characterized by rare plant species.

## ***San Diego Canal/Aqueduct***

Running from north to south and intersecting the western end of Diamond Valley Lake is the San Diego Canal/Aqueduct. Its function is to transport State Project water as well as Colorado River water to Lake Skinner, where the canal ends. From that point, deliveries are made to MWD's member agencies in southern Riverside County and San Diego County via a system of pipelines.

## ***Unique Communities***

### ***Harvest Valley***

Harvest Valley is an umbrella name that is applied to the communities of Romoland, Homeland, and Green Acres. These three communities are connected by State Route 74 and are generally located between the Lakeview Mountains and Double Butte. Each of these three communities has a distinct character, which is described in more detail below.

### ***Romoland***

Romoland is located in the northwest portion of the Harvest Valley/Winchester planning area, adjacent to the City of Perris. Romoland is historically centered on a 160-acre urban grid bisected by State Route 74 and the rail line. North of State Route 74 is a small residential community comprised of single family residences and mobile homes, with a few commercial uses stretching along the highway. Farther to the north, the area is characterized by 1-acre lots and horse ranches. Industrial areas are located south of Highway 74. As this area grows, urbanization will extend eastward in accordance with the adopted Menifee North Specific Plan. A mixed use planning area that lies between Romoland and Homeland could capitalize on the growth of the two communities and act as the focus to bring these two communities together.

### ***Homeland***

Homeland is located east of Romoland, bounded by the Lakeview Mountains to the north and the Double Buttes to the south. Homeland is currently characterized by a mixture of single family and mobile homes with a strip of commercial uses along State Route 74. Similar to Romoland, but with less industrial uses, this community includes a mixture of small, urban lots and larger lots where animal-keeping is an important feature.

# Harvest Valley/Winchester Area Plan

## Green Acres

Connected by State Route 74 but physically separated from Homeland by a finger of the Lakeview Mountains that extends southerly to Highway 74, is the community of Green Acres. Nestled in the foothills of the Lakeview Mountains, this small residential community is located at the current intersection of State Routes 74 and 79. Animal-keeping is an important element of the local lifestyle here.

## Winchester

Near the geographic center of the Harvest Valley/Winchester planning area is the community of Winchester. Consistent with its central location, Winchester is framed by several major features: Salt Creek, the rail line, State Route 79, and the Domenigoni Parkway. Currently, the community of Winchester is characterized by a small Western-themed commercial core at the intersection of Winchester Road (State Route 79) and Simpson Road. Surrounding the community core are small homes on large parcels and agricultural uses. Winchester could build upon the Western theme and be transformed into a unique, mixed-use ~~Town Center Village Center~~ that capitalizes on a transit station and proximity to the Diamond Valley Lake. Medium density residential uses will surround the new Village Center.

## Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Harvest Valley/Winchester planning area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Harvest Valley/Winchester Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Plan is organized around 24 area plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; the Community Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Harvest Valley/Winchester Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

## Land Use Concept

The Land Use Plan reflects a significant shift from the existing rural character to a more urban/suburban/rural mix focused around unique cores. The impetus for this shift is the Diamond Valley Lake and the recreational opportunities it presents. In addition, the transit opportunities presented by the rail line, State Route 74, and State Route 79 create natural crossroads to expand upon.



For more information on Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the General Plan **Land Use Element**.

The communities of Romoland, Homeland, and Green Acres, together called Harvest Valley, make up the northern portion of the Harvest Valley/Winchester planning area. They contain dispersed commercial, business, and residential uses along State Route 74. A Mixed Use Planning Area is planned to be located along the south side of State Route 74, easterly of Briggs Road, to act as a focus for the communities of Homeland and Romoland. The Mixed Use Planning Area could become an additional focal point at the heart of Harvest Valley along State Route 74 to serve as a local gathering spot for area residents. Medium Density Residential designations surround the more intense uses along the highway.

The community of Green Acres, located in the eastern portion of the planning area, is a Low Density Residential community that is buffered from the City of Hemet by rural and mountainous terrain. To the southeast of this community, proximity to the Hemet Ryan Airport necessitates Estate Density Residential or lower intensity land use. Green Acres also includes a policy area that allows for continued equestrian and animal keeping uses.

Western Riverside County has a special visual quality created by the numerous landforms at varying scales that pop up from the valley floors. Such is the case with Double Butte. The Public Facility designation here (resulting from the closed landfill) is surrounded by mountainous terrain a quality that characterizes much of the visual character within the Harvest Valley/Winchester area. Double Butte is also a separator between Harvest Valley to the north and Winchester to the south.

The community of Winchester is located immediately south of Double Butte and north of Salt Creek. Winchester is ideally situated to become the gateway to the Diamond Valley and accommodate significant intensification of land usage. Winchester has the potential to serve as an important tourist and transit hub for the region due to its proximity to the Diamond Valley Lake as well as the presence of the rail line, State Route 79, and the Domenigoni Parkway. Moreover, local homeowners share a vision of greater prominence for this community.

To most effectively take advantage of these opportunities, future development in Winchester should reflect a distinct character and identity. Typical strip commercial uses will diminish the community's potential significantly. Instead, a compact downtown core designed in an Old West Theme is envisioned. To help make this vision become a reality, the Community Center Overlay *and Town Center including a Highest Density Residential (HHDR) neighborhood and eight Mixed-Use Area (MUA) neighborhoods designated to contain some HHDR development* allows a mixture of commercial, office, and residential uses to be developed and provides guidance for future community design. Contrary to typical zoning that separates uses, the Community Center Overlay *and Town Center concept* allows a mixture of commercial, office, and residential uses within the same project.



**Table 1: Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1,2,3,4</sup>	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.</li> </ul>
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.</li> </ul>
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.</li> </ul>
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.</li> </ul>
	Water (W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.</li> </ul>
	Recreation (R)	N/A	<ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1, 2,3,4</sup>	Notes
<b>Community Development</b>	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> <li>Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</li> </ul>
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.</li> </ul>
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>
	Public Facilities (PF)	< 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>
Mixed-Use Planning Area		<ul style="list-style-type: none"> <li>This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.</li> </ul>	

# Harvest Valley/Winchester Area Plan

## Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> <li>Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.</li> </ul>
Community Center Overlay (CCO)	<ul style="list-style-type: none"> <li>Allows for either a Community Center or the underlying designated land use to be developed.</li> </ul>
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> <li>The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.</li> <li>The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.</li> <li>In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)</li> </ul>
Historic District Overlay (HDO)	<ul style="list-style-type: none"> <li>This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.</li> </ul>
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> <li>Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.</li> </ul>
Policy Areas	<ul style="list-style-type: none"> <li>Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.</li> </ul>

### NOTES:

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 0.5 acre per structure.

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

LAND USE	AREA		STATISTICAL CALCULATIONS <sup>1</sup>	
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>8</sup></b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	1,408	196	541	NA
Rural Mountainous (RM)	3,394	155	428	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	4,802	351	969	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	1,732	559	1,546	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA
Low Density Residential (RC-LDR)	380	518	1,433	NA
<i>Rural Community Foundation Sub-Total:</i>	2,112	1,077	2,979	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	909	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	3,003	NA	NA	NA
Open Space-Water (OS-W)	2,748	NA	NA	NA
Open Space-Recreation (OS-R)	1,741	NA	NA	261
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	8,401	0	0	261
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	1,261	905	2,501	NA
Low Density Residential (LDR)	1,180 1,139	1,626 1,565	4,494 4,325	NA
Medium Density Residential (MDR)	7,090 6,616	22,583 21,073	62,431 58,257	NA
Medium-High Density Residential (MHDR)	908	5,371	14,849	NA
High Density Residential (HDR)	256	2,559	7,074	NA
Very High Density Residential (VHDR)	76 64	1,175 986	3,247 2,727	NA
Highest Density Residential (HHDR)	14 41	390 1,132	1,079 3,128	NA
Commercial Retail <sup>2</sup> (CR)	361 342	NA	NA	7,668 3,523
Commercial Tourist (CT)	400	NA	NA	6,539
Commercial Office (CO)	131 83	NA	NA	19,609 17,290
Light Industrial (LI)	357	NA	NA	4,594
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	100	NA	NA	1,639
Public Facilities (PF)	1,614 1,607	NA	NA	1,614 1,607
Community Center (CC) <sup>3</sup>	0	0	0	0
Mixed Use Planning Area (MUPA)	21 595	98 5,878	270 16,250	174 6,645
<i>Community Development Foundation Sub-Total:</i>	13,769	34,707 39,469	95,945 109,111	41,837
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>				
	29,084	36,135 40,897	99,893 133,059	42,098
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	3,094	---	---	---
Indian Lands	0	---	---	---
Freeways	0	---	---	---
<i>Other Lands Sub-Total:</i>	3,094			
<b>TOTAL FOR ALL LANDS:</b>				
	32,178	36,135	99,893	42,098

# Harvest Valley/Winchester Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
		40,897	133,059	
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
<b>OVERLAYS AND POLICY AREA</b>				
<b>OVERLAYS<sup>4, 5</sup></b>				
Community Center Overlay	457	1,701	4,703	28,354
<i>Total Area Subject to Overlays:<sup>4, 5</sup></i>	457	1,701	4,703	28,354
<b>POLICY AREAS<sup>6</sup></b>				
Green Acres	754	---	---	---
Highway 79	29,403	---	---	---
Winchester	287	---	---	---
Winchester/Newport Road	38	---	---	---
Diamond Valley Lake	7,911	---	---	---
Hemet-Ryan Airport Influence Area	2,565	---	---	---
March Joint Air Reserve Base Influence Area	7,602	---	---	---
<i>Total Area Within Policy Areas:<sup>6</sup></i>	48,560			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:<sup>7</sup></b>				
	49,017			

**FOOTNOTES:**

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed instead of the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, in addition to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.
- 8 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

Like a Western town, Winchester should be developed around a series of walkable blocks with buildings oriented to the street. Western-themed building facades with detailed touches, such as covered and wooden sidewalks, could further enhance the theme experience. A core of retail, shopping, office, and residential uses should stretch along Winchester Road from the rail line to Olive Avenue. The overlay also allows for the siting of higher density residential uses within and around the core area, in order to provide convenient pedestrian access to services, shopping, and employment uses.

A transit station on the rail line should be incorporated into the fabric of Winchester and act as the northern anchor for the community. This transit station would act as the regional connection to the Diamond Valley Lake and its surrounding entertainment and recreational uses, as well as Temecula further to the south.

The Diamond Valley Lake and surrounding recreation area provides a major tourist attraction and is the key to future growth in the area. The land uses that surround the Diamond Valley Lake are intended to preserve this facility's long-term outdoor recreational opportunities and to attract visitors by providing a quality experience for them.

To the south of the Diamond Valley Lake, the Open Space-Conservation Habitat and Open Space-Recreation land use designations preserve the natural habitat of the Dawson Mountains and Shipley Reserve as well as providing areas for permanent outdoor recreation. To the west of the lake, the Open Space- Recreation land use designation accommodates the intensive water-oriented recreation plans of the Metropolitan Water District, which include water sports and camping.

The Community Center Overlay immediately west of Winchester Road and south of Holland Road would serve as a downtown area for future developments to the west or could accommodate an Entertainment Center that is intended to capitalize on the proximity of the lake and its intensive recreational opportunities. This Community Center is envisioned as a unified and themed pedestrian oriented village. The center should be designed to accommodate pedestrian movement and as such, the presence of the automobile should be minimized by reducing street widths, locating parking behind buildings, and/or combining parking in structures. Sidewalks should be wide with ample street furniture and shade trees to create a pleasant pedestrian environment.

A transit station should be incorporated into this Community Center. This transit station can be connected to the Winchester Transit Station through a transit system such as the Oasis Concept, which is described in the Circulation Element of the General Plan. The transit line would then follow Winchester Avenue south into the Temecula Valley, providing a convenient tourism connection for the major attractions of the region.

## Policy Areas

A policy area is a portion of a planning area that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries for the Policy Areas are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

### Policy Areas

Seven policy areas have been designated within the Harvest Valley/Winchester planning area. They are important locales that have special significance to the residents of this part of Riverside County. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Harvest Valley/Winchester planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. These boundaries, other than the boundaries of the Airport Influence Areas, are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

### *Hemet-Ryan Airport Influence Area*

Hemet-Ryan Airport is an active airport located just outside of the Harvest Valley/Winchester planning area in the City of Hemet. The northeastern section of the Harvest Valley/Winchester planning area is within this airport's Airport Influence Area. The boundary of the Hemet-Ryan Airport Influence Area is shown in Figure 4, Overlays and Policy Areas. There are a number of Compatibility Zones associated with the Airport Influence Area. Compatibility Zones are shown in Figure 5, Hemet-Ryan Airport Influence Area. Properties within these zones are subject to regulations governing such issues as land use, development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 4, Airport Land Use Compatibility Criteria for Riverside County (Applicable to Hemet-Ryan Airport). For more information on these zones and additional airport policies, refer to Appendix L-1 and the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.

## Policies:

HWVAP 1.1 To provide for the orderly development of Hemet-Ryan Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plan for Hemet Ryan Airport as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.



**HWVAP = Harvest Valley/Winchester Area Plan Policy**

## March Joint Air Reserve Base Airport Influence Area

March Joint Air Reserve Base is located northwest of the Harvest Valley/Winchester planning area. The former Air Force Base was established in 1918 and was continually used until 1993. In 1996, the land was converted from an Air Force Base to an Active Duty Reserve Base. A four-party Joint Powers Authority (JPA), comprised of 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. There are three Compatibility Zones associated with the Airport Influence Area. These zones are shown in Figure 6, March Joint Air Reserve Base Airport Influence Area. Properties within these zones are subject to regulations governing such issues as land use development intensity, density, height of structures and noise. These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 5, Airport Land Use Compatibility Criteria for Riverside County (Applicable to March Joint Air Reserve Base). For more information on these zones and additional airport policies, refer to Appendix L-1 and the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.

## Policies:

HWVAP 2.1 To provide for the orderly development of March Joint Air Reserve Base and the surrounding areas, comply with the 1984 Riverside County Airport Land Use Plan as fully set forth in Appendix L-1 and as summarized in Table 5, as well as any applicable policies related to airports in the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.

## Winchester

The Winchester Policy Area centers on that community and coincides with the Winchester Community Center Overlay. The intent of this policy area is to help in creating a sense of place as well as an entrance to the Diamond Valley Recreation Area. This policy area has been created to capitalize on the proximity to Diamond Valley Lake by providing for uses that reinforce and support recreation activities. Potential transportation connections through implementation of the Transit Oasis Concept (defined in the Circulation Element) have been incorporated to link the Winchester area with other tourist attractions within Riverside County. The policy area is also intended to enhance opportunities for selective redevelopment where that can achieve the Area Plan's intent.

Building upon the existing community character, the Winchester Policy Area is envisioned as a Western-themed village with the core of the activity centered around Winchester and Simpson Roads. The Community Center Overlay accommodates commercial uses, dining, entertainment, lodging, higher intensity residential uses, and

offices. The core of the policy area will be relatively dense, with a mixture of commercial and employment uses. The Community Center Overlay encourages a mixture of uses in the area, contrary to typical zoning.

## **Policies:**

- HVWAP 3.1 Encourage mixed land uses within the Winchester Policy area that promote the surrounding recreation, employment, and transit opportunities.
- HVWAP 3.2 Recognize the community desire for future development projects within the Winchester Policy Area to reflect a Western design theme.
- HVWAP 3.3 Prepare a master plan or a specific plan to guide the pattern and form of new development. The master plan or specific plan shall cover the development of the entire Community Center Overlay land use designation and address the Western design theme, development standards, street scene, access, the relationship to surrounding properties, signage, and parking.
- HVWAP 3.4 Permit development to conform to the underlying land use designations as specified on Figure 3, Land Use Plan, until such time as the master plan or specific plan is adopted. Require a plot plan or use permit prior to new improvements not specifically permitted by right to guide the pattern and form of new development.

## **Green Acres**

Green Acres is a rural community located at the junction of State Route 74 and 79. The intent of this policy area is to preserve the historic rural and agricultural character of this community, and preserve the residents' ability to keep animals on appropriately sized lots.

## **Policies:**

- HVWAP 4.1 Allow for lot sizes within the residential land use designation that accommodate limited animal keeping per the Riverside County Zoning Ordinance.

## **Diamond Valley Lake Policy Area**

Diamond Valley Lake (DVL) is a recently built, approximately 800,000 acre-foot capacity reservoir owned and operated by the Metropolitan Water District (MWD), which provides domestic water supplies to much of Southern California. Diamond Valley Lake is strategically located, with ample adjacent land, to also provide for a wide variety of recreational opportunities for the residents of Riverside County and Southern California, and beyond. Potential recreational opportunities include, but are not limited to, fishing, boating, camping, golfing, picnicking, bicycling, horseback riding, and hiking. In support of recreational facilities, other tourist-oriented facilities including hotels, restaurants, and commercial services are anticipated to be developed in the future. The County of Riverside will continue to cooperate with MWD and Diamond Valley Lake's other neighboring jurisdiction, the City of Hemet, to encourage development of the lake's recreational opportunities and supporting commercial services.

It is envisioned that Diamond Valley Lake's recreational and tourist-oriented facilities will be developed pursuant to one or more specific plans contained within the policy area. The Harvest Valley/Winchester, Southwest, and San Jacinto Valley Area Plans illustrate MWD's concept, at the time of the adoption of the Riverside County



# Harvest Valley/Winchester Area Plan

General Plan, for the potential future development of the DVL lands. Following are the policies for development in the Diamond Valley Lake Policy Area (DVLPA):

## **Policies:**

- HVWAP 5.1 Continue cooperating with the Metropolitan Water District and the City of Hemet to encourage the development of a comprehensive program for recreational and support commercial facilities at Diamond Valley Lake.
- HVWAP 5.2 All development shall occur through specific plans. Any specific plans adopted in the Diamond Valley Lake Policy Area shall be classified as Community Development Specific Plans.
- HVWAP 5.3 The Diamond Valley Lake Policy Area, in its entirety, is included in the Highway 79 Policy Area (Circulation Element Policies C 2.6 and C 2.7).
- HVWAP 5.4 Provided that total development intensity for the entire Diamond Valley Lake Policy Area is not increased beyond the level of development intensity established for this area at the time of the adoption of the General Plan, no general plan amendments shall be required to be filed and approved in order to authorize changes in mapped general plan designations, provided that any such changes are approved through specific plan applications (specific plans, specific plan amendments, substantial conformances, as appropriate). The approved specific plan applications will constitute the General Plan Element mapped land use designations for the areas so affected. In the event that total development intensity for the entire DVLPA would be exceeded due to any development proposal within the area, the application must be accompanied by, and approved through, a general plan amendment (GPA) application. No such GPA shall be subject to the General Plan Certainty System's eight-year amendment cycle and other procedural requirements applicable to Foundation Component amendments. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

## **Winchester Road/Newport Road Policy Area**

The Winchester Road/Newport Road Policy Area consists of the southwest one-quarter of the southwest one-quarter of Section 34, Township 5 South, Range 2 West. This area is designated Commercial Retail and Commercial Tourist; however, portions of the area are subject to topographic constraints. The intent of this Policy Area is to direct most types of commercial use to the low-lying area, provided that development can coexist with the proximity of the Diamond Valley Reservoir West Dam. However, it is recognized that the hilltop area may present an opportunity for development of a destination site (lodging, dining establishment, retreat center, etc.). This upper area, if developed, must be designed with particular sensitivity toward maintaining the scenic values of this hill as seen by travelers on Winchester Road.

## **Policies:**

- HVWAP 6.1 Development of the hilltop area shall be designed to maintain the scenic value of the hill, avoiding slope scarring.
- HVWAP 6.2 No structures for human occupancy shall be sited on lands in excess of 25% slope, excluding existing building pads, if any, unless site-specific investigation indicates that no adverse impacts or increased hazard would result, and that visual impacts can be mitigated.

HVWAP 6.3 Up to two access roads or driveways to the hilltop area may traverse areas in excess of 25% natural slope, provided that the roads or driveways are designed to minimize the visual impact on the hill while accommodating the requirements of emergency vehicles.

## Highway 79 Policy Area

The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Applicable policies are also located in the Circulation Element of the General Plan.

### Policies:

HVWAP 7.1 Accelerate the construction of transportation infrastructure in the Highway 79 corridor between Temecula, Hemet, San Jacinto and Banning Policy Area. The County of Riverside shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County of Riverside shall coordinate with cities in the Highway 79 corridor to accelerate the usable revenue flow of existing funding programs, thus expediting the development of the transportation.

HVWAP 7.2 Maintain program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

HVWAP 7.3 To ensure that Riverside County's traffic volume range breaks for the various facility types used to determine LOS stay current, review and update the thresholds periodically.

## Specific Plans



The authority for preparation of specific plans is found in the California Government Code, Sections 65450 through 65457.

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

Specific Plans are identified in this section as Policy Areas because detailed development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department.

The six specific plans located in the Harvest Valley/Winchester planning area are listed in Table 3, Adopted Specific Plans in the Harvest Valley/Winchester Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

**Table 3: Adopted Specific Plans in the Harvest Valley/Winchester Area Plan**

Specific Plan	Specific Plan #
Menifee North	260
The Crossroads in Winchester	288
Winchester Hills	293
BSA Properties	322
Trailmark	344
Domenigoni/Barton Properties <sup>1</sup>	310

Source: County of Riverside Planning Department.

<sup>1</sup> Portions of this specific plan extend into a neighboring Area Plan or City

**Table 4: Airport Land Use Compatibility Criteria for Riverside County  
(Applicable to Hemet-Ryan Airport) <sup>1, 2, 3</sup>**

Safety Zone	Maximum Population Density	Maximum Coverage by Structures	Land Use
Area I	Residential with a 2 1/2 acre minimum lot size, but only at distances more than one mile from runway threshold.	Not Applicable	The following uses are permitted: agriculture and open space. No high-risk land uses including: hazardous material facilities; institutional uses; places of assembly; critical facilities; and residential uses within one mile of the runway threshold. Discretionary review is required: commercial; industrial; and residential uses larger than 2 1/2 acre minimum lot size
Area II	Residential with a 2 1/2 acre minimum lot size.	Not Applicable	The following uses are permitted: industrial, agriculture and residential uses with 2 1/2 acre or greater lot sizes. Discretionary review is required: commercial uses. No public or private schools. No institutional uses. No places of assembly. No hazardous material facilities
Transition Area <sup>3</sup>	20 dwelling units/acre	Not Applicable	The following uses are permitted: commercial; industrial; manufacturing; and agricultural uses. Discretionary review is required: residential dwelling units/multiple family dwelling units; institutional uses; places of assembly; public and private schools; and hazardous material facilities or activities involving hazardous materials. All structures shall be limited to 35 feet in height, or two stories, whichever is less.
Area III	Not Applicable	Not Applicable	A wide range of uses is permitted. Discretionary uses include: structures over 35 feet or two stories whichever is greater; institutional uses; places of assembly; hazardous materials; public and private schools

<sup>1</sup> The following uses shall be prohibited in all airport safety zones:

- a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.

<sup>2</sup> Avigation easements shall be secured through dedication for all land uses permitted in any safety zones.

<sup>3</sup> The Transition Area is located between Area II and Area III. It is 330 feet inside the Area II boundary and 660 feet outside the Area II boundary. If 50% or more of the project site is in the Transition Area, it is considered part of the Transition Area. The Transition Area does not extend beyond the outer boundary of Area III or extend into Area I.

Source: Extracted from Hemet-Ryan Airport Comprehensive Airport Land Use Plan

**Table 5: Airport Land Use Compatibility Criteria for Riverside County  
(Applicable to March Joint Air Reserve Base)<sup>1,2</sup>**

Safety Zone	Maximum Population Density	Land Use
Area I	No Residential <sup>3</sup>	<p>No high risk land uses. High risk land uses have one or more of the following characteristics: a high concentration of people; critical facility status; or use of flammable or explosive materials. The following are examples of uses which have these higher risk characteristics. This list is not complete and each land use application shall be evaluated for its appropriateness given airport flight activities.</p> <ul style="list-style-type: none"> <li>• Places of Assembly, such as churches, schools, and auditoriums.</li> <li>• Large Retail Outlets, such as shopping centers, department stores, "big box" discount stores, supermarkets, and drug stores.</li> <li>• High Patronage Services, such as restaurants, theaters, banks, and bowling alleys.</li> <li>• Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels.</li> <li>• Communication Facilities for use by emergency response and public information activities.</li> <li>• Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries.</li> </ul>
Area II	Residential: 2.5 acre minimum lots	
Area III	Not Applicable	

1 The following uses shall be prohibited in all airport safety zones:  
a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.  
b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.  
c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.  
d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.

2 Avigation easements shall be secured through dedication for all land uses permitted in any safety zones.

3 Except at densities less than 0.4 DU/acre within specified areas as designated by the Airport Land Use Commission.

Source: Extracted from Riverside County Airport Land Use Plan

## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Harvest Valley/Winchester planning area, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. The Local Land Use section provides a host of policies to address these issues. These policies



Community Center Guidelines have been prepared to aid in the physical development of vibrant community centers in Riverside County. These guidelines are intended to be illustrative in nature, establishing a general framework for design while allowing great flexibility and innovation in their application. Their purpose is to ensure that community centers develop into the diverse and dynamic urban places they are intended to be. These guidelines will serve as the basis for the creation of specified community center implementation tools such as zoning classifications and specific plan design guidelines.

The Community Center Guidelines are located in Appendix J of the General Plan.

may reinforce Riverside County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities. The intent is to enhance and/or preserve the identity and character of this unique area.

## Local Land Use Policies

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

#### **Community Centers**

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

The first of the two Community Center Overlay land use designations is located in the community of Winchester. Given the transportation opportunities and the presence of the nearby Diamond Valley Lake, this *Community Center Overlay* land use designation, *together with the partially overlapping and adjoining nine neighborhoods (one Highest Density Residential (HHDR) neighborhood and eight Mixed-Use Area (MUA) neighborhoods) of Winchester Town Center*, land use designation allows the flexibility for this community to create a special place in western Riverside County. *The Community Center Overlay includes the portions of Winchester located between Longfellow and Whittier Avenues, and between Olive Avenue and 9<sup>th</sup> Street, that are not included in the Winchester Town Center neighborhoods.*

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

#### **Policies:**

- HWAP 8.1 Prepare a master plan or a specific plan to guide the pattern and form of new development. The master plan or specific plan shall cover the development of the entire Community Center Overlay land use designation and address the development standards, street scene, access, the relationship to surrounding properties, signage, and parking.
- HWAP 8.2 Provide incentives, such as density bonuses and regulatory concessions, to property owners and developers to facilitate the development of community centers as designated on the Harvest Valley/Winchester Area Plan Land Use Plan, Figure 3.
- HWAP 8.3 Ensure that community centers development adheres to those policies listed in the Community Centers Area Plan Land Use Designation section of the General Plan Land Use Element.

- HVWAP 8.4 Encourage community centers located in adopted specific plans to adhere to those policies listed in the Community Centers Area Plan Land Use Designation section of the General Plan Land Use Element.
- HVWAP 8.5 Encourage areas within Community Center Overlays to develop to land use standards for Community Centers as detailed in the Community Centers Area Plan Land Use Designation section of the General Plan Land Use Element, and within the Community Centers Guidelines.
- HVWAP 8.6 Allow the land uses within a Community Center Overlay to develop to the standards and uses of the underlying land use designation.
- HVWAP 8.7 Ensure sufficient pedestrian linkages to the Salt Creek corridor from the adjacent Winchester Community Center Overlay area.
- HVWAP 8.8 Encourage future development within the Winchester Community Center Overlay area to develop in a Western theme and incorporate a transit station along the railroad line.

### **Winchester Town Center**

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

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

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

*Perris, through Winchester, to Hemet.*

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

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

*Winchester Town Center and its nine neighborhoods will benefit from reduced distances between housing, workplaces, retail businesses, and other services, amenities, and destinations. In addition, a walkable, bicycle-friendly environment with increased accessibility via bus and potentially train transit will result in more transportation options and reduced transportation costs for the community's residents and employees.*

*Winchester Town Center's nine neighborhoods and the policies that apply to them are described in detail below. The neighborhood descriptions and policies are presented as follows: the sole HHDR-designated neighborhood contained in Winchester Town Center is described first; then, Winchester Town Center's eight MUA-designated neighborhoods are described. The presentation of the policies is organized as follows: first, the policy or policies pertaining solely to each neighborhood are listed directly under that neighborhood's description; then, the policies pertaining to all neighborhoods, whether they are designated HHDR or MUA, are presented.*

### **Highest Density Residential Area (HHDR) Neighborhood Description and Policy:**

*Following is a description of the only neighborhood in Winchester Town Center designated for 100% HHDR development, and the policy specific to the neighborhood:*

***Double Butte View Neighborhood [Neighborhood 1]** contains about 33 gross acres (about ~~31~~ **29** net acres) and is currently vacant. Visually imposing Double Butte is located nearby to the north. This neighborhood is located directly west of the Winchester Transit Center Neighborhood, and is planned to contain, at a 100% level, HHDR units to accommodate residents desiring convenient, walkable access to nearby local community commercial services and facilities and services, and potentially in the future to regional jobs and other destinations via passenger rail transportation. The neighborhood should contain local park and recreation facilities, and potentially, community facilities.*

#### **Policy:**

*HVWAP 8.9 The entire Double Butte View Neighborhood shall be developed in accordance with the HHDR land use designation.*

### **Mixed-Use Area (MUA) Neighborhoods Descriptions and Policies:**

*Following is a description of each of the eight MUA neighborhoods in Winchester Town Center, and the policy or policies specific to each of these neighborhoods:*

***Winchester Transit Center Neighborhood [Neighborhood 2]** contains about 28 gross acres (about ~~25~~ **23** net acres). Existing land usage consists of several single family homes. This neighborhood is envisioned as a potential location for a future commuter transit station, if and when Metrolink service is extended from Perris, its current terminus at the end of the Perris Valley Line, to Winchester, and beyond to Hemet. This neighborhood is designated as a MUA, with a required **minimum** 50% HHDR component. The remainder of the neighborhood would consist of the train station, including parking and shuttle accommodations, and*

retail commercial, office, and other land use types that would benefit from this strategic transit-centered location. This neighborhood will benefit from reduced distances between housing, workplaces, retail businesses, and other amenities and destinations. In addition, a walkable, bicycle-friendly environment with increased accessibility via transit will result in reduced transportation costs. This neighborhood, even more so than the others in Winchester Town Center, should contain very frequent pedestrian, bicycle, automobile, and transit shuttle passages, both internal within the neighborhood as well as leading to the neighborhood's edges, to ensure both a high degree of interaction between uses within the neighborhood plus frequent, easy, and inviting access facilities to the transit service and commercial services from surrounding community neighborhoods.

**Policy:**

HWVAP 8.10 **Fifty percent At least 50%** of the Winchester Transit Center Neighborhood shall be developed in accordance with the HHDR land use designation.

**Winchester Northeast Neighborhood [Neighborhood 3]** contains about 22 gross acres (about ~~19~~ 18 net acres). Existing land usage consists of several existing single family homes. The neighborhood is located in the northeastern part of Winchester Town Center, between Winchester Road and Whittier Avenue, and between 9<sup>th</sup> Street and Asbury Street and the BNSF Railway route. This neighborhood will be developed as a MUA, with a 50% required **minimum** HHDR component. The remaining neighborhood uses will include job-creating retail commercial facilities, offices, and other land use types supporting the overall viability and interactivity of the neighborhood.

**Policy:**

HWVAP 8.11 **Fifty percent At least 50%** of the Winchester Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.

**Patterson Avenue North Neighborhood [Neighborhood 4]** contains about 41 gross acres (about ~~36~~ 35 net acres). This neighborhood contains several single family residential homes. It is located between Whittier and Patterson Avenues, and between Simpson Road and the BNSF Railway route. This neighborhood is designated as a MUA, with a required **minimum** 25% HHDR component. The other neighborhood uses may include residential uses at lower densities than HHDR, parks and recreation facilities, and civic uses, and should include job-creating retail commercial, office, and other commercial uses. Generally, the commercial uses should be located along and near Simpson Road, and to a lesser degree, Patterson Avenue.

**Policy:**

HWVAP 8.12 **Twenty-five percent At least 25%** of the Patterson Avenue North Neighborhood shall be developed in accordance with the HHDR land use designation.

**Simpson Road West Neighborhood [Neighborhood 5]** contains about 85 gross acres (about 68 net acres), and existing land usage consists of a several scattered single family residential homes, and businesses and a U.S. Post Office located along Winchester Road. This neighborhood is situated very close – just to the north - of Winchester Elementary School and Valley-Wide Recreation Center/Winchester Park. Specifically, it covers an irregularly shaped area very generally located between Rice Road and Garfield Avenue, and between Taylor Street and Haddock Street. This neighborhood is designated as a MUA, with a required **minimum** 35% HHDR component. In particular, it has residential neighborhood locational advantages, including close-at-hand access to Winchester Elementary School, Winchester Park recreational facilities, and Salt Creek, with its planned Class 1 Bike Path. Appropriate uses here, in addition to HHDR, will include primarily residential uses of lower densities than HHDR. Also, job-producing retail commercial, office, and other commercial services will be appropriately located along and near Winchester and Simpson Roads.

**Policy:**



## Harvest Valley/Winchester Area Plan

HVWAP 8.13 *Thirty-five percent ~~At least 35%~~ of the Simpson Road West Neighborhood shall be developed in accordance with the HHDR land use designation.*

**Simpson Road East Neighborhood [Neighborhood 6]** contains about 13 gross acres (about 9 net acres) and several scattered businesses and single family residences. This neighborhood is located primarily along Simpson Road, between Winchester Road and Whittier Avenue, and north of Gough Street. **Fifty percent ~~At least 50%~~** of this neighborhood will be developed as HHDR, primarily to accommodate residents desiring very convenient access to commercial services in the heart of the community. This neighborhood will particularly benefit from reduced distances between housing, workplaces, retail business, and other amenities and destinations. Job-producing retail, office, and other commercial uses should be located primarily along Winchester and Simpson Roads.

**Policy:**

HVWAP 8.14 *Fifty percent ~~At least 50%~~ of the Simpson Road East Neighborhood shall be developed in accordance with the HHDR land use designation.*

**Salt Creek West Neighborhood [Neighborhood 7]** contains about 31 gross acres (about 28 net acres), and is currently vacant. This neighborhood is conveniently located immediately to the southwest of Winchester Elementary School and Valley-Wide Recreation Center at the southwestern corner of Winchester Town Center. **Fifty percent ~~At least 50%~~** of this neighborhood will be developed as HHDR, which will be very conveniently located near community educational and recreational services. Other uses in this MUA should include primarily lower density (lower than HHDR) residential uses and recreational uses. Small-scale retail and office commercial uses may be located along Rice Road and Olive Avenue. This neighborhood is strategically located adjacent to the planned 16 mile-long Salt Creek Class 1 Bike Path, providing convenient pedestrian and bicycle recreation adjacent to the neighborhood. Multiple trailheads should be provided from this neighborhood to the Salt Creek Trail, and numerous conveniently located pedestrian and bicycle connections should also be provided to the west, north, and east, thereby facilitating pedestrian and bicycle access between this neighborhood and Winchester Elementary School and Winchester Park's recreational and civic facilities, and between Salt Creek and the rest of the Winchester community.

**Policies:**

HVWAP 8.15 *Fifty percent ~~At least 50%~~ of the Salt Creek West Neighborhood shall be developed in accordance with the HHDR land use designation.*

HVWAP 8.16 *Development in the Salt Creek West Neighborhood should be designed to provide for frequent, convenient, and enticing access for pedestrians and bicyclists to the Salt Creek Class 1 Bike Path, and for convenient access to other community areas located to the west, north, and east of this neighborhood.*

**Patterson Avenue South Neighborhood [Neighborhood 8]** contains about 70 gross acres (about 63 net acres) and some existing development. Except for the southwestern part of this neighborhood, the neighborhood is primarily located between Whittier and Patterson Avenues. It extends from Simpson Road on the north to south of Haddock Street. **Thirty-five percent ~~At least 35%~~** of this neighborhood will be developed as HHDR. Other neighborhood uses may include residential uses of lower densities than HHDR, parks and recreational facilities, and job-producing retail commercial, offices, and other commercial uses located along Simpson Road, and to a lesser degree, Patterson Avenue.

**Policy:**

HVWAP 8.17 *Thirty-five percent ~~At least 35%~~ of the Patterson Avenue South Neighborhood shall be developed in accordance with the HHDR land use designation.*

**Salt Creek East Neighborhood [Neighborhood 9]** contains about 41 gross acres (about 37 net acres) and is mostly

*vacant. It is located along the north side of Olive Avenue, between Winchester Road and Patterson Avenue. This neighborhood has about a one-half mile frontage along the proposed Salt Creek Class 1 bike Path, providing opportunities for both local and regional recreational access (with eventual connections to the Lake Elsinore and Hemet communities). **Fifty percent At least 50%** of this neighborhood will be developed for HHDR, with the remainder mostly developed for lower density (lower than HHDR) residential uses, and park and recreational uses. A limited amount of job-producing retail and other commercial uses may be sited along Patterson and Olive Avenues. This neighborhood should feature frequent points of access to the Salt Creek Trail, and pedestrian and bicycle passages through the neighborhood to ensure convenient and inviting access to the trail for residents of both this neighborhood and surrounding community areas to the west, north, and east.*

**Policies:**

*HVWAP 8.18 **Fifty percent At least 50%** of the Salt Creek East Neighborhood shall be developed in accordance with the HHDR land use designation.*

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

**Policies applying to all Neighborhoods of Winchester Town Center, whether they are designated Highest Density Residential (HHDR) or Mixed-Use Area (MUA):**

*The following policies apply to all of the neighborhoods in Winchester Town Center, whether they are designated HHDR or MUA:*

*HVWAP 8.20 Design and locate development to provide for walkable connections between on-site uses, and convenient pedestrian and bicycle connections, and as feasible and appropriate, bus and train shuttle connections (if passenger train service becomes locally available) to adjacent and nearby communities, businesses, parks and open space areas, and transit access opportunities.*

*HVWAP 8.21 Utilize development design to facilitate convenient bus transit access to each neighborhood, and to provide for well-designed and convenient pedestrian, bicycle, and potential transit shuttle access to potential regional transit facilities. In addition, the Winchester Transit Center Neighborhood should be designed to accommodate frequent and convenient access for pedestrian, bicycle, bus and transit shuttle, and automobile access from surrounding neighborhoods to a potential on-site regional transit station located within the Winchester Transit Center Neighborhood.*

*HVWAP 8.22 Development in Mixed-Use Areas should include either or both side-by-side and vertical mixed uses.*

*HVWAP 8.23 Where necessary to ensure compatible transitions between land use types, development adjoining existing single family residential uses should use a combination of low-profile (usually one- or two-story) buildings, trails, parks and recreation areas, and other compatible, low profile uses to ensure appropriate transitions and buffering between differing land use types.*

*HVWAP 8.24 Include local neighborhood parks and as feasible, community parks and recreation facilities, and convenient pedestrian, bicycle, bus transit, and automobile access to them from surrounding neighborhoods and community areas.*

*HVWAP 8.25 Locate and design all businesses and other land uses that attract high traffic volumes away from the sites of existing and planned elementary, middle, and high schools.*

- HWAP 8.26 *Non-HHDR development within MUA-designated neighborhoods should utilize mutually supportive mixes of retail, commercial, office, industrial, civic, park and recreational, and other types of uses that result in vibrant neighborhoods with internal compatibility.*
- HWAP 8.27 *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## **Winchester Community - Western Area (Mixed-Use Area)**

**Winchester Community – Western Area** (see Figure 3B) *contains one neighborhood, the **West Winchester Neighborhood [Neighborhood 1]**. It contains about 244 gross acres (about **232-230** net acres), and is planned as a Mixed-Use Area (MUA) containing **at least** 25% Highest Density Residential (HHDR) development. Other neighborhood uses will include residential uses at lower densities than HHDR, community facilities including park and recreation and trail facilities, and, potentially, schools and other community facilities. A limited amount of job-producing retail commercial and office commercial uses may be appropriate along Rice Road. This neighborhood is conveniently located less than one-half mile west of Winchester Elementary School and Valley-Wide Recreation Center's Winchester Park, with its outdoor park and ballfields, and gym and public meeting facilities. Although not located directly adjacent to Salt Creek, it is located very close to the planned 16 mile-long Salt Creek Class 1 Bike Path. This neighborhood is planned to contain a mixture of pedestrian and bicycle linkages both internal to the neighborhood and to surrounding community parks, schools, and commercial areas.*

*Following are the policies applying to the West Winchester Neighborhood:*

- HWAP 8.28 ***Twenty-five At least 25%** of the West Winchester Neighborhood [Neighborhood 1] shall be developed in accordance with the HHDR land use designation. The remainder of the neighborhood may be developed in a mixture of lower residential densities (lower than HHDR), park and recreation and trail facilities, schools and community facilities, and very limited commercial services, all of which are supportive of the primary residential nature of this neighborhood and the surrounding community.*
- HWAP 8.29 *Design and locate all development in such a manner as to provide for frequent and convenient pedestrian and bicycle connections between the various sections of the neighborhood, and as feasible and appropriate, bus and train shuttle connections (if passenger train service becomes locally available) to adjacent and nearby communities, businesses, parks and open space areas, and transit access opportunities.*
- HWAP 8.30 *Design development to facilitate convenient bus transit access to the site, and to provide for well-designed and convenient pedestrian, bicycle, and potential transit shuttle access to potential regional transit facilities.*
- HWAP 8.31 *Utilize both side-by-side and vertical mixed uses in this Mixed-Use Area neighborhood.*
- HWAP 8.32 *Include, as appropriate, local neighborhood parks, community park and recreation facilities, convenient pedestrian, bicycle, and as appropriate, bus transit and automobile access to them from surrounding neighborhood and community areas.*
- HWAP 8.33 *Uses approved and operating under an existing valid entitlement may remain, or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

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Light pollution occurs when too much artificial illumination enters the night sky and reflects off of airborne water droplets and dust particles causing a condition known as skyglow. It occurs when glare from improperly aimed and unshielded light fixtures cause uninvited illumination to cross property lines.

## Mount Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires unique nighttime lighting standards so that the night sky can be viewed clearly. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the Observatory's view. Please see Figure 7, Mt. Palomar Nighttime Lighting Policy, for areas that may be impacted by these standards.

### Policies:

HVWAP 9.1 Adhere to the lighting requirements specified in Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory.

## Third and Fifth Supervisorial District Design Standards and Guidelines

In July 2001, the County of Riverside adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial Districts. The Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the Riverside County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails, and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

### Policies:

HVWAP 9.1 Require development to adhere to standards detailed in the Design Standards and Guidelines for Development in the Third and Fifth Supervisorial Districts.

## Circulation

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles, and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems,

“

*Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.*

”

- RCIP Vision

and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

As stated in the Vision and the Land Use Element, the County of Riverside is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Harvest Valley/Winchester planning area, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of the Harvest Valley/Winchester Area Plan is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Harvest Valley/Winchester Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

## Local Circulation Policies

### *Vehicular Circulation System*

The vehicular circulation system that supports the Land Use Plan for the Harvest Valley/Winchester planning area is shown on Figure 8, Circulation. The vehicular circulation system in the Harvest Valley/Winchester planning area is anchored by State Routes 74 and 79, which run east-west and north-south respectively. At the time of the adoption of this area plan, there were three proposed alignments for State Route 79, as described in detail in subsequent sections. Interstate 215 runs north-south and is adjacent to a portion of the Harvest Valley/Winchester planning area, west of Romoland. A system of arterials and collector roads branch off from these major roadways and serve local uses. Chief among these are Newport Road and Domenigoni Parkway, which provide east-west access, and Briggs and Menifee Roads, which provide north-south access.

#### **Policies:**

- HVWAP 11.1 Design and develop the vehicular roadway system per Figure 8, Circulation, and in accordance with the System Design, Construction and Maintenance section of the General Plan Circulation Element.
- HVWAP 11.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

### *Rail Transit*

The Burlington Northern/Santa Fe rail line physically bisects the planning area and divides it into northern and southern halves. The railroad is currently being used for freight and cargo hauling, but has the potential to be used for passenger service. This route would connect the City of Hemet with the March Joint Air Reserve Base and the City of Riverside. Expanded regional access available from a new transit opportunity would reinforce the development of new homes, business, and recreational opportunities here.

## Policies:

- HVWAP 12.1 Maintain and enhance existing railroad facilities in accordance with the Freight Rail section of the General Plan Circulation Element.
- HVWAP 12.2 Work with railroad companies to create a transit stop in the Winchester Community Center Overlay that serves both regional and local transit traffic and is integrated with the Transit Oasis Concept.

## Trails and Bikeway System

The County of Riverside contains multi-purpose trails that traverse urban, rural, and natural areas. These multi-use trails accommodate hikers, bicyclists, equestrian users and others as an integral part of Riverside County's circulation system. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities as well as separators or edges between communities.

As shown on Figure 9, Trails and Bikeway System, the Harvest Valley/Winchester planning area supports an extensive system of existing and proposed trails and bikeways. An example is the Salt Creek recreational trail, which runs east-west along Salt Creek, connecting Hemet to Sun City. A few proposed trails and bikeways serve residential, commercial, and mixed uses, increasing the accessibility to these uses by pedestrians, cyclists, and equestrian enthusiasts.

## Policies:

- HVWAP 13.1 Maintain and improve the trails and bikeways system, as shown on Figure 9, and as it is discussed in the Non-Motorized Transportation section of the General Plan Circulation Element.

## Scenic Highways

Scenic Highways provide the motorist with views of distinctive natural characteristics that are not typical of other areas in Riverside County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations and to manage development along scenic highways and corridors so that it will not detract from the area's natural characteristics.

As shown on Figure 10, Scenic Highways, there is one County Eligible and one State Eligible Scenic Highway in the planning area. State Route 74 from the Orange County border to the western edge of the San Bernardino National Forest has been designated as an Eligible State Scenic Highway. State Route 74 passes through Homeland, Romoland, and Green Acres. State Route 74 continues east out of the Harvest Valley/Winchester planning area to the Palms to Pines Highway, an official State Scenic Highway. Menifee Road is a County Eligible Scenic Highway that runs from State Route 74 south out of the planning area eventually connecting with Interstate 215. From these two roadways, views of the Lakeview and Dawson Mountains and Double Butte are provided.



The purpose of the California Scenic Highways program, which was established in 1963, is to "Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways."

**Policies:**

HVWAP 14.1 Protect the scenic highways in the Harvest Valley/Winchester planning area from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors sections of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

**Transit Oasis**


The Transit Oasis is a concept to improve transportation options in Riverside County by providing an integrated system of local serving, rubber-tired transit that is linked with a regional transportation system, such as MetroLink or express buses. In the Transit Oasis concept, rubber-tired transit vehicles operate on a single prioritized or dedicated lane in a one-way, continuous loop. The Transit Oasis is designed to fit into community centers, which provide the types of densities and concentrated development patterns that can allow this concept to become a reality.

In the Harvest Valley/Winchester planning area, the Transit Oasis concept may be accommodated in the Community Center Overlays. The Transit Oasis would provide local serving transit to the residents and businesses in and adjacent to the community centers as well as convenient access to regional circulation systems. Due to their strategic locations, these Transit Oasis systems could potentially connect with regional transit systems that may be provided within the East-West CETAP Corridor.

**Policies:**

HVWAP 15.1 Support the development and implementation of a Transit Oasis system in the Community Center Overlays in accordance with the Public Transportation System section of the General Plan Circulation Element.

“  
*Investment in and expansion of the existing freeway and arterial street networks continue to be a critical part of our comprehensive transportation system development.*  
 ”  
 - RCIP Vision

  
 Please see the General Plan Circulation Element for more Transit Corridor policies.

**State Route 79 Corridor**

Currently, State Route 79 (Winchester Road) runs north-south through the center of the community of Winchester. The State Route 79 (SR 79) Project will re-align the existing State Route 79 between Lamb Canyon Road on the north and Newport Road on the south causing the highway to bypass the Winchester Policy Area. The SR 79 Project will provide a greater traffic capacity to meet increasing traffic demands within Riverside County. While the precise alignment of this relocation has not been set, all current alignments show the roadway veering east of Winchester. The existing State Route 79 will remain as a secondary arterial highway. This re-alignment is a separate effort from the Community Environmental Transportation Acceptability Process (CETAP) portion of the RCIP.

The implementation of a transit station, which would serve the Transit Oasis and regional rail transit concepts, would reinforce the unique community core and help bring visitors to Winchester. In that context, existing State Route 79 remains an important future transit link. The Harvest Valley/Winchester Area Plan provides an opportunity to complete a transit connection between Winchester and Temecula along State Route 79 through



the acquisition of right-of-way that would accommodate future transit use. Transit improvements could include additional road lanes, a dedicated transit lane, or other transportation improvements.

**Policies:**

HVWAP 16.1 Require the dedication of right-of-way along existing State Route 79 (Winchester Road) in accordance with Ordinance No. 461, which will accommodate future transportation/transit improvements.

### ***Community Environmental Transportation Acceptability Process (CETAP) Corridors***

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The Community Environmental Transportation Acceptability Process (CETAP) was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate increased growth and preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified four priority corridors for the movement of people and goods: Winchester to Temecula Corridor, East-West CETAP Corridor, Moreno Valley to San Bernardino Corridor, and Riverside County - Orange County Corridor.

In the Harvest Valley/Winchester planning area, the East-West CETAP Corridor passes east to west and connects Interstate 215 State Route 79. These corridors could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes.

**Policies:**

HVWAP 17.1 Accommodate the East-West CETAP Corridor in accordance with the Community Environmental Transportation Acceptability Process section of the General Plan Circulation Element.

HVWAP 17.2 Accommodate the realignment of State Route 79 within the planning area.

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## Multipurpose Open Space

The Harvest Valley/Winchester open space system contains a variety of open spaces that serve a multitude of functions, hence the label of multi-purpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. Some of the Harvest Valley/Winchester planning area natural open space resources are quite special. This means that each existing resource requires thoughtful preservation and, in some cases (as with Double Butte), restoration. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of the Harvest Valley/Winchester planning area. Preserving the scenic background and natural resources of this extensive valley system gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that: these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision.

In this planning area, the natural characteristics offer design opportunities for quality development and, in some cases (as with the Diamond Valley Lake) the opportunities are exceptional. Habitat preservation opportunities are likewise important here. Achieving a desirable end state of valued local open space to benefit residents and visitors will require sensitive design attention in laying out development proposals.

The impressive open space inventory here includes features such as Double Butte, the Lakeview and Dawson mountain ranges, Sal Creek and Warm Springs Creek. Each of these natural features offer open spaces, habitat, and recreation opportunities, enhanced by the scenic vistas associated with the varied topography that defines this area. These features encompass a variety of habitats, including riparian corridors, vernal pools, oak woodlands, and chaparral habitats. There are also a number of parks and recreation areas where many of these resources can be enjoyed.

The Harvest Valley/Winchester planning area has experienced relatively little growth over the past 20 years, but that is expected to change dramatically. That is why these policies are needed to achieve a balance between growth, natural resource conservation, and preservation of community character.

## Local Open Space Policies

### *Watersheds, Floodplains, and Watercourses*

The northern portion of the Harvest Valley/Winchester planning area is part of the Santa Ana River Watershed, and the southern portion is part of the San Diego Basin Watershed. Warm Springs Creek feeds the Santa Margarita

“

*The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.*

”

- RCIP Vision



A watershed is the entire region drained by a waterway that drains into a lake or reservoir. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include combinations of forests, glaciers, deserts, and/or grasslands.

River, while Salt Creek is a tributary of the San Jacinto River. These two watersheds, and their included watercourses, provide natural habitat, open space linkages, and recreation potential. The following policies preserve and protect these important areas.



For further information on the MSHCP please see the Multipurpose Open Space Element of the General Plan.



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW)



The following sensitive, threatened and endangered species may be found within this Area Plan.

- spreading navarretia
- Munz's onion
- ferruginous hawk
- burrowing owl
- bobcat
- Stephen's kangaroo rat
- granite spiny lizard
- San Diego black-tailed jackrabbit
- California gnatcatcher
- Los Angeles pocket mouse
- Riverside fairy shrimp
- Parry's spineflower

## Policies:

HVWAP 18.1 Protect the Santa Ana and San Diego Basin Watersheds and habitats, and provide opportunities for flood protection through adherence to Open Space, Habitat, and Natural Resources section of the General Plan Land Use Element and the Floodplain and Riparian Area Management, Multiple Species Habitat Conservation Plans, and Environmentally Sensitive Lands sections of the General Plan Multipurpose Open Space Element.

## Proposed Multiple Species Habitat Conservation Plan

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the WRC MSHCP was developed by the County of Riverside and adopted by the County of Riverside and other plan participants in 2003. Permits were issued by the Wildlife Agencies in 2004. The WRC MSHCP comprises a reserve system that encompasses core habitats, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

## MSHCP Program Description

The Endangered Species Act prohibits the “taking” of endangered species. Taking is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” listed species. The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the WRC MSHCP is for the Wildlife Agencies to grant a take authorization for otherwise lawful actions that may incidentally take or harm species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the WRC MSHCP allows the County of Riverside to take plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County of Riverside, a property-owner-initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the WRC MSHCP Reserve or subjected to other WRC MSHCP criteria.

## Key Biological Issues

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.

### Policies:

- HVWAP 19.1 Conserve existing intact areas of upland scrub to provide good foraging habitat for raptors and open grassland areas for the burrowing owl.
- HVWAP 19.2 Conserve Domino-Traver-Willow soils within the vernal pool habitat areas. Maintain the existing hydrologic regime in order to preserve the habitat for the Riverside fairy shrimp.
- HVWAP 19.3 Conserve existing populations of the California gnatcatcher and Bell's sage sparrow in the Harvest Valley/Winchester planning area, including locations in the North Domenigoni Hills. Conservation should focus on coastal sage scrub and grassland patches in addition to riparian habitats associated with upper Warm Springs Creek.
- HVWAP 19.4 Maintain a habitat connection between the North Domenigoni Hills and Warm Springs Creek to facilitate the genetic and physical migration of species.
- HVWAP 19.5 Maintain habitat connectivity between coastal sage scrub, grasslands, and riparian vegetation in order to provide a contiguous linkage from Diamond Valley Lake to the French Valley area.
- HVWAP 19.6 Conserve Auld soils in order to preserve local populations of Munz's onion, in coordination with future development in the Specific Plan Required area.
- HVWAP 19.7 Conserve and maintain vernal pool complexes and hydrology that supports Riverside fairy shrimp and other rare, threatened and endangered species known to exist within the Harvest Valley/Winchester planning area to promote genetic diversity through wildlife movement.
- HVWAP 19.8 Improve wildlife crossing routes in conjunction with the improvement and widening plans for State Route 79.
- HVWAP 19.9 Maintain intact habitat surrounding the closed Double Butte landfill site.
- HVWAP 19.10 Protect sensitive biological resources in the Harvest Valley/Winchester Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.

## Hazards

Hazards are natural and man-made conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, dam failures, earthquakes and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions.

Portions of the Harvest Valley/Winchester planning area may be subjected to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 11 to Figure 15. These hazards are located throughout the Harvest Valley/Winchester planning area at varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Harvest Valley/Winchester planning area.

## Local Hazard Policies

### *Flooding and Dam Inundation*



Since 1965, eleven Gubernatorial and Presidential flood disaster declarations have been declared for Riverside County. State law generally makes local government agencies responsible for flood control in California.

The failure of the Diamond Valley Lake dams could pose a significant flood hazard to residents of this planning area if this 800,000-acre-foot facility were to fail. According to the Federal Emergency Management Agency (FEMA), failure of this dam could result in flooding as far away as the Antelope/French Valleys.

In addition to hazards posed by dam failures, hazards to life and property could result from a significant flood event along Salt Creek and the San Jacinto River. Winchester and Romoland are within the 100-year floodplains, as shown on Figure 11, Flood Hazards. The floodplains follow existing creeks and most significantly affect lowland areas. The floodplains may also contain rare and significant ecosystems such as riparian habitats or vernal pools that are also subject to serious loss.

Many techniques may be used to address the danger of flooding, such as avoiding development in floodplains, altering the water channels, applying specialized building techniques, elevating structures that are in floodplains, and enforcing setbacks. The following policies address the hazards associated with flooding and dam inundation.

#### **Policies:**

- HVWAP 20.1 Protect life and property from the hazards of potential dam failures and flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.
- HVWAP 20.2 Adhere to the flood proofing and flood protection requirements of Riverside County Ordinance No. 458.
- HVWAP 20.3 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential, or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.



#### **Fire Fact:**

Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds enhance the fire danger throughout Southern California.

### *Wildland Fire Hazard*

Due to its rural and mountainous nature, portions of the Harvest Valley/Winchester planning area are subject to a high risk of fire hazards. These risks are greater in rural areas and along urban edges. The fire hazards

within this planning area are concentrated in the areas designated as Open Space-Conservation Habitat and Open Space-Recreation, such as in the Dawson Mountains; Rural Mountainous designations, such as in the Lakeview Mountains; and at Double Butte, which is designated Public Facilities. The Open Space Foundation Component designations limit the density and type of structures that could be exposed to wildland fires. Methods to address this hazard include such techniques as creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, utilizing fire resistant building techniques, and avoidance of building in high-risk areas. In still other cases, safety-oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 12, Wildfire Susceptibility, to see the locations of the wildfire zones within the Harvest Valley/Winchester planning area.

## Policies:

HVWAP 21.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

## Seismic

There are no seismic faults located within the Harvest Valley/Winchester planning area. There are, however, faults outside the area, such as the San Jacinto and San Andreas faults, that pose significant seismic threat to the life and property of Harvest Valley/Winchester residents. Threats from seismic events include groundshaking, fault rupture, liquefaction, and landslides. The area directly south of Double Butte, including the community of Winchester, has a high susceptibility to liquefaction. There are areas of very susceptible shallow groundwater sediments along Salt Creek. The use of specialized building techniques, enforcement of setbacks, and other measures as specified in site-specific liquefaction hazard reports will help to mitigate the potentially dangerous circumstances. Refer to Figure 13, Seismic Hazards, for the location of liquefaction areas within the Harvest Valley/ Winchester planning area.

## Policies:

HVWAP 22.1 Protect life and property from seismic related events through adherence to the Seismic Hazards section of the General Plan Safety Element.

## Slope

The Harvest Valley/Winchester planning area is home to several mountain ranges and hillsides that have extremely steep slopes. While they contribute significantly to the character of this area, the mountains and hills are quite susceptible to damage from excessive grading. Many of these areas require special development standards and care to prevent erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to ensure the health, safety, and welfare while protecting these important character-enhancing resources. Figure 14, Steep Slope, depicts the areas of slope for the Harvest Valley/Winchester area. Also refer to Figure 15, Slope Instability, for areas of possible landslide.



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as “sand boils, sand blows” or “sand volcanoes.” Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

**Policies:**

- HVWAP 23.1 Identify ridgelines that provide a significant visual resource for the Harvest Valley/Winchester planning area through adherence to policies within the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources section of the General Plan Multipurpose Open Space Element.
- HVWAP 23.2 Protect life and property through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element and policies within the Rural Mountainous and Open Space Land Use Designations of the Land Use Element.



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General Plan Amendments adopted since 12/31/09

- GPA No. 1120, BOS RSLN 2014-222; 11/24/14;

-GPA No. 960, BOS RSLN 2015-260, 12/08/15;



# Lakeview/Nuevo Area Plan

## Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of the Lakeview/Nuevo Area Plan as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

*“Riverside County is a family of special communities in a remarkable environmental setting.”*

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through the County of Riverside, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

## Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout Riverside County. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized Oasis transit system now operates quite successfully in several cities and communities.

## Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer is almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

## Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

## Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

## Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

## Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

## Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

## Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

## Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

## Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

## Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

**Intergovernmental Cooperation**

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

**Introduction**

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



**Quotes:** quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



**Factoids:** interesting information about Riverside County that is related to the element



**References:** contacts and resources that can be consulted for additional information



**Definitions:** clarification of terms and vocabulary used in certain policies or text.

Lakeview/Nuevo, despite its dry, semi-desert climate, includes a segment of one of the major waterways in Riverside County: the San Jacinto River. The San Jacinto River is located in a valley pressed between the Bernasconi Hills and the Lakeview Mountains, which dominate the southeasterly half of the planning area. The Lakeview/Nuevo Area Plan is surrounded by mountain ranges in virtually every direction that create the sense of expanse so predominant in Riverside County.

The Lakeview/Nuevo Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the future of this distinctive valley to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of this plan addresses critical issues facing Lakeview/Nuevo. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the planning area fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in the Lakeview/Nuevo planning area, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. The Area Plan also describes relevant transportation issues, routes, and modes of transportation in the Circulation section. The key to understanding our valued open space network is described in the Multipurpose Open Space section. There are both natural and man-made hazards to consider, and they are spelled out in the Hazards section.

The Lakeview/Nuevo planning area contains only unincorporated land. The incorporated cities of Perris and San Jacinto abut the planning area on the western and eastern borders. Coordination with these cities was a critical component in shaping the Area Plan.

## *A Special Note on Implementing the Vision*

The preface to the Lakeview/Nuevo Area Plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Lakeview/Nuevo planning area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

**Community Centers.** This method of concentrating development to achieve community focal points, stimulate a mix of activities, promote economic development, achieve more efficient use of land, create a transit friendly and walkable environment, and offer a broader mix of housing choices is a major device for implementing the Vision. The Community Center designation has been given to two areas, each encompassing portions of two adjacent specific plans westerly of the San Jacinto River. These areas are considered Village Centers because they are intended to serve the surrounding areas and act as a focal point for the community. The surrounding land uses, such as Medium Density Residential and Commercial Retail, complement the intended pedestrian-friendly atmosphere by creating a human-scaled environment.

**San Jacinto River.** The San Jacinto River, like other waterways in Riverside County, is seasonal and is normally dry during the summer months. However, the San Jacinto River is one of the most significant waterways in western Riverside County. In addition to offering the obvious benefits to drainage, flood control, and water conservation, the San Jacinto River is an important corridor for species migration and habitat preservation. A channelization project is planned for the San Jacinto River that will balance the need for protection against flood hazards with the need for a healthy ecosystem.

**Environmental Setting.** The Lakeview Mountains and the Bernasconi Hills are both a part of the Lakeview/Nuevo planning area. Their distinct rock outcroppings and rugged character provide a visual identity for the planning area. Both ranges provide some recreational opportunities and an area for some wildlife habitat.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

It is important to note that the data in this area plan is current as of [*Adoption date of GPA No. 1122*] ~~March 23, 2010~~. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.

## Location

The central location of the Lakeview/Nuevo area is clearly evident in Figure 1, Location. This planning area is surrounded by four area plans that constitute a major portion of western Riverside County. Starting to the south and moving clockwise, we find the adjacent Harvest Valley/ Winchester, Mead Valley, Reche Canyon/Badlands and San Jacinto Valley Area Plans. The City of Perris borders this area plan on the west and the City of San Jacinto borders this area plan on the east, while Lake Perris is located immediately to the north.

## Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That applies here as well. The central location of Lakeview/Nuevo affords an ample view of the mountain vistas that dominate the remarkable setting of western Riverside County. These defining characteristics are shown on Figure 2, Physical Features, and further described below. This section describes the setting, features, and functions that are unique to the Lakeview/Nuevo planning area.

## Setting

The Lakeview/Nuevo planning area contains a wide valley formed by the San Jacinto River. This valley contains agricultural land as well as much of the development within the planning area. The Bernasconi Hills create a border in the northwest, while the Lakeview Mountains form the eastern boundary of the planning area. The rural community of Juniper Flats is located easterly of Nuevo, close to the Lakeview Mountains. The San Jacinto Wildlife Area is located at the foot of the Bernasconi Hills and forms the northern boundary of the planning area. The Colorado River Aqueduct runs underground in an east-to-west orientation through the northern portion of the planning area.

## Unique Features

### *Lakeview Mountains*

The Lakeview Mountains define the bulk of the central and southeastern portion of the Lakeview/Nuevo planning area and create a scenic backdrop for the planning area. The mountains, which are dotted with picturesque rock outcroppings, gently slope west to the valley that contains the San Jacinto River. Juniper Flats, a small rural area, is located close to the Lakeview Mountains.



## ***Bernasconi Hills***

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.

## ***San Jacinto River***

The San Jacinto River flows westward from Lake Hemet in the Santa Rosa Mountains, through Canyon Lake, and then to Lake Elsinore. It flows through the central portion of this planning area and has a profound influence over its land use patterns. Currently, the river is a semi-natural watercourse that is normally dry. Through the planning area, the river is partially channelized with earthen levees. The lands adjacent to the river are currently vacant or agricultural in nature.



Watercourses are the corridors of streams, rivers, and creeks, whether permanent or seasonal, and whether natural or channelized.

Currently, there is a proposal to channelize the river with earthen berms from the Ramona Expressway to Interstate 215 to reduce flood threats and facilitate future development of adjacent properties. The project is sponsored by property owners in the area and is being prepared by the County of Riverside Flood Control and Water Conservation District. If this project is approved by federal agencies, the flood threat posed by this river will be significantly reduced. The broad valley in which this river sits may then be developed per the Area Plan Land Use Map. It is assumed that the channelization project will be approved, and it is included in the Area Plan Land Use Map. While the location and width of the channel has been decided, the Open Space-Conservation Habitat areas required to facilitate wildlife movement and biological diversity are not precisely known. Therefore, the Land Use Plan is subject to changes to reflect the final configuration of the habitat conservation areas.

## ***San Jacinto Wildlife Area***

The San Jacinto Wildlife Area is nestled at the base of the Bernasconi Hills in the northwestern portion of the planning area. While the San Jacinto Wildlife Area is comprised of over 11,300 acres of natural lands, including wetlands, only a portion of the Wildlife Area is located within the Lakeview/Nuevo planning area. Because of the wetlands within the reserve, a large array of bird species, including birds of prey and waterfowl, migrate to this area every year.

## ***Unique Communities***

### ***Lakeview***

The community of Lakeview, in the northeast corner of the planning area, is characterized by predominantly residential and agricultural uses. Dairies and agricultural uses dominate the land north of the Ramona Expressway, and residential/equestrian uses are found south of the expressway. The residential uses in Lakeview are rural in nature and typically are located on lots between one-half and two acres in size. There is a small cluster of commercial uses at the intersection of the 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, and is lined with tall, majestic palm trees.

### 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. Nuevo Road and Lakeview Avenue are the major streets within this community. Nuevo is a rural community with an equestrian focus. While there are some smaller parcels, the vast majority of lots are typically between one-half and two 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 ballfield, 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.

### Juniper Flats

Juniper Flats is a rural residential community tucked away close to the Lakeview Mountains. This small rural, equestrian-oriented community consists of single family homes on large lots. Juniper Flats Road, a two-lane road, provides the only all-weather access through this community.

### Boulder Rise

Nestled on the western face of the Lakeview Mountains is the small rural community of Boulder Rise. Boulder Rise is located roughly in the area east of Menifee Road and south of San Jacinto Avenue. This area is characterized by the large lot residential uses set among numerous boulder outcroppings.

## Land Use Plan

“

*Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded lifestyle.*

”

-RCIP Vision

The Lakeview/Nuevo Land Use Plan focuses on preserving the unique features in the Lakeview/Nuevo planning area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Lakeview/Nuevo Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Area Plan is organized around 22 Area Plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the Area Plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the Area Plan land use designations.

**Table 1: Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1, 2,3,4</sup>	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.</li> </ul>
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.</li> </ul>
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.</li> </ul>
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.</li> </ul>
	Water (W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.</li> </ul>
	Recreation (R)	N/A	<ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1, 2,3,4</sup>	Notes
Community Development	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> <li>Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</li> </ul>
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .</li> </ul>
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses .</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>
Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>	
Mixed-Use Planning Area		<ul style="list-style-type: none"> <li>This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.</li> </ul>	

# Lakeview/Nuevo Area Plan

## Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> <li>Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.</li> </ul>
Community Center Overlay (CCO)	<ul style="list-style-type: none"> <li>Allows for either a Community Center or the underlying designated land use to be developed.</li> </ul>
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> <li>The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.</li> <li>The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.</li> <li>In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)</li> </ul>
Historic District Overlay (HDO)	<ul style="list-style-type: none"> <li>This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.</li> </ul>
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> <li>Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.</li> </ul>
Policy Areas	<ul style="list-style-type: none"> <li>Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.</li> </ul>

### NOTES:

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5-acre. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; the Community Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of Lakeview/Nuevo Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

## Land Use Concept

The Lakeview/Nuevo Land Use Plan provides for significant growth in its western half, near the City of Perris. Residential density gradually decreases east of the San Jacinto River until the Lakeview Mountains, where the Mountainous and Rural land use designations reflect the area’s rugged nature. A series of adopted specific plans, concentrated west of the San Jacinto River, have influenced land use patterns and residential densities in this area. East of the San Jacinto River, the Land Use Plan generally reflects a pattern of predominantly low density residential character with pockets of commercial uses interspersed within the communities of Lakeview and Nuevo. Continuing east past Lakeview Avenue, the land use pattern provides primarily for Rural Community-Low Density Residential land uses with clusters of Medium Density Residential neighborhoods, Public Facilities, and Commercial Retail designations.

## Community Centers



For more information on Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the General Plan **Land Use Element**.

Two Community Centers are designated in the Lakeview/Nuevo planning area. The first Community Center has been identified in the valley adjacent to the Bernasconi Hills along the Ramona Expressway. The second Community Center is located west of the San Jacinto River on Nuevo Road. These Community Center designations would accommodate Village Center type development, which includes pedestrian oriented downtowns with uses that serve the nearby residential neighborhoods. Some typical uses found in a Village Center include residential units, retail commercial, office, public facilities, parks, museums, public services, employment, and entertainment uses.

Both of these Community Center designations include portions of two adjacent approved Specific Plans, and are rooted in Planning Areas identified as mixed use planning areas or areas that could accommodate either commercial or higher intensity residential development.

**Table 2: Statistical Summary of Lakeview/Nuevo Area Plan**

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>2</sup></b>				
<b>BASE LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	1,802	90	275	90
<i>Agriculture Foundation Sub-Total:</i>	<i>1,802</i>	<i>90</i>	<i>275</i>	<i>90</i>
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	4,829	724	2,209	NA
Rural Mountainous (RM)	4,028	201	614	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	<i>8,857</i>	<i>925</i>	<i>2,823</i>	<i>0</i>
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
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
<i>Rural Community Foundation Sub-Total:</i>	<i>6,550</i>	<i>6,590</i>	<i>20,095</i>	<i>0</i>

# Lakeview/Nuevo Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE	D.U.	POP.	EMPLOY.
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
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
<i>Open Space Foundation Sub-Total:</i>	2,330	0	0	17
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
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 <sup>2</sup> (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
Heavy Industrial (HI)	8	NA	NA	73
Business Park (BP)	258	NA	NA	4,209
Public Facilities (PF)	174 170	NA	NA	174 170
Community Center (CC) <sup>3</sup>	131	681	2,078	1,497
Mixed Use Planning Area (MUPA)	0 1,056	0 12,700	0 44,399	0 761
<i>Community Development Foundation Sub-Total:</i>	8,207 8,206	20,464 31,911	62,409 102,985	23,444 23,443
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b>27,746 27,745</b>	<b>28,069 39,516</b>	<b>85,602 126,178</b>	<b>23,551 23,550</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	0	---	---	---
Indian Lands	0	---	---	---
Freeways	0	---	---	---
<i>Other Lands Sub-Total:</i>	0			
<b>TOTAL FOR ALL LANDS:</b>	<b>27,746 27,745</b>	<b>28,069 39,516</b>	<b>85,602 126,178</b>	<b>23,551 23,550</b>
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>OVERLAYS<sup>4, 5</sup></b>				
Community Development Overlay	840	754	2,299	5,986
Northeast Business Park Overlay	232	NA	NA	3,798
<i>Total Area Subject to Overlays:<sup>4, 5</sup></i>	1,072	754	2,299	9,784
<b>POLICY AREAS<sup>6</sup></b>				
San Jacinto River	2,328	---	---	---
2-4 DU/AC	872	---	---	---
Juniper Flats	406	---	---	---
March Joint Air Reserve Base Influence Area	7,346	---	---	---

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE	D.U.	POP.	EMPLOY.
<i>Total Area Within Policy Areas:</i> <sup>6</sup>	10,952			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:</b>	<b>12,024</b>			

FOOTNOTES:

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- 4 Overlay data represent the additional dwelling units, population and/or employment permissible under the alternate land uses.
- 5 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 6 871.86 acres is under 2-4 Du/Ac Policy Area which has an assumption of 3 du/ac.
- 7 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

## Overlays and Policy Areas

Not all areas within an area plan are the same. Distinctiveness is a primary means of avoiding the uniformity that so often plagues conventional suburban development. A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of the Policy Areas designated in this area plan are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

### Policy Areas

Five policy areas and two overlays have been designated within the Lakeview/Nuevo planning area. In some ways, these policies are even more critical to the sustained character of the Lakeview/Nuevo planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. These boundaries, other than the boundaries of the March Joint Air Reserve Base Airport Influence Area, are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

### San Jacinto River

The intent of this policy area is to reflect the fact that the land use designations may change as a result of implementing the proposed San Jacinto River Channelization Project, which is an ongoing process that has not been finalized. However, at the time of the adoption of this area plan, the location, configuration, and width of the channel are known. The channelization project would widen the channel to a 500-foot-wide, soft bottomed channel with earthen berms that are protected with rip-rap. This project would reduce the threat of flooding during a 100-year flood event and allow for increased development on adjacent lands.

The unknown portion of this project is the definition of the necessary habitat lands that would serve as a corridor for wildlife movement. Depending upon where these wildlife lands are identified, the underlying land use designations may change. The San Jacinto Policy Area acknowledges that future land use changes may occur as a part of the channelization project and minimizes the necessary General Plan amendment process.





LNAP = Lakeview/Nuevo  
Area Plan Policy

## Policies:

- LNAP 1.1 Allow the land use designations within the San Jacinto River Policy Area to change by a technical amendment to the General Plan to reflect the habitat areas resulting from the adopted San Jacinto River Channelization Project.

## 2-4 Dwelling Units Per Acre (DU/AC)

The 2-4 DU/AC Policy Area is currently within the 100-year floodplain of the San Jacinto River. Its function is to restrict density from the maximum allowed by the Land Use Plan to four dwelling units per acre. These density limitations are imposed to minimize the impacts of a 100-year flood event on residents and their property. This policy area also provides a transition from higher density uses west of the San Jacinto River to the Rural Community Low Density Residential uses found in the Lakeview and Nuevo communities.

## Policies:

- LNAP 2.1 Restrict the density within the 2-4 DU/AC Policy Area to a maximum of four (4) dwelling units per acre to reduce the risk of flood damage to residents and create a smooth transition from higher density to lower density residential uses.

## March Joint Air Reserve Base Influence Area

The former March Air Force Base is located northwest of the Lakeview/Nuevo planning area. The Base was established in 1918 and was continually used until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. A four party, Joint Powers Authority (JPA), comprised of 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 boundary of the March Joint Air Reserve Base Airport Influence Area is shown in Figure 4, Overlays and Policy Areas. There are three Compatibility Zones associated with the Airport Influence Area. These Compatibility Zones are shown in Figure 5, March Joint Air Reserve Base Airport Influence Area. Properties within these zones are subject to regulations governing such issues as land use, development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 4, Airport Land Use Compatibility Criteria for Riverside County (Applicable to March Joint Air Reserve Base). For more information on these zones and additional airport policies, refer to Appendix L-1 and the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.

## Policies:

- LNAP 3.1 To provide for the orderly development of March Joint Air Reserve Base and the surrounding areas, comply with the 1984 Riverside County Airport Land Use Plan as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

### Juniper Flats Policy Area

The Juniper Flats Policy Area is designated Rural Residential - 5-acre lot size. However, if developed pursuant to a unified plan for the entire area, a somewhat higher intensity of development may be considered.

**Policies:**

LNAP 4.1: Notwithstanding the Rural Residential - 5-acre designation of this area on the Lakeview/Nuevo Area Plan map, the Juniper Flats Policy Area may be developed at a maximum residential intensity of 0.4 dwelling units per acre, and the area may be developed with 2.5-acre lots, provided that the area is developed pursuant to a unified plan for the entire area.


### Northeast Business Park Overlay

The Lakeview/Nuevo area plan has long been characterized by rural and agricultural uses, primarily based on the nearby Nutralite Vitamin Factory that once used the neighboring fields to grow ingredients. While the rural nature of nearby Nuevo community is protected by the Lakeview/Nuevo Design Guidelines, the area in the northeast section is foreseen to be more urbanized as the remaining agricultural uses fade away. Furthermore, the Mid-County Parkway is planned to bisect this area and will direct future development patterns differently. Development activities, especially a number of large-scale Specific Plans, present potential land use incompatibility issues for existing dairy/agriculture. The Northeast Business Park Overlay is intended to prepare the area for commercial and industrial uses that would serve to provide employment in the area plan. It is a long range vision to ensure adequate provision for generating a tax base for the future community.

**Policies:**

- LNAP 5.1 Require new developments to remain outside 100-year flood plain.
- LNAP 5.2 Truck terminals, as well as draying, freight and trucking operations, or other industrial/manufacturing uses which could be expected to generate substantial truck traffic, shall not be allowed.
- LNAP 5.3 New development shall incorporate a community trail linkage in concert with trails objectives stated in policy LNAP 10.1.

### Specific Plans



The authority for preparation of specific plans is found in the California Government Code, Sections 65450 through 65457.

Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to

any listed specific plan can be reviewed at the Riverside County Planning Department.

The six specific plans located in the Lakeview/Nuevo planning area are listed in Table 3, Adopted Specific Plans in the Lakeview/Nuevo Area Plan.

Specific Plan No. 114 (Tracts 4437 and 4852), Specific Plan No. 183 (Rancho Nuevo), Specific Plan No. 239 (Stoneridge), Specific Plan No. 246 (McCanna Hills), and Specific Plan No. 251 (Lake Nuevo Village) are determined to be Community Development Specific Plans. Specific Plan No. 134 (Sky Mesa) is determined to be a Rural Specific Plan.

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**Table 3: Adopted Specific Plans in the Lakeview/Nuevo Area Plan**

Specific Plan	Specific Plan #
Tracts 4437 and 4852	114
Sky Mesa	134
Rancho Nuevo	183
Stoneridge	239
McCanna Hills	246
Lake Nuevo Village	251

Source: County of Riverside Planning Department.

**Table 4: Airport Land Use Compatibility Criteria for Riverside County  
(Applicable to March Joint Air Reserve Base)<sup>1,2</sup>**

Safety Zone	Maximum Population Density	Land Use
Area I		<p>No high risk land uses. High risk land uses have one or more of the following characteristics: a high concentration of people; critical facility status; or use of flammable or explosive materials. The following are examples of uses which have these higher risk characteristics. This list is not complete and each land use application shall be evaluated for its appropriateness given airport flight activities.</p> <ul style="list-style-type: none"> <li>• Places of Assembly, such as churches, schools, and auditoriums.</li> <li>• Large Retail Outlets, such as shopping centers, department stores, and "big box" discount stores, supermarkets, and drug stores.</li> <li>• High Patronage Services, such as restaurants, theaters, banks, and bowling alleys.</li> <li>• Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels.</li> <li>• Communication Facilities for use by emergency response and public information activities.</li> <li>• Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries.</li> </ul>
Area II	Residential 2.5-acre minimum lots	
Area III		

1 The following uses shall be prohibited in all airport safety zones:

- Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.

2 Avigation easements shall be secured through dedication for all land uses permitted in any safety zones.

3 Except at densities less than 0.4 DU/acre within specified areas as designated by the Airport Land Use Commission.

Source: Extracted from Riverside County Airport Land Use Plan



Community Center Guidelines have been prepared to aid in the physical development of vibrant community centers in Riverside County. These guidelines are intended to be illustrative in nature, establishing a general framework for design while allowing great flexibility and innovation in their application. Their purpose is to ensure that community centers develop into the diverse and dynamic urban places they are intended to be. These guidelines will serve as the basis for the creation of specified community center implementation tools such as zoning classifications and specific plan design guidelines.



The Community Center Guidelines are located in Appendix J of the General Plan.

## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Lakeview/Nuevo planning area, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. The Local Land Use Policies section provides policies to address these issues. These policies may reinforce County of Riverside regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities. The intent is to enhance and/or preserve the identity and character of this unique area.

### Local Land Use Policies

#### **Community Centers and Mixed Use Areas/Highest Density Residential Town Centers**

Two community centers are identified in the Lakeview/Nuevo Area Plan Land Use Plan that offer a unique mix of employment, commercial, public, and residential uses. These community centers are rooted in Planning Areas identified as mixed use planning areas in the adjacent Stoneridge and McCanna Hills Specific Plans. These Specific Plans provide the direction and standards for the future design and development for the lands within their boundaries. However, the future development of these two community centers would benefit from utilization of the features in the Community Centers Area Plan Land Use Designation section of the Land Use Element.

#### **Policies:**

LNAP 6.1 Encourage the two mixed use planning areas in the adopted Stoneridge and McCanna Hills Specific Plans to adhere to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element.

### **Lakeview Town Center**

*Lakeview Town Center (see Figure 3A), 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 both in Lakeview’s historic core, which is located primarily along the Ramona Expressway, and near and along both sides of the San Jacinto River. 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 designated Mixed Use Areas will provide balanced mixes 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 and senior centers.*

*It is envisioned that the future development of the community of Lakeview will be focused on three major neighborhood groupings: Lakeview Downtown Neighborhoods, East of the River Neighborhoods, and West of the River Neighborhoods. These neighborhood groupings and the policies applying to the neighborhoods within them are described below:*

***Lakeview Downtown Neighborhoods:*** *(Lakeview/Reservoir Avenues West, Lakeview/Reservoir Avenues East, and Hansen/Palm Avenues Neighborhood (Neighborhoods 5, 6, and 7, respectively), 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, is 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) Neighborhoods:***

*The following are the policies applying to the two neighborhoods located in the Lakeview Downtown grouping of neighborhoods that are designated entirely for HHDR development:*

*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 entire Lakeview/Reservoir Avenues Neighborhood shall be developed in accordance with the HHDR land use designation.*

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

#### ***Policy:***

LNAP 6.3      *The entire Hansen/Palm Avenues Neighborhood shall be developed in accordance with the HHDR land use designation.*

**Mixed-Use Area (MUA) Neighborhood:**

Following are the policies applying to the only neighborhood located in the Lakeview Downtown grouping of neighborhoods that is designated for Mixed-Use Area development:

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 **requirement for required minimum of 50% HHDR development.**

**Policies:**

- LNAP 6.4 **Fifty percent At least 50%** of the Lakeview/Reservoir Avenues East Neighborhood shall be developed in accordance with the HHDR land use designation.
- 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.

**Policies applying to all three Lakeview Downtown Neighborhoods, whether they are designated as Highest Density Residential (HHDR) or as Mixed-Use Area (MUA):**

The following policies apply to all three Lakeview Downtown Neighborhoods:

- LNAP 6.7 Residential uses in HHDR neighborhoods shall incorporate transitional buffers from other, adjacent land use types and intensities, including site designs and features such as varied building heights and spacing, park and recreational areas, trails, and landscaping.
- LNAP 6.8 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 6.9 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies

**East of the River Mixed-Use Area Neighborhoods:** [River/Northeast Neighborhood and River/Southeast Neighborhood (Neighborhoods 3 and 4, respectively)]. These neighborhoods are located southerly of Ramona Expressway, easterly of the San Jacinto River, northerly of 11<sup>th</sup> 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 intensity developed area by an approximately 1,000 foot wide area easterly of A Avenue, that is designated ~~(MDR)~~ Medium Density Residential (MDR).

**Figure 3A: Lakeview/Nuevo Area Plan Lakeview Town Center Neighborhoods**



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**Mixed-Use Area (MUA) Neighborhoods:**

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

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 **requirement for required minimum of 50%** HHDR development.

**Policies:**

LNAP 6.10 **Fifty percent At least 50%** of the River/Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.

LNAP 6.11 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 170 ~~169~~ net acres) and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50%** HHDR development.

**Policy:**

LNAP 6.12 **Fifty percent At least 50%** of the River/Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.

**Policies applying to both East of the River Mixed-Use Area Neighborhoods:**

LNAP 6.13 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 6.14 For residential development other than HHDR, a mix of higher density residential land uses is encouraged, generally High Density Residential (HDR: 8-14 dwelling units per acre) or Very High Density Residential (VHDR: 14-20 dwelling units per acre).

LNAP 6.15 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 6.16 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 6.17 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.

**West of the River Mixed-Use Area Neighborhoods:** [River/Northwest Neighborhood and River/Southwest Neighborhoods (Neighborhoods 1 and 2, respectively)]. 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 (MUA) Neighborhoods:**

## Lakeview/Nuevo Area Plan

*The following policies apply to each of the two West of the River Mixed-Use Area neighborhoods:*

*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 **requirement for required minimum of 25%** HHDR development.*

*LNAP 6.18 **Twenty-five percent At least 25%** of the River/Northwest Neighborhood shall be developed in accordance with the HHDR land use designation.*

*LNAP 6.19 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 **requirement for required minimum of 25%** HHDR development.*

*LNAP 6.20 **Twenty-five percent At least 25%** of the River/Southwest Neighborhood shall be developed in accordance with the HHDR land use designation.*

***Policies applying to both West of the River Mixed-Use Area neighborhoods:***

*LNAP 6.21 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 6.22 For residential development other than HHDR, a mix of moderate to high residential densities is encouraged, generally ranging from Medium Density Residential (MDR: 5-8 dwelling units per acre) up to Very High Density Residential (VHDR: 14-20 dwelling units per acre).*

*LNAP 6.23 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 6.24 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 6.25 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

### ***Nuevo Community (Western Area)***

***Nuevo Community (Western Area)*** (see Figure 3B) 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 and/or senior centers.

***Descriptions and policies pertaining to each of the two Nuevo Community (Western Area) Mixed-Use***

**Area (MUA) Neighborhoods:**

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 densities ranging from 5 to 8 dwelling units per acre.

**Policies:**

LNAP 6.26 **Fifty percent** **At least 50%** of the Lemon-Dunlap Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.

LNAP 6.27 In addition to HHDR development, a mix of residential densities is encouraged, ranging from Medium Density Residential (MDR: 5-8 dwelling units per acre) up to Very High Density Residential (VHDR: 14-20 dwelling units per acre). 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 **79-78** 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 6.28 **Seventy-five** **At least 75%** of the Nuevo Road East of Dunlap Corridor Neighborhood shall be developed in accordance with the HHDR land use designation.

LNAP 6.29 In addition to HHDR development, a mix of residential densities is encouraged, ranging from Medium Density Residential (MDR: 5-8 dwelling units per acre) in areas set back from Nuevo Road up to Very High Density Residential (VHDR: 14-20 dwelling units per acre). 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.

**Policies applying to both Nuevo Community (Western Area) Mixed-Use Area neighborhoods:**

LNAP 6.30 *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 walkable areas.*

LNAP 6.31 *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

**Third and Fifth Supervisorial District Design Standards and Guidelines**

In July 2001, the County of Riverside adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial Districts. The Development Design Standards and Guidelines for the Third and

Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the Riverside County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

## Policies:

LNAP 7.1      Require development to adhere to standards established in the Design Standards and Guidelines for Development in the Third and Fifth Supervisorial Districts.

## Mount Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires unique nighttime lighting standards so that the night sky can be viewed clearly. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the Observatory's view. Please see Figure 6, Mt. Palomar Nighttime Lighting Policy, for areas that may be impacted by these standards.

## Policies:

LNAP 8.1      Adhere to the lighting requirements specified in Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory.

## Circulation

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles, and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

As stated in the Vision and the Land Use Element, the County of Riverside is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility



Light pollution occurs when too much artificial illumination enters the night sky and reflects off of airborne water droplets and dust particles causing a condition known as skyglow. It occurs when glare from improperly aimed and unshielded light fixtures cause uninvited illumination to cross property lines.



*Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.*



- RCIP Vision

options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Lakeview/Nuevo area, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of the Lakeview/ Nuevo area is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Lakeview/Nuevo Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

## Local Circulation Policies

### *Vehicular Circulation System*

The vehicular circulation system that supports the Land Use Plan for the Lakeview/Nuevo Area Plan is shown on Figure 7, Circulation. The vehicular circulation system is anchored by the Ramona Expressway, which runs east to west forming part of the northern boundary of the planning area. Various major and secondary arterials and collector roads connect with the Ramona Expressway and serve local uses. Dawson and Menifee Roads are urban arterials that run north-south from the Ramona Expressway, and Nuevo and San Jacinto Roads are urban arterials that run east-west. Smaller secondary roads such as Juniper Flats Road and Lakeview Avenue serve the eastern portion of the planning area. Most of the roads are centered in the west to serve urban uses, while the rural areas in the east have fewer roads due to the natural features and rugged terrain found there.

#### **Policies:**

- LNAP 9.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications section of the General Plan Circulation Element.
- LNAP 9.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

### *Trails and Bikeway System*

The County of Riverside contains bicycle, pedestrian, and equestrian trails that traverse urban, rural, and natural areas. These multi-use trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of Riverside County's circulation system. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities as well as edges and separations between communities.

As shown on Figure 8, Trails and Bikeway System, an extensive trail system is envisioned for the Lakeview/Nuevo planning area. There is a web of community trails, as well as regional trails and bikeways planned to wind through rural and mountainous areas, as well as crossing busy streets. A multi-use trail runs north-south along the San Jacinto River. This trail capitalizes on the natural features of the area and enhances accessibility of residents to the river. This trail system is an important part of the Area Plan, and should continue to be preserved and expanded for future use by residents of Lakeview/Nuevo.

**Policies:**

- LNAP 10.1      Develop, maintain and/or improve the trails and bikeways within the Lakeview/Nuevo Area Plan as depicted on Figure 8, Trails and Bikeway System, and as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

**Scenic Highways**

Scenic highways provide the motorist with a view of distinctive natural characteristics that are not typical of other areas in Riverside County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations and to manage development along scenic highways and corridors so that it will not detract from the area's natural characteristics.

As shown on Figure 9, Scenic Highways, the Ramona Expressway is a County Eligible Scenic Highway in the Lakeview/Nuevo Area Plan. This highway serves as a major entrance to Lake Perris, one of Riverside County's most important recreation areas. It passes the Bernasconi Hills, the San Jacinto River, the Mystic Lake corridor, the San Jacinto Wildlife area, and agricultural land, and provides a link with the Pines-to-Palms Highway, which is a State Designated Scenic Highway.

★

The purpose of the California Scenic Highways program, which was established in 1963, is to preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways.

**Policies:**

LNAP 11.1 Protect the scenic highways in the Lakeview/Nuevo planning area 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.

**Community Environmental Transportation Acceptability Process (CETAP) Corridors**

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The Community Environmental Transportation Acceptability Process (CETAP) was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate increased growth and to preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified four priority corridors for the movement of people and goods: Winchester to Temecula Corridor, CETAP East-West Corridor, Moreno Valley to San Bernardino Corridor, and Riverside County - Orange County Corridor.

The East-West CETAP Corridor passes through the Lakeview/Nuevo planning area along the Ramona Expressway. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes.

**Policies:**

LNAP 12.1 Accommodate the East-West CETAP Corridor in accordance with the General Plan Circulation Element.



“

*The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.*

”

- RCIP Vision

“

*A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes.*

”

- RCIP Vision

## Multipurpose Open Space

The Lakeview/Nuevo planning area contains a variety of open spaces that serve a multitude of functions, hence the open space label of multi-purpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The Lakeview/Nuevo planning area open space system is rich and varied, including such features as the Bernasconi Hills, the Lakeview Mountains, and the San Jacinto River, and provides open space, habitat, and recreation spaces. These quality spaces encompass a variety of habitats including riparian corridors, oak woodlands, chaparral habitats, and a number of lakes, groves, and agricultural fields, as well as a number of parks and recreation areas.

This Multipurpose Open Space section is a critical component of the character of the County of Riverside, and this is reflected in the Lakeview/Nuevo Area Plan. Preserving the scenic background and the natural resources within the Lakeview/Nuevo planning area gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that, these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision. Achieving a desirable end state of valued local open space to benefit residents and visitors will require sensitive design attention in laying out development proposals.

## Local Open Space Policies

### *Watersheds, Floodplains, and Watercourses*

The Lakeview/Nuevo planning area is located within the Santa Ana watershed, which includes the San Jacinto River. The San Jacinto River drains southwest toward Canyon Lake through the City of Perris. The San Jacinto River Channelization Project proposes to widen and improve the banks of the river in order to reduce the risk of flooding and, in the process, set aside a habitat area to accommodate wildlife movement. This watercourse provides a habitat corridor through developed land as well as links to other open space. This allows wildlife the ability to move from one open space to another without crossing developed land. The following policies preserve and protect this important watershed.

**Policies:**

LNAP 13.1 Protect the Santa Ana River watershed and surrounding habitats, and provide flood protection through adherence to the Floodplain and Riparian Area Management, Wetlands, Multiple Species Habitat Conservation Plans, and Environmentally Sensitive Lands sections of the General Plan Multipurpose Open Space Element.

**Multiple Species Habitat Conservation Plan**

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was developed by the County of Riverside and adopted by the County of Riverside and other plan participants in 2003. Permits were issued by the Wildlife Agencies in 2004. The MSHCP comprises a reserve system that encompasses core habitats, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

**MSHCP Program Description**

The Endangered Species Act prohibits the “taking” of endangered species. Taking is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” listed species. The Wildlife Agencies have authority to regulate this “take of threatened and endangered species. The intent of the MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the Western Riverside County MSHCP allows the County of Riverside to take plant and animal species within identified areas through the local land use planning process.

In addition to the conservation and management duties assigned to the County of Riverside, a property owner initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.



A watershed is the entire region drained by a waterway that drains into a lake or reservoir. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include combinations of forests, glaciers, deserts, and/or grasslands.



For further information on the MSHCP please see the **Multipurpose Open Space Element of the General Plan.**



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW).

## Key Biological Issues

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.

### Policies:

- LNAP 14.1 Conserve the existing intact upland habitat block in the Lakeview Mountains for the benefit of raptors, burrowing owl, and cactus wren.
- LNAP 14.2 Conserve clay soils intermixed with or near vernal pools occurring in the middle reaches of the San Jacinto River supporting core populations of thread-leaved brodiaea.
- LNAP 14.3 Conserve wetland habitats along the San Jacinto River including existing vernal playas, vernal pools and associated watersheds. Maintain watershed processes that contribute to and enhance water quality and the hydrologic regime.
- LNAP 14.4 Conserve Willow-Domino-Travers soils that support sensitive plants such as spreading navarretia, San Jacinto Valley crowscale, Coulter's goldfields, Parish's brittlescale, and Davidson's saltbrush.
- LNAP 14.5 Maintain and enhance linkage value of the San Jacinto River for wildlife movement and live-in habitat.
- LNAP 14.6 Conserve grasslands adjacent to coastal sage scrub habitats as foraging habitat for raptors.
- LNAP 14.7 Protect sensitive biological resources in Lakeview/Nuevo Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.



The following sensitive, threatened and endangered species may be found within this Area Plan:

- loggerhead strike
- burrowing owl
- thread-leaved brodiaea
- bobcat
- cactus wren
- granite spiny lizard
- orange-throated whiptail
- California gnatcatcher
- Bell's sage sparrow
- arroyo southwestern toad
- Los Angeles pocket mouse
- San Jacinto Valley crowscale
- spreading navarretia
- Coulter's goldfields
- Parish's brittlescale
- Davidson's saltbrush


## Hazards

Portions of the Lakeview/Nuevo planning area may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14, and are located throughout Lakeview/Nuevo at varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Lakeview/Nuevo planning area.

**Local Hazard Policies**

***Flooding and Dam Inundation***

As shown on Figure 10, Flood Hazards, the flood prone portion of the planning area runs adjacent to the San Jacinto River. Within the Lakeview/Nuevo planning area, the 100-year floodplain follows the San Jacinto River and most greatly affects lowland areas. If approved, the proposed San Jacinto River Channelization Project would significantly reduce the size and threat of the 100-year flood to the Lakeview/Nuevo residents. As depicted by the dashed green line on Figure 10, Flood Hazards, the 100-year floodplain once the proposed channelization project is completed would be considerably narrower throughout the valley in the Lakeview/Nuevo planning area. There are also a series of Dam Hazard Zones within the Lakeview/Nuevo planning area. Failure of the Lake Perris Dam may cause flooding along the 100-year floodplain and into developed areas. Many techniques may be used to address the danger of flooding, such as avoiding development of floodplains, altering the water channels, utilizing specialized building techniques, elevating structures in floodplains, and enforcing setbacks. This set of policies addresses the hazards associated with flooding and dam inundation.




Since 1965, eleven Gubernatorial and Presidential flood disaster declarations have been declared for Riverside County. State law generally makes local government agencies responsible for flood control in California.

**Policies:**

- LNAP 15.1 Protect life and property from the hazards of flood events through adherence to the Flood and Inundation section of the General Plan Safety Element.
- LNAP 15.2 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.
- LNAP 15.3 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.

***Wildland Fire Hazard***

Due to its remote and rugged nature, the eastern part of the Lakeview/Nuevo planning area is subject to a risk of wildland fires. The highest danger of wildfires can be found in the most rugged terrain, especially in the Lakeview Mountains. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and utilizing fire-resistant building techniques. In still other cases, safety oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 11, Wildfire Susceptibility, to see the locations of the wildfire zones within the Lakeview/Nuevo planning area.



**Fire Fact:**  
Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds enhance the fire danger throughout Southern California.



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as “sand boils, sand blows” or “sand volcanoes.” Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

## **Policies:**

LNAP 16.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

## **Seismic**

There are a couple of short earthquake fault segments that are located northerly of Ramona Expressway within the Lakeview/Nuevo Area Plan itself. However, the nearby San Jacinto Fault, which is located outside of the planning area, poses a more significant threat to life and property. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides.

The southwesterly and central portions of the Lakeview/Nuevo planning area, immediately adjacent to the San Jacinto River, have a very high susceptibility to shallow groundwater liquefaction. The remainder of the 100-year floodplain has a moderate susceptibility to deep groundwater liquefaction. The use of building techniques, the enforcement of setbacks from local faults, and practical avoidance measures will help to mitigate potentially dangerous circumstances. Refer to Figure 12, Seismic Hazards, for the location of faults and liquefaction areas within the Lakeview/Nuevo planning area.

## **Policies:**

LNAP 17.1 Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

## **Slope**

The Lakeview/Nuevo planning area is home to the Lakeview Mountains and portions of the Bernasconi Hills. Both of these ranges contain slopes of 30% or greater. The terrain of these ranges helps to form the local character and a backdrop for the planning area. The areas that contain steep slopes require special development standards and care to prevent erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to ensure life and property while protecting the character of the Lakeview/Nuevo communities. Figure 13, Steep Slope, reveals the areas of steep slopes in the Lakeview/Nuevo planning area. Also refer to Figure 14, Slope Instability, for areas of possible landslide.

## **Policies:**

LNAP 18.1 Identify ridgelines that provide a significant visual resource for the Lakeview/Nuevo planning area through adherence to the General Plan Land Use Element.

LNAP 18.2 Protect life and property through adherence to the Hillside Development and Slope policies of the General Plan Land Use Element, the Slope and Soil Instability Hazards policies of the

General Plan Safety Element, and the policies within the Rural Mountainous and Open Space Land Use Designations of the Land Use Element.

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General Plan Amendments approved since 12/31/09

- GPA No. 936, BOS RSLN 2014-040, 03/11/14;
- GPA No. 1058, BOS RSLN 2015-214, 09/22/15;
- GPA No. 1120, BOS RSLN 2014-222, 11/24/14;
- GPA No. 960, BOS RSLN 2015-260, 12/08/15;





# Mead Valley Area Plan

## Vision Summary

The County of Riverside General Plan and Area Plans have been steered by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of The Desert Center Area as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

*“Riverside County is a family of special communities in a remarkable environmental setting.”*

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through the County of Riverside, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities; and
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

## Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout Riverside County. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. The customized Oasis transit system now operates quite successfully in several cities and communities.

## Our Communities and Neighborhoods

Our choice in the kind of community and neighborhood we prefer is almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

## Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

## Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

## Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

## Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

## Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

## Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

## Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

## Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

## Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

## Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

## Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



**Quotes:** quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



**Factoids:** interesting information about Riverside County that is related to the element



**References:** contacts and resources that can be consulted for additional information



**Definitions:** clarification of terms and vocabulary used in certain policies or text.

Mead Valley is not just any valley. From virtually any place here, you have a sweeping view of distant mountains and nearby hills. Rock outcroppings accent the hillsides and provide a distinct texture to the landscape. The Cajalco Road Corridor and State Route 74 cross the community in an east-west fashion and Interstate 215, which runs north-south, divides the planning area roughly in half.

The Mead Valley Area Plan guides the evolving physical development and land uses in the unincorporated area west of the City of Perris. It is not a stand-alone document, but rather an extension of the County of Riverside General Plan and Vision Statement. The County of Riverside Vision Statement details the physical, environmental, and economic characteristics that the County of Riverside aspires to achieve by the year 2020. Using the Vision Statement as the primary foundation, the County of Riverside General Plan establishes standards and policies for development within the entire unincorporated Riverside County territory. The Mead Valley Area Plan, on the other hand, provides customized direction specifically for the Mead Valley area.

The Mead Valley Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in Mead Valley to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus and the reasons for the more localized policy direction found in this document.

Each section of this plan addresses critical issues facing the area. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. In the Location section we explain where the planning area fits with what is around it and how it relates to the cities that are part of it. We go on to describe the physical features in a section that highlights the area's communities, surrounding environment, and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and local

levels.

While some of these designations reflect land patterns unique to this area, a number of special policies are still necessary to address specific portions of the Mead Valley planning area. The Policy Areas section presents these additional policies. Land use related issues are addressed in the Land Use section. The Area Plan also describes relevant transportation issues in the Circulation section. A variety of routes and modes of travel are envisioned to serve this area. The key to understanding the area's valued open space network is described in the Multipurpose Open Space section. There are natural and manmade hazards to consider, and they are spelled out in the Hazards section.

It is important to understand that the incorporated City of Perris is not covered by this area plan. It is governed by its own plan. Nevertheless, city/county coordination is a critical component of this Plan. A key location factor is how this area relates to other planning areas within the vastness of Riverside County.

The relationships between cities and Riverside County territory can be seen on Figure 1, Location.

The Mead Valley Area is in a pivotal position along Interstate 215 and includes key connections to Interstate 15 to the west. Consequently, it plays an important role in the vast central portion of western Riverside County. The Mead Valley Area Plan seeks to capture and capitalize upon, not only the special qualities of the land, but its strategic location as well.

## *A Special Note on Implementing the Vision*

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and conditions in Mead Valley.

To illustrate how the Vision has shaped the Mead Valley planning area, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

**Community Centers Overlay.** This method of concentrating development to achieve community focal points, stimulate a mix of activities, promote economic development, achieve more efficient use of land, and create a transit friendly and walkable environment is a major device for implementing the Vision. The area bordered by Interstate 215 on the east, Martin Street (and its straight-line easterly extension) on the north, Seaton Avenue on



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

the west, and the Metropolitan Water District aqueduct on the south is provided with a Community Center Overlay, offering an option for development of a mix of commercial, office, and industrial land uses. The envisioned Job Center could capitalize on the nearby March Inland Port, the proximity of the rail line, access to Interstate 215 and the future Ramona-Cajalco CETAP corridor, and the fast-track authorization and Development Incentives approved by the Board of Supervisors for the portions of this area in Community Facilities District No. 88-8. This Community Center Overlay would be non-residential in nature.

**Business Expansion Center.** A major thrust of the Riverside County General Plan is to attract new businesses that can provide jobs for the extensive local labor force that now, in significant numbers, must commute to Orange and Los Angeles Counties. A substantial industrial strip covers almost the entire eastern edge of Mead Valley, which provides outstanding rail and freeway access. This not only leverages the Employment Center immediately adjacent to it, but focuses more intensive activities where multiple transportation modes converge.

**Rural character.** The land use patterns reflect a strong commitment to the continuation of the cherished rural/semi-rural lifestyle in this part of Riverside County. This contributes as well to the desire for distinct shifts in development character as a means of defining community separators or edges.

It is important to note that the data in this area plan is current as of [*Adoption date of GPA No. 1122*] ~~March 23, 2010~~. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.

## Location

The strategic location of the Mead Valley planning area is clearly evident in Figure 1, Location. The Mead Valley Area Plan is surrounded by the incorporated City of Perris and the nearby cities of Lake Elsinore, Canyon Lake, and Moreno Valley. Mead Valley borders on six other area plans: Reche Canyon/Badlands to the north, Lakeview/Nuevo to the east, Harvest Valley/Winchester to the southeast, Sun City/Menifee Valley to the south, Elsinore to the south and southwest, and the Lake Mathews/Woodcrest Area Plan to the west. The March Joint Air Reserve Base is also located north of the planning area.

## Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That theme is certainly applicable here. Mead Valley is especially situated to capture mountain views in almost every direction. That quality is evident in the functions, setting, and features that are unique to Mead Valley. These features can be seen on Figure 2, Physical Features, and are described in greater detail in the following section.

## Setting

The Mead Valley planning area contains a wide variation in physical terrain, including flat valley floors, gentle foothills, and steep hillsides. This area lies entirely within the larger Perris Valley, which is framed by the Gavilan Hills to the west, and the Lakeview Mountains across the valley to the east. The eastern flank of Mead Valley is generally flat, sloping gently upward toward the Gavilan Hills, which form a portion of the planning area's western boundary.

The unincorporated portion of this planning area is basically divided into northern and southern halves, defined by the foothills of the Gavilan Hills and the Motte-Rimrock Reserve. The northern half contains Cajalco Creek and a portion of the Colorado River Aqueduct. In fact, the terrain here is similar in character to the largely developed part of the valley occupied by the City of Perris to the east. Except for a few rolling hills and gentle slopes, the southern half of the County of Riverside territory is considerably more rugged, containing a series of steep peaks and valleys. Steele Peak, in the southwestern corner of the planning area, provides one of the area's most distinctive features.

## Unique Features

### *Gavilan Hills*

Located in the western portion of the planning area, the Gavilan Hills stretch north to south from Temecula to Corona. They contribute to the area's most spectacular terrain before dropping precipitously down into Temescal Canyon and Lake Elsinore to the west. In fact, they constitute a natural and spectacular edge between the Mead Valley planning area and other communities to the west.

### *Steele Peak*

Located in the southwestern portion of the planning area in the Gavilan Hills is Steele Peak. Steele Peak, at 2,529 feet, is the tallest peak in the planning area and serves as a major landmark for the community.

### *Motte-Rimrock Reserve*

The Motte-Rimrock Reserve encompasses a rocky plateau above the City of Perris. The Reserve protects important archaeological sites, including an unexcavated ceremonial site and well-preserved pictographs. The Reserve environment is rich in coastal sage scrub, riparian grassland, and chaparral, and contains six seasonal springs that enrich the diversity of plant species found here. Animal life prospers as well, this being a home to the Stephen's Kangaroo Rat, a federally protected endangered species.

## Unique Communities

### *Good Hope*

The rural and equestrian oriented community of Good Hope is located in the southwestern portion of the planning area among distinctive rock outcroppings, just east of Steele Peak. Currently, State Route 74 carves a swath through this otherwise remote community, serving scattered commercial and industrial development. State Route 74 will be realigned from its present location to follow the alignment of Ethanac Road, which forms the southern boundary of the planning area.

### *Mead Valley*

Cajalco Road is the anchor for the community of Mead Valley. As a major link between Interstates 215 and 15, this important east/west corridor provides the opportunity for the commercial uses along Cajalco Road to assume a more prominent role in the future. South of Cajalco Road is a mixture of equestrian homes, which are set

among rolling hills and large stands of Eucalyptus. The sense of community here is reinforced by a community center and a fire station. The area north of Cajalco Road is predominantly a grid-like pattern of half-acre and larger residential lots, the centerpiece of which is a local school.



A “sphere of influence” is the area outside of and adjacent to a city's border that has been identified by the County Local Agency Formation Commission as a future logical extension of the city's jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

## Old Elsinore Road

Old Elsinore Road runs north-south through a narrow valley formed by the Gavilan Hills and the Motte-Rimrock Reserve. The road is lined by rural residential uses set on larger lots that can accommodate equestrian activities.

## Incorporated Cities

The City of Perris, incorporated in 1911, occupies the entire eastern part of the planning area. The City of Perris’s sphere of influence encompasses all of the unincorporated lands within the Mead Valley planning area. In 2009, the City of Perris encompassed nearly 31.7 square miles with a total of more than 15,510 dwelling units. The City of Perris’s sphere of influence area is approximately 31 square miles and is located largely to the east of the City of Perris proper with a smaller portion located to the northeast of the downtown area. Land uses in this influence area are a mixture of residential, industrial, commercial, agricultural and conservation habitat.

## Land Use Plan

The Land Use Plan focuses on preserving the rural community character of this area and, at the same time, accommodates future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Mead Valley Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Area Plan is organized around 21 Area Plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within Riverside County; the Community Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. A constant theme through which all of these factors were viewed was the desire to reinforce the Riverside County Vision and its related planning principles wherever possible. The result of these



considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of Mead Valley Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population and employment capacities.

## Land Use Concept

The Mead Valley land use plan provides for a predominantly rural community character with an equestrian focus. This is reflected by the Very Low Density Residential and Low Density Residential land use designations within the Rural Community Foundation Component and Rural Residential designation within the Rural Foundation Component that dominate the planning area.

Pockets of open space, including the Motte-Rimrock Reserve and Steele Peak, are designated as Open Space Conservation Habitat to preserve their scenic and natural qualities.

A Rural Village Overlay is designated along a portion of the present alignment of State Route 74, which is located in the southern portion of the planning area. The Rural Village would serve as a focal point for the surrounding Good Hope community. This special overlay designation allows for a mixture of local serving commercial and small-scale industrial/service commercial uses, with limited residential development at a higher density than the underlying land use. The Land Use Element provides a further description of this land use designation and its intent.

Mobility within the open space system is not ignored, either. Multi-use trails are conceptually located throughout the planning area, providing the framework for future trail improvements and connections. Thus, there is a strong relationship in the Area Plan between land uses and associated transportation and mobility systems, no matter what the intensity of uses may be.

## Community Center Overlay

In recognition of the strategic importance of the Ramona/Cajalco interchange with Interstate 215 to the future of western Riverside County, the Mead Valley Area Plan includes a Community Center Overlay covering an extensive area centered on the first signalized intersection westerly of the freeway on Cajalco Expressway – the intersection of Cajalco with Harvill Avenue. As may be expected, the intersection has already attracted the types of commercial development that one might expect to find in the vicinity of significant freeway interchanges. Riverside County’s vision for this area extends beyond roadside services. The area bordered by Interstate 215 on the east, Martin Street (and its straight-line easterly extension) on the north, Seaton Avenue on the west, and the Metropolitan Water District aqueduct on the south is envisioned as a major employment center, which may include a mixture of industrial, office, business park, and commercial uses.

“

*The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle, and its sustainability is reinforced by strong open space and urban development commitment provided for in the RCIP Vision.*

”

-RCIP Vision



For more information on Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the **General Plan Land Use Element**.

A Community Center Overlay is utilized here rather than a Community Center designation because the area is comprised of many parcels under separate ownerships. The preparation of the Specific Plan would be necessary for this area to be developed as a Community Center, and this could take time. In order to avoid delaying those landowners who are interested in development in the near future, the Community Center Overlay is utilized. As an alternative to development of a Community Center, individual landowners may choose to develop in accordance with the underlying designations. The presence of the Community Center Overlay is specifically not intended to prohibit to any extent the development of uses allowable pursuant to the underlying designations.

The Job Center envisioned here would provide region-wide services with a mixture of business park, office, and retail commercial uses. Typical uses would include, but not limited to, research and development firms, manufacturing, private and public research institutions, academic institutions, medical facilities, and support commercial uses.

The Community Center Overlay at this location does not provide for residential uses, except for existing residential uses, caretaker’s residences as permitted by zoning, and new residences on existing lots that are zoned for residential use.

**Table 1: Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2,3,4	Notes
Rural	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.</li> </ul>
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.</li> </ul>
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.</li> </ul>
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>
	Conservation Habitat(CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with</li> </ul>

# Mead Valley Area Plan

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2,3,4	Notes
			related Riverside County policies.
	Water (W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.</li> </ul>
	Recreation (R)	N/A	<ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>
Open Space	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> <li>Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</li> </ul>
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .</li> </ul>
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>
Community Development	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <small>1, 2,3,4</small>	Notes
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>
<b>Community Development</b>	Mixed-Use Planning Area		<ul style="list-style-type: none"> <li>This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.</li> </ul>

### Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> <li>Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.</li> </ul>
Community Center Overlay (CCO)	<ul style="list-style-type: none"> <li>Allows for either a Community Center or the underlying designated land use to be developed.</li> </ul>
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> <li>The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.</li> <li>The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.</li> <li>In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)</li> </ul>
Historic District Overlay (HDO)	<ul style="list-style-type: none"> <li>This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.</li> </ul>
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> <li>Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.</li> </ul>
Policy Areas	<ul style="list-style-type: none"> <li>Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.</li> </ul>

#### NOTES:

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5-acre. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.

**Table 2: Statistical Summary of Mead Valley Area Plan**

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>8</sup></b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	5,523	828	2,983	NA
Rural Mountainous (RM)	715	36	129	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	6,238	864	3,111	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	79	28	100	NA
Very Low Density Residential (RC-VLDR)	7,848	5,886	21,192	NA
Low Density Residential (RC-LDR)	1,013 1,012	1,519 1,518	5,469 5,467	NA
<i>Rural Community Foundation Sub-Total:</i>	8,940 8,939	7,432	26,761 26,759	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	46	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	1,428	NA	NA	NA
Open Space-Water (OS-W)	0	NA	NA	NA
Open Space-Recreation (OS-R)	0	NA	NA	0
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	1,474	0	0	0
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	0	0	0	NA
Low Density Residential (LDR)	0	0	0	NA
Medium Density Residential (MDR)	597 444	2,090 1,556	7,526 5,601	NA
Medium-High Density Residential (MHDR)	37	243	875	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	16	269	970	NA
Highest Density Residential (HHDR)	16	476	1,712	NA
Commercial Retail <sup>2</sup> (CR)	104 68	NA	NA	1,523 1,025
Commercial Tourist (CT)	0	NA	NA	0
Commercial Office (CO)	32	NA	NA	3,451
Light Industrial (LI)	962 955	NA	NA	12,374 12,281
Heavy Industrial (HI)	0	NA	NA	0
				9,296 6,492
Business Park (BP)	569 397 485	NA	NA	7,926
Public Facilities (PF)	1,328	NA	NA	1,328
Community Center (CC) <sup>3</sup>	0	0	0	0
		0 6,110		
Mixed Use Planning Area (MUPA)	0 365 277	4,792	0 21,998 17,252	0 3,396 1,962
		3,078 8,654	11,083 31,156	
<i>Community Development Foundation Sub-Total:</i>	3,658	7,336	26,411	27,972 27,973
		11,375		
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b>30,310 20,309</b>	<b>16,950</b>	<b>40,956 61,025</b>	<b>27,972 27,973</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	20,283	---	---	---
Indian Lands	0	---	---	---
Freeways	98	---	---	---

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<i>Other Lands Sub-Total:</i>	20,381			
<b>TOTAL FOR ALL LANDS:</b>	<b>40,691 40,690</b>	<b>11,375 16,950</b>	<b>40,956 61,025</b>	<b>27,972 27,973</b>
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>OVERLAYS<sup>4, 5</sup></b>				
Community Center Overlay <sup>1</sup>	317	745	2,682	7,485
Rural Village Overlay	265	503	1,813	2,177
<i>Total Area Subject to Overlays:<sup>4, 5</sup></i>	582	1,248	4,495	9,662
<b>POLICY AREAS<sup>6</sup></b>				
Cajalco Wood	155	---	---	---
Highway 74 Good Hope	120	---	---	---
Highway 74 Perris	65	---	---	---
March Joint Air Reserve Base Influence Area	19,262	---	---	---
Perris Valley Airport Influence Area	126	---	---	---
<i>Total Area Within Policy Areas:<sup>6</sup></i>	19,728			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:<sup>7</sup></b>	<b>20,310</b>			

**FOOTNOTES:**

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed instead of the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, in addition to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.
- 8 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

## Overlays and Policy Areas

Not all areas within an area plan are the same. Distinctiveness can and should be achieved to respect certain localized characteristics. This is a primary means of avoiding the uniformity that so often plagues conventional suburban development. A policy area is a portion of a planning area that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

### Overlays and Policy Areas

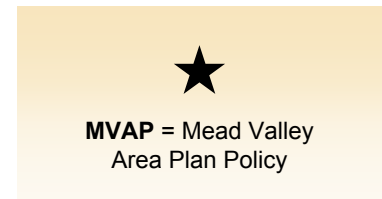
Two overlays and four policy areas have been designated within Mead Valley. In some ways, these policies are even more critical to the sustained character of the Mead Valley planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries, shown on Figure 4, Overlays and Policy Areas, other than the boundaries of the March Joint Air Reserve Base Airport Influence Area, are approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed project.

## Cajalco Wood Policy Area

The Cajalco Wood Policy Area consists of approximately 1,020 acres located within the Lake Mathews/Woodcrest and Mead Valley Area Plans, both northerly and southerly of Cajalco Road, easterly of Wood Road and westerly of Alexander Street. The Policy Area includes the entire site of Specific Plan No. 229 (H.B. Ranches), along with an additional 80 acres to the southwest of the adopted Specific Plan. The Policy Area is located within an area characterized by rural community equestrian lifestyles. Over 180 acres in the southerly portion of the Policy Area are within Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) criteria areas and warrant conservation. Additionally, the future development of this Policy Area may be affected by the development of the East-West CETAP Corridor. The character of the surrounding area will be further affected by construction of a high school to the north of this Policy Area. Given these factors, the County of Riverside has determined that consideration should be given to allowing clustered development within this Policy Area, including lot sizes smaller than 20,000 square feet, provided that the development furthers the rural community character of the area and provides infrastructure to enhance the equestrian lifestyle.

### Policies:

MVAP 1.1 Notwithstanding the Rural Community foundation component designation of Specific Plan No. 229 and adjacent lands within this Policy Area and any provisions in the Land Use Element providing for a minimum lot size of one-half acre within this foundation component, the minimum area of new residential lots established within this Policy Area may be reduced to 12,000 square feet without need for a general plan amendment under the following circumstances:



- New lots smaller than 20,000 square feet in area shall only be permitted within the boundaries of an adopted Specific Plan.
- The number of residential lots within the boundaries of the Specific Plan as originally adopted shall not be increased above the level originally approved (1,421 dwelling units).
- Lots along the northerly edge of the Policy Area shall be no less than 20,000 square feet in area.
- Approximately one-third of the residential lots shall have a minimum lot size of 20,000 square feet, and in no case shall a residential lot be less than 12,000 square feet in area.
- The keeping of horses in accordance with the provisions of the County of Riverside regarding setbacks of animal-keeping uses from adjoining property lines, residences, and public rights-of-way shall not be prohibited on lots at least 20,000 square feet in area located southerly of Cajalco Road.
- An equestrian under-crossing shall be provided under Cajalco Road.
- The development shall provide trails in conformance with Riverside County's regional trails plan and the Circulation and Trails Maps of the Lake Mathews/Woodcrest and Mead Valley Area Plans.

- Dwelling units may be transferred from the portion of the Policy Area within the WRC MSHCP criteria areas to portions of the Policy Area outside such areas, provided that the overall limit on number of dwelling units is not exceeded and the minimum lot size requirements specified herein are retained.
- A small equestrian park and a north-south trail connecting to the trail system in the surrounding community shall be provided on the most southerly 80 acres of the Policy Area. The remainder of the 80 acres shall be conserved in conformance with WRC MSHCP policies.

MVAP 1.2 Notwithstanding the Rural Community foundation component of the Policy Area except for the area depicted as Commercial Retail located at the northeast corner of Cajalco Road and Wood Road and any provisions in the Land Use Element that would otherwise prohibit the establishment of Commercial Retail designations at new locations within Rural Community Specific Plans, the Commercial Retail designation may be relocated to any other location along the ultimate right-of-way of Cajalco Road or the future east-west transportation corridor provided that the total acreage of the Commercial Retail designation is not increased beyond the existing designated area of 15 acres.

## **March Joint Air Reserve Base Airport Influence Area**

The former March Air Force Base is located immediately north of the planning area and has a significant impact on development in the Mead Valley area. This facility was established in 1918 and was in continual military use until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. A four-party, Joint Powers Authority (JPA), comprised of 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 boundary of the March Joint Air Reserve Base Airport Influence Area is shown in Figure 4, Overlays and Policy Areas. There are three Compatibility Zones associated with the Airport Influence Area. These Compatibility Zones are shown in Figure 5, March Joint Air Reserve Base Airport Influence Area. Properties within these zones are subject to regulations governing such issues as land use, development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 4, Airport Land Use Compatibility Criteria for Riverside County (Applicable to March Joint Air Reserve Base). For more information on these zones and additional airport policies, refer to Appendix L-1 and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

### **Policies:**

MVAP 2.1 To provide for the orderly development of March Joint Air Reserve Base and the surrounding areas, comply with the 1984 Riverside County Airport Land Use Plan as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

## **Rural Village Land Use Overlay**

A Rural Village Overlay Study Area was identified on the Mead Valley Area Plan map for the portion of the community of Good Hope along State Highway Route 74 in the 2003 General Plan. Prior to the adoption of the



2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the policies of this study area were modified and a Rural Village Land Use Overlay (RVLUO) was created to strategically intensify the stated uses in the targeted core area of Good Hope (Figure 6).

## **Policies:**

- MVAP 3.1 Allow areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.
- MVAP 3.2 Commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved based on the designations identified in the land use overlay.
- MVAP 3.3 Additionally, existing commercial and industrial uses may be relocated to this overlay as necessary in conjunction with the widening of State Highway Route 74.
- MVAP 3.4 All new developments shall provide adequate and essential infrastructure such as circulation facilities, water, sewer, and electricity. Such improvements must be beneficial to the community at large.

## **Highway 74 Good Hope Policy Area and Highway 74 Perris Policy Area**

The County of Riverside is working with the Regional Transportation Commission and CALTRANS to widen State Highway Route 74 extending from the City of Perris to the City of Lake Elsinore. In conjunction with this widening, it may be necessary to relocate certain commercial and industrial uses.

## **Policies:**

- MVAP 4.1 Existing commercial and industrial uses may be relocated to any location within the Highway 74 Good Hope Policy Area, the Highway 74 Perris Policy Area, or the Rural Village Land Use Overlay, as necessary in conjunction with the widening of State Highway Route 74.

## **Specific Plans**

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

Department. The three specific plans located in the Mead Valley planning area are listed in Table 3, Adopted Specific Plans in the Mead Valley Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

**Table 3: Adopted Specific Plans in the Mead Valley Area Plan**

Specific Plan	Specific Plan #
**Boulder Springs	229
"A" Street Corridor*	100
Majestic Freeway Business Center	341

\* For alignment and design of Harvill Road only. This specific plan does not provide land use information.

\*\*Only a portion of this specific plan is within Mead Valley.

Source: County of Riverside Planning Department.

**Table 4: Airport Land Use Compatibility Criteria for Riverside County  
(Applicable to March Joint Air Reserve Base) <sup>1,2</sup>**

Safety Zone	Maximum Population Density	Land Use
Area I	No residential <sup>3</sup>	No high risk land uses. High risk land uses have one or more of the following characteristics: a high concentration of people; critical facility status; or use of flammable or explosive materials. The following are examples of uses which have these higher risk characteristics. This list is not complete and each land use application shall be evaluated for its appropriateness given airport flight activities. <ul style="list-style-type: none"> <li>• Places of Assembly, such as churches, schools, and auditoriums.</li> <li>• Large Retail Outlets, such as shopping centers, department stores, "big box" discount stores, supermarkets, and drug stores.</li> <li>• High Patronage Services, such as restaurants, theaters, banks, and bowling alleys.</li> <li>• Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels.</li> <li>• Communication Facilities for use by emergency response and public information activities.</li> <li>• Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries.</li> </ul>
Area II	Residential 2.5 acre minimum lots	
Area III	Not Applicable	

1 The following uses shall be prohibited in all airport safety zones:

- a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.

2 Aviation easements shall be secured through dedication for all land uses permitted in any safety zones.

3 Except at densities less than 0.4 DU/acre within specified areas as designated by the Airport Land Use Commission.

Source: Extracted from Riverside County Airport Land Use Commission Comprehensive Land Use Plan

## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Mead Valley, additional policy guidance is necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. The Local Land Use section provides policies to address these issues. These policies may reinforce County of Riverside regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities. The intent is to enhance and/or preserve the identity and character of this unique area.

### Local Land Use Policies

#### Community Centers Overlay

The Mead Valley Area Plan Land Use Plan identifies one Community Center Overlay within the planning area, offering the potential for development of a unique mix of employment, commercial, and public uses. The use of the Community Center Overlay allows development of a mixed-use Community Center through use of a Specific Plan or a Master Plan of Development (or Redevelopment) that would be adopted by the County of Riverside as an incentive to promote this more efficient form of land development, without need for a General Plan Amendment. At the same time, use of the Community Center Overlay allows landowners the alternative of developing their properties pursuant to the underlying designation(s).

#### Policies:

- MVAP 5.1 Allow properties within the Community Center Overlay area to be developed in accordance with underlying designations, even if the proposed land use would not be considered an appropriate land use within a mixed-use Community Center.
- MVAP 5.2 Encourage development in accordance with the land use standards for Community Centers as detailed in the description of the Community Centers land use designation in the General Plan Land Use Element through provision of voluntary incentives.
- MVAP 5.3 Assign high priority to the development of a Specific plan or Master Plan of Development (or Redevelopment) for this area with the objective of increasing the attractiveness of this area as a site for the location of new business establishments, relocation of existing business establishments, and provision of employment opportunities.



Community Center Guidelines have been prepared to aid in the physical development of vibrant community centers in Riverside County. These guidelines are intended to be illustrative in nature, establishing a general framework for design while allowing great flexibility and innovation in their application. Their purpose is to ensure that community centers develop into the diverse and dynamic urban places they are intended to be. These guidelines will serve as the basis for the creation of specified community center implementation tools such as zoning classifications and Specific Plan design guidelines.



The Community Center Guidelines are located in Appendix J of the General Plan.

## Mead Valley Town Center

Mead Valley Town Center (see Figure 3A) contains two Mixed-Use Area (MUA) neighborhoods, the **Cajalco Road-Carroll/Brown Streets Neighborhood** and the **Cajalco Road-Clark Street Northeast Neighborhood**. These neighborhoods are located in the core area of the community of Mead Valley. These designated Mixed Use Areas, described below, will provide landowners with the opportunity to develop their properties for mixed-use development, with a mixture of Highest Density Residential (HHDR) and other community supportive uses including retail commercial, office, civic, and other types of uses. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated designs. Both MUA neighborhoods require that **at least** 50% of their sites be developed as HHDR, with the remainder of each neighborhood developed for a variety of other, supportive uses, as described below. Mead Valley Town Center provides an opportunity for the creation of a small, but focused community core for Mead Valley, with a variety of housing options, and options for development of retail commercial, offices, and other types of uses to create a true cultural and business focal area for the residents of, and visitors to, this generally rural, but geographically large community.

Potential nonresidential uses include those traditionally found in a “downtown/Main Street” setting, such as 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 community facilities, integrated with small parks, plazas, and pathways or paseos. Together, these 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 worship, schools, parks, and community and/or senior centers.

### Mixed-Use Area Neighborhoods:

Descriptions of each of Mead Valley Town Center’s two MUA neighborhoods are presented below, along with the policies that apply solely to each neighborhood. Then, policies that apply to both neighborhoods are presented.

**Cajalco Road-Carroll/Brown Streets Neighborhood [Neighborhood 1]** contains approximately 48 gross acres (about **38-41** net acres) and is located less than one mile south of Manuel L. Real Elementary School, and about 2.5 miles west of the I-215 freeway. Currently, this neighborhood is mostly developed with low density single family residential homes. This neighborhood generally encompasses the area bounded by Brown Street to the west, Johnson Street to the north, and Carroll Street to the east. The southernmost boundary is southerly of Cajalco Road and northerly of Elmwood Street. Cajalco Road is designated as an Expressway in the Circulation Element, allowing it to be widened beyond its current two-lane configuration. A bus stop is located on the corner of Cajalco Road and Brown Street, the westernmost boundary for this neighborhood.

The Cajalco Road-Carroll/Brown Streets Neighborhood is a Mixed-Use Area that will be developed with **at least a 50 %** Highest Density Residential (HHDR) **component**. This neighborhood is in an optimal location for this type of development because expanding and improving Cajalco Road in accordance with its Expressway designation would complement the higher intensity community core. Additionally, the opportunity exists to expand transit services and provide more bus stops and more bus services. Also, because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing resulting in a walkable neighborhood. This neighborhood would serve surrounding neighborhoods by providing job opportunities through its commercial uses. It should be noted that this neighborhood is affected by a flood zone which would result in special design features in response to floodplain constraints, and provide opportunities for open space edges between land uses of differing intensities and types, and provide routes for intra- and inter-community pedestrian and bicycle access and community trails.

### Following are the policies applying to the Carroll Road-Brown Streets Neighborhood:

MVAP 5.4 **Fifty percent At least 50%** of the Cajalco Road-Carroll/Brown Streets Neighborhood shall be developed in

*accordance with the HHDR land use designation.*

MVAP 5.5 *Residential uses are encouraged to be located in the northernmost and southernmost portions of this neighborhood, away from direct location along Cajalco Road, wherever feasible.*

***Cajalco Road-Clark Street Northeast Neighborhood [Neighborhood 2]*** *is a vacant parcel containing about 15 acres (about 14 net acres) and directly adjoins the northeastern edge of the Cajalco Road/Carroll/Brown Streets Neighborhood. Cajalco Road borders the neighborhood to the south and an existing Medium Density Residential (MDR) neighborhood to the north. Low density single family residential homes are located to the west and east. This neighborhood will be developed with **at least** 50 % HHDR and will be directly adjacent to commercial uses in the Cajalco Road-Carroll/Brown Streets Neighborhood, providing the potential for jobs to residents in this neighborhood.*

***Following are the policies applying to the Cajalco Road-Clark Street Northeast Neighborhood:***

MVAP 5.6 ***Fifty percent At least 50%*** *of the Cajalco Road-Clark Street Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.*

MVAP 5.7 *Residential uses are encouraged to be located in the northerly portion of this neighborhood, away from direct location along Cajalco Road, wherever feasible.*

***Policies applying to both Mead Valley Town Center Mixed-Use Area (MUA) neighborhoods:***

MVAP 5.8 *HHDR developments should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.*

MVAP 5.9 *Nonresidential uses should include a variety of other uses to serve the local population and tourists, such as such as retail commercial, office uses, dining facilities, public uses, community facilities, parkland, and trails and bikeways.*

MVAP 5.10 *Nonresidential uses in this area should be designed in a manner that would provide pedestrian and bicycle linkages to enhance non-motorized mobility in this area.*

MVAP 5.11 *Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Alternative transportation mode connections should also be provided to the public facilities in the vicinity, including the elementary school, library, and community center.*

MVAP 5.12 *All HHDR development proposals should 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 frequent and, in many cases, daily, basis.*

MVAP 5.13 *All new land uses, particularly residential, commercial, and public uses, including schools and parks, should be designed to provide convenient public access to alternative transportation facilities and services, including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.*

MVAP 5.14 *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## Mead Valley Community: I-215/Nuevo Road Vicinity (Mixed-Use Areas)

*Mead Valley Community: I-215/Nuevo Road Vicinity (see Figure 3B) includes ~~three~~ a single neighborhoods designated as Mixed-Use Areas, all located along the west side of Harvill Avenue, between ~~Water~~ Sunset Street on the north, Webster Avenue to the east and Nuevo Road on the south. ~~The three~~ This neighborhoods is are, from north to south: the ~~Harvill Avenue-Water Street/Orange Avenue Neighborhood, the Harvill Avenue-Lemon/Sunset Avenues Neighborhood, and the~~ referred to as the **Nuevo Road-A Street Neighborhood**. This area is in the midst of important subregional and regional transportation facilities, including I-215, March Air Reserve Base, the new Perris Valley Line for Metrolink commuter train service, and Cajalco Road, which provides an important roadway connection between this area to the core and western part of Mead Valley and beyond to the Temescal Valley and I-15. The area is also an important current and planned future center for industrial development and job creation in the Western Riverside County area.*

### Mixed-Use Area (MUA) Neighborhoods:

*Descriptions of each of the three Mead Valley Community: I-215/Nuevo Road Vicinity neighborhoods are is presented below, along with the policies that apply solely to each neighborhood. Then, policies that apply to both neighborhoods are presented.*

*~~Harvill Avenue-Water Street/Orange Avenue Neighborhood [Neighborhood 1] is a Mixed-Use Area, with a required minimum of 50% Highest Density Residential (HHDR) development. The neighborhood covers about 33 gross acres (about 30 net acres) and is located about one-quarter mile west of I-215, along the west side of Harvill Avenue, between Water Street and Orange Avenue. With the exception of a few buildings, this neighborhood is primarily vacant. Some industrial uses are located to the east of the neighborhood, across Harvill Avenue. Vacant land is located to the north, and low density single family residences are located to the south. This neighborhood will provide a transitional mix of uses between the light industrial land uses to the east and the low density residential uses to the west. Retail commercial, office, civic, and other uses that would serve residences on-site and in the surrounding community could be located here. Park and recreation areas, trails, and lower profile buildings (generally, one story buildings where immediately adjacent to existing single family residential uses, and two story buildings where a street would separate neighborhood development from an existing single family residential use) should be used to provide buffers for development along the neighborhood's western and southern edges. This neighborhood is located about 2.5 miles north of the new Downtown Perris Metrolink Station. It is located about two miles south of I-215 via the Cajaleo Road interchange, and about 1.5 miles north of the I-215/Nuevo Road interchange.~~*

*Following is the policy that applies only to the ~~Harvill Avenue-Water Street/Orange Avenue Neighborhood~~:*

*MVAP 5.15 ~~At least 50% of the Harvill Avenue-Water Street/Orange Avenue Neighborhood shall be developed in~~ accordance with the HHDR land use designation.*

*~~Harvill Avenue-Lemon/Sunset Avenues Neighborhood [Neighborhood 2] is a Mixed-Use Area, with a required minimum of 50% HHDR development. The neighborhood covers about 55 gross acres (about 52 net acres) and is located less than one mile south of Neighborhood 1. With the exception of a few buildings, this neighborhood is primarily vacant. Industrial uses are located to the east of the neighborhood, residential uses are located to the west, and areas to the north and south are vacant. An open space, habitat area is located beyond the residential uses to the west, but within proximity to this neighborhood. The northern portion of the neighborhood is relatively narrow and may be a prime location to incorporate functional open space/park land. This would be beneficial because it would~~*

~~provide a buffer between the industrial uses to the east and residential uses to the west, while also serving the surrounding communities. Due to the long, narrow shape of the northerly portion of this neighborhood, as an option it could be designed to maximize the use of the vertical design of residential units above retail or commercial establishments. Retail commercial, office, civic, and other uses that would serve residences on-site and in the surrounding community could be located here. Park and recreation areas, trails, and lower profile, one or two-story buildings should be used to provide buffers for development along Webster Avenue, the neighborhood's western edge. This neighborhood is located about two miles north of a regional transit connection via the new Downtown Perris Metrolink Station, and is located about one-half mile north of I-215 via the Nuevo Road interchange.~~

~~Following is the policy that applies only to the Harvill Avenue-Lemon/Sunset Avenues Neighborhood:~~

~~MVAP 5.16 — At least 50% of the Harvill Avenue-Lemon/Sunset Avenues Neighborhood shall be developed in accordance with the HHDR land use designation.~~

~~**Nuevo Road-A Street Neighborhood [Neighborhood 3]** covers about 84 gross acres (about 76.74 net acres). It is a Mixed-Use Area (MUA) with a requirement for required minimum of 75% Highest Density Residential (HHDR) development. **This neighborhood is bounded by Harvill Road on the northeast, I-215 on the east, Nuevo Road on the south, and Webster Avenue on the west. It adjoins the Harvill Avenue-Lemon/Sunset Avenues Neighborhood on the north.** It is located adjacent to the I-215 interchange at Nuevo Road, and the new Perris Valley Line Metrolink commuter rail service will be located very convenient to the site, with the new Downtown Perris Station located only about 1.5 miles to the south. This neighborhood is sparsely developed with single family residential units at the southwestern and southeastern portions of the site. The rest of the neighborhood is vacant. ~~This neighborhood lies near — on the other (easterly) side of I-215 —~~ Numerous and varied existing retail commercial uses and the Perris High School, ~~which are located nearby east of I-215 within the City of Perris. Existing R-residential units lie to the west and south of the site along Webster Avenue and Nuevo Roads. Park and recreation areas, trails, and lower profile one- or two-story buildings should be used to provide buffers for development where it would take place across these roads from existing single family development along Webster Avenue and Nuevo Roads, which are located along the neighborhood's western and southern edges, respectively.~~ This neighborhood is situated within proximity of a myriad of different surrounding land use types and could benefit from reduced distances between housing, workplaces, retail business, and other amenities and destinations.~~

~~Following is the policy that applies only to the Nuevo Road-A Street Neighborhood:~~

~~MVAP 5.17 5.15 Seventy-five percent At least 75% of the Nuevo Road-A Street Neighborhood shall be developed in accordance with the 75% HHDR land use designation.~~

~~**Policies applying to all three Mead Valley Community: I-215/Nuevo Road Community neighborhoods:**~~

~~MVAP 5.18 5.16 HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.~~

~~MVAP 5.19 5.17 Each of the three neighborhoods should include pedestrian paths and trails, paseos, and bikeways, to facilitate convenient internal alternative transportation access between the various uses within each neighborhood.~~

~~MVAP 5.20 5.18 These three neighborhoods should provide neighborhood edge pedestrian trails, bikeways, and frequent, convenient accommodations to facilitate potential bus and transit shuttle services for the neighborhoods, to provide for attractive, effective non-motorized mobility options in this area.~~

~~MVAP 5.21 5.19 Residential uses should be particularly encouraged to be located in the westerly portions of all three neighborhoods.~~

*Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business parks, offices, community facilities, and parkland and trails.*

**MVAP 5-22 5.20** *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

### **Good Hope Community (Mixed-Use Area)**

*The community of Good Hope is located along State Highway 74, southwesterly of the City of Perris. It contains several distinctive rock outcroppings, just east of Steele Peak. The Good Hope Community Mixed-Use Area (see Figure 3C), is designated in the northeastern part of Good Hope, adjacent to the City of Perris. It requires a mixture of neighborhood land uses, including at least 50% HHDR development. Currently, Highway 74 carves a swath through this community, serving scattered residential, rural, commercial, and industrial development. Highway 74 will be realigned from its present location to follow the alignment of Ethanac Road, which forms the southern boundary of this Mixed-Use Area.*

**Highway 74 – 7th Street/Ellis Avenue Neighborhood [Neighborhood 1]** *contains about 132 gross acres (about 116 net acres), and is designated as a Mixed-Use Area (MUA), with a required **minimum** 50% Highest Density Residential (HHDR) component. This neighborhood lies along both sides of Highway SR-74, between 7th Street at its northern end and Ellis Avenue at its southern end. It is bounded on the west by Neitzel Road and Clayton Street, and partly on the east by Bellamo Road. It is almost completely surrounded by the City of Perris. Existing conditions include scattered low density single family residences, light industrial uses (and automotive repair and recycling facilities), and vacant lots. This neighborhood's mixture of land uses should include commercial and job-producing uses that would serve surrounding neighborhoods by providing shopping and job opportunities. Open space uses, including parks and trails, can be integrated into the neighborhood designs to provide buffers between this neighborhood's more intense development and neighboring rural uses. Because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing, resulting in a walkable neighborhood. Currently, there is a bus stop along SR-74 which allows for the opportunity to expand transit services and provide more bus stops and more bus services in the future. In addition, this neighborhood is located only about one mile west of the Downtown Perris Station of the new Perris Valley Line Metrolink commuter rail service.*

*Following are the policies that apply to the Highway 74-7<sup>th</sup> Street/Ellis Avenue Neighborhood:*

**MVAP 5-23 5.21** ***Fifty percent At least 50%** of the Highway 74-7<sup>th</sup> Street/Ellis Avenue Neighborhood shall be developed in accordance with the HHDR land use designation.*

**MVAP 5-24 5.22** *HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.*

**MVAP 5-25 5.23** *Land uses in addition to HHDR development may include, but are not limited to, a variety of neighborhood supportive retail commercial, office, community and civic uses, and parks and trails.*

**MVAP 5-26 5.24** *This neighborhood should include internal pedestrian paths and trails, paseos, and bikeways, to facilitate convenient internal alternative transportation access between the various uses within the neighborhood.*

**MVAP 5-27 5.25** *This neighborhood should provide neighborhood edge pedestrian trails, bikeways, and frequent, convenient accommodations to facilitate potential bus and transit shuttle services for the neighborhood, to provide for attractive, effective non-motorized mobility options in this area.*

**MVAP 5-28 5.26** *HHDR uses shall be located in areas of this neighborhood that are located away from Highway 74, as it would*



*be realigned.*

*MVAP ~~5.29~~ 5.27 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## **Industrial Development**

The Mead Valley Area Plan includes an extensive area westerly of Interstate 215 from Nandina Avenue on the north to Nuevo Road and the Perris city limits on the south that is designated Light Industrial, Business Park, or Light Industrial with a Community Center Overlay. It is the policy of Riverside County to stimulate economic development in this area of Mead Valley. This area has access to Interstate 215 via two interchanges and includes areas that have all of the infrastructure in place to support economic development. However, given the proximity of the rural community and residential uses, the impacts of industrial expansion on localized air quality, traffic, noise, light and glare need to be assessed in order to apply appropriate measures to mitigate impacts so that the environmental quality of the community and residents' health and welfare are maintained.

### **Policies:**

- MVAP 6.1 In conjunction with the first warehousing/distribution building proposed for the industrial area located along Interstate 215 (including land designated Light Industrial, Business Park, and Light Industrial with a Community Center Overlay) whereby the cumulative square footage of warehousing/distribution space in the area would exceed 200,000 square feet, an Environmental Impact Report (EIR) shall be prepared that assesses the potential impacts of the project. The EIR would be required to address air quality, including a health risk assessment of diesel particulates and impacts to sensitive receptors, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area.
- MVAP 6.2 A minimum 50 foot setback shall be required for any new industrial project on properties zoned I-P, if that property abuts a property that is zoned for residential, agricultural, or commercial uses. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.

## **Third and Fifth Supervisorial District Design Standards and Guidelines**

In July 2001, the County of Riverside adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial District. The Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the Riverside County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

### **Policies:**

- MVAP 7.1 Development within those portions of this Area Plan in the Fifth Supervisorial District shall adhere to development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial District.

## Mount Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires unique nighttime lighting standards so that the night sky can be viewed clearly. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the Observatory's view. Please see Figure 7, Mt. Palomar Nighttime Lighting Policy, for areas that may be impacted by these standards.

### Policies:

MVAP 8.1 Adhere to the lighting requirements specified in Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory.

## Circulation

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles, and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

As stated in the Vision and the Land Use Element, the County of Riverside is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Mead Valley Area Plan, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of the planning area is tied to the countywide system and its long range direction. As such, successful implementation of the policies in this area plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.



Light pollution occurs when too much artificial illumination enters the night sky and reflects off of airborne water droplets and dust particles causing a condition known as skyglow. It occurs when glare from improperly aimed and unshielded light fixtures cause uninvited illumination to cross property lines.



*Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.*



- RCIP Vision

## Local Circulation Policies

### *Vehicular Circulation System*

The vehicular circulation system that supports the Land Use Plan for Mead Valley is shown on Figure 8, Circulation. The vehicular circulation system in Mead Valley is anchored by Interstate 215, State Route 74, and Cajalco Road. Major and secondary arterials and collector roads branch off from these major roadways and serve local uses. State Route 74 will be re-aligned to follow Ethanac Road due east from its present intersection with State Route 74, past Interstate 215, to reconnect with State Route 74 in Romoland.

#### **Policies:**

- MVAP 9.1 Design and develop the vehicular roadway system per Figure 8, Circulation, and in accordance with the Functional Classifications section in the General Plan Circulation Element.
- MVAP 9.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

### *Rail Transit*

The Burlington Northern-Santa Fe rail line runs northwest to southeast through the planning area, paralleling the west side of Interstate 215. This line provides freight transport service between the Hemet/San Jacinto area, March Inland Port, and points northwest. The underlying right-of-way is owned by the Riverside County Transportation Commission. This line could potentially provide a viable regional transportation option for residents, employees, and visitors to the area.

#### **Policies:**

- MVAP 10.1 Maintain and enhance existing railroad facilities in accordance with the Freight Rail section of the General Plan Circulation Element.
- MVAP 10.2 Work with AMTRAK and MetroLink authorities to accommodate passenger rail service (which may include, but need not be limited to, commuter rail service) along this line, with a possible station located within, or in the vicinity of, the Community Center Overlay area.

### *Trails and Bikeway System*

The County of Riverside contains bicycle, pedestrian, and multi-purpose trails that traverse urban, rural, and natural areas. These trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of Riverside County's circulation system. The trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities as well as separations between communities.

As shown on Figure 9, Trails and Bikeway System, an extensive trails system, which mainly follows the vehicular roadway circulation routes, is planned in Mead Valley. The trail system in the planning area must accommodate a range of equestrian, pedestrian, and bicycle users.

## **Policies:**

- MVAP 11.1 Maintain and improve the trails and bikeways system to reflect Figure 9, Trails and Bikeway System, and as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.
- MVAP 11.2 Install diamond-shaped warning signs indicating Warning: Trail Crossing or depicting the equivalent international graphic symbol at locations where regional or community trails cross public roads with high amounts of traffic, such as Cajalco Road.

## **Scenic Highways**

Scenic Highways provide the motorist with views of distinctive natural characteristics that are not typical of other areas in Riverside County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations and to manage development along these corridors so as to not detract from the area's natural characteristics.

As shown on Figure 10, Scenic Highways, there is one State Eligible Scenic Highway in Mead Valley: State Route 74 as it connects with Interstate 215 in the southern portion of the planning area. State Route 74 is of regional significance because it provides a link between Orange and Riverside Counties through the Santa Ana Mountains and eventually through the San Jacinto Mountains as the famous Palms to Pines Scenic Highway. In the planning area, State Route 74 passes by Steele Peak and the San Jacinto River.

## **Policies:**

- MVAP 12.1 Protect the scenic highways in the Mead Valley planning area from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors sections of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

## **Transit Oasis**

The Transit Oasis is a concept to improve transportation options in Riverside County by providing an integrated system of local serving, rubber-tired transit that is linked with a regional transportation system, such as MetroLink or express buses. In the Transit Oasis concept, rubber-tired transit vehicles operate on a single prioritized or dedicated lane in a one-way, continuous loop. The Transit Oasis is designed to fit into Community Centers, which provide the types of densities or intensities of use and concentrated development patterns that can allow this concept to become a reality.

The Transit Oasis concept may be accommodated in the Community Center Overlay area within the Mead Valley Area Plan. The Transit Oasis would provide local serving transit to the businesses establishments in, and in the immediate vicinity of, the Community Center Overlay area. It is envisioned that the Transit Oasis would provide connections to the future transit lines utilizing the East-West CETAP Corridor, park-and-ride facilities, and the future passenger rail station.

**Policies:**

- MVAP 13.1 Support the development and implementation of the Transit Oasis (and in the vicinity of) the Community Center Overlay area within the Mead Valley Area Plan in accordance with the General Plan Circulation Element.

***Community Environmental Transportation Acceptability Process (CETAP) Corridors***

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The Community Environmental Transportation Acceptability Process (CETAP) was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate the increased growth and preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified four priority corridors for the movement of people and goods: Winchester to Temecula Corridor, East-West CETAP Corridor, Moreno Valley to San Bernardino Corridor, and Riverside County - Orange County Corridor.

The East-West CETAP Corridor may pass through Mead Valley. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes.

**Policies:**

- MVAP 14.1 Accommodate the East-West CETAP Corridor in accordance with the General Plan Circulation Element.

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## Multipurpose Open Space

The Mead Valley planning area contains a variety of open spaces that serve a multitude of functions, hence the open space label of multi-purpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The pattern of hills, valleys and slopes provides open space, habitat, and recreation spaces alike. These open spaces encompass a variety of habitats including riparian corridors, oak woodlands and chaparral habitats. Examples include features such as Steele Peak, the Gavilan Hills, Cajalco Creek, the San Jacinto River and the Motte-Rimrock Reserve. In particular, the San Jacinto River major riparian corridor flows through the southern portion of this planning area, and many native and narrow endemic species thrive on the habitat this river provides.

The Multipurpose Open Space section is a critical component of the character of the County of Riverside and the Area Plan. Preserving the scenic background and the natural resources of the Mead Valley planning area gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that, these open spaces also help define the edges of and separation between communities (such as Mead Valley and Good Hope), which is another important aspect of the Vision.

### Local Open Space Policies

#### Watersheds, Floodplains, and Watercourses

The Mead Valley planning area is part of the Santa Ana River watershed, which includes Cajalco Creek and the San Jacinto River. The San Jacinto River drains southwest toward Canyon Lake through the City of Perris. These watercourses provide corridors through developed land and link open spaces together. This allows wildlife to move from one open space to another without crossing developed land. The following policies preserve and protect these important watersheds.

**Policies:**

- MVAP 15.1 Protect the Santa Ana River watershed, its tributaries, and surrounding habitats, and provide flood protection through adherence to the Floodplain and Riparian Area Management, Wetlands, Multiple Species Habitat Conservation Plans, and Environmentally Sensitive Lands sections of the Multipurpose Open Space Element.

“

*The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.*

”

- RCIP Vision



A watershed is the entire region drained by a waterway that drains into a lake or reservoir. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include combinations of forests, deserts, and/or grasslands.



## Oak Tree Preservation

The Mead Valley planning area contains significant oak woodland areas that provide habitat and contribute to the character of the area. These oak woodlands can be found especially in the Gavilan Hills and in the Motte-Rimrock Reserve. It is necessary to protect these natural resources to preserve their function in a rich natural habitat, as well as preserving the quality of the rural environment that characterizes this area.

### Policies:

MVAP 16.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines adopted by Riverside County.

## Multiple Species Habitat Conservation Plan



For further information on the MSHCP please see the **Multipurpose Open Space Element** of the General Plan.

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was developed by the County of Riverside and adopted by the County of Riverside and other plan participants in 2003. Permits were issued by the Wildlife Agencies in 2004. The MSHCP comprises a reserve system that encompasses core habitats, habitat linkages,

and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

## MSHCP Program Description



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW).


The Endangered Species Act prohibits the “taking” of endangered species. Taking is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” listed species. The Wildlife Agencies have authority to regulate this take of threatened and endangered species. The intent of the MSHCP is for the Wildlife Agencies to grant a take authorization for otherwise lawful actions that may incidentally take or harm species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the Western Riverside County MSHCP allows the County of Riverside to take plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County of Riverside, a property-owner-initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

**Key Biological Issues**

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.

**Policies:**

- MVAP 17.1 Conserve existing intact upland habitat blocks between the Steele Peak Reserve and a portion of the Lake Mathews/Estelle Mountain Reserve located in the Lake Mathews/Woodcrest Area Plan to the west, and between Motte-Rimrock Reserve and Bureau of Land Management (BLM) lands north/northeast of the Steele Peak Reserve, focusing on conservation of coastal sage scrub and annual grassland habitat.
- MVAP 17.2 Conserve clay soils in southern needlegrass grasslands and sandy-granitic soils within chaparral and coastal sage scrub habitats capable of supporting Payson’s jewelflower and long-spined spineflower, known to exist within the planning area.
- MVAP 17.3 Conserve existing populations of the California gnatcatcher and Bell’s sage sparrow in the Mead Valley planning area, including locations at Steele Peak Reserve and undeveloped lands to the north of this reserve and along its eastern fringes.
- MVAP 17.4 Provide for a connection of intact habitat between the North Peak Conservation Bank (located within the Elsinore planning area), the Steele Peak Reserve, and the Lake Mathews/Estelle Mountain Reserve (located within the Lake Mathews/Woodcrest Area Plan).
- MVAP 17.5 Conserve vernal pool complexes supporting thread-leaved brodiaea known to exist within Mead Valley.
- MVAP 17.6 Protect sensitive biological resources in Mead Valley Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.



The following sensitive, threatened and endangered species may be found within this area plan:

- Quino checkerspot butterfly
- Payson’s jewelflower
- long-spined spineflower
- Munz’s onion
- many-stemmed dudleya
- thread-leaved brodiaea
- bobcat
- Stephen’s kangaroo rat
- granite spiny lizard
- orange-throated whiptail
- California gnatcatcher
- Bell’s sage sparrow
- peninsular spineflower
- Parry’s spineflower

**Hazards**

Portions of this planning area may be subject to hazards such as flooding, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 11 to Figure 15. These hazards are located throughout

the planning area at varying degrees of risk and danger. Some hazards must be avoided entirely, while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Mead Valley planning area.

## Local Hazard Policies

### Flooding and Dam Inundation



Since 1965, eleven Gubernatorial and Presidential flood disaster declarations have been declared for Riverside County. State law generally makes local government agencies responsible for flood control in California.

As shown on Figure 11, Flood Hazards, there are some flood prone portions of the planning area. Only the areas adjacent to Cajalco Creek are part of the 100-year floodplain in unincorporated territory. Most of the floodplains are concentrated in the lower, flatter lands within the City of Perris. Many techniques may be used to address the danger of flooding, such as limiting development in floodplains, altering the water channels, using special building techniques, elevating foundations and structures, and enforcing setbacks. The following policies address those hazards associated with flooding and dam inundation.

#### Policies:

MVAP 18.1 Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

MVAP 18.2 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County.

MVAP 18.3 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.

### Wildland Fire Hazard



#### Fire Fact:

Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds enhance the fire danger throughout Southern California.

Due to its rural and somewhat mountainous nature and to some of the flora, such as the oak woodlands and chaparral habitat, the western part of this planning area is subject to a risk of fire hazards. The highest danger of wildfires can be found in the most rugged terrain. Methods to address this hazard include such techniques as not building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. In still other cases, safety-oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 12, Wildfire Susceptibility, to see the locations of wildfire zones within Mead Valley.

**Policies:**

MVAP 19.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

**Seismic**

Compared to many other portions of Southern California, localized seismic hazard potential here is relatively slight. There are two very small faults that pose little threat in the southwestern portion of the planning area, both of which are located near Steele Peak. There are however, more remote faults, such as the San Andreas and San Jacinto Faults, that pose significant seismic threat to life and property here. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of specialized building techniques, enforcement of setbacks from local faults, and sound grading practices will help to mitigate potentially dangerous circumstances. Refer to Figure 13, Seismic Hazards, for the location of faults within the planning area.

**Policies:**

MVAP 20.1 Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

**Slope**

The Mead Valley planning area is home to the Gavilan Hills, which contain a considerable number of steep slopes. Special development standards are required in rugged terrain to prevent erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to ensure the safety of life and property while protecting the character within the especially valuable resource areas that steep slopes typically occupy. Figure 14, Steep Slope, reveals the slope conditions applicable to the planning area. Also refer to Figure 15, Slope Instability, for areas of possible landslide.

**Policies:**

MVAP 21.1 Identify ridgelines that provide a significant visual resource for the Mead Valley planning area through adherence to the policies within the Hillside Development and Slope section of the General Plan Land Use Element.

MVAP 21.2 Protect life and property through adherence to the Hillside Development and Slope policies of the General Plan Land Use Element, the Slope and Instability section of the General Plan Safety Element and policies within the Rural Mountainous and Open Space Land Use Designations of the Land Use Element.



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as “sand boils, sand blows” or “sand volcanoes.” Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

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General Plan Amendments adopted since 12/31/09:

- |  |  |
|--|--|
| - GPA No. 815, BOS RSLN 2010-253, 09/28/10;  | - GPA No. 1065, BOS RSLN 2013-155, 08/20/13; |
| - GPA No. 778, BOS RSLN 2013-224, 11/05/13;  | - GPA No. 1120, BOS RSLN 2014-222, 11/24/14; |
| - GPA No. 1137, BOS RSLN 2015-113, 06/30/15; | - GPA No. 960, BOS RSLN 2015-260, 12/08/15;  |



# Temescal Canyon Area Plan

## Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of Temescal Canyon as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

*Riverside County is a family of special communities in a remarkable environmental setting.*

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through Riverside County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.



## Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County of Riverside. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized Oasis transit system now operates quite successfully in several cities and communities.

## Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer is almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

## Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

## Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

## Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

## Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

## Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

## Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

## Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

## Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

## Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

## Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

## Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



**Quotes:** quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



**Factoids:** interesting information about Riverside County that is related to the element



**References:** contacts and resources that can be consulted for additional information



**Definitions:** clarification of terms and vocabulary used in certain policies or text.

The first thing to understand about the Temescal Canyon Area Plan is that it encompasses the western gateway to Riverside County. The Plan area wraps around the City of Corona which straddles the 91 freeway corridor, a critically important path of travel for commuters to Orange County, and Interstate 15, an important route out of the Canyon in an emergency. Further, while the largest segment of this unincorporated area is actually a part of Temescal Canyon, the Area Plan incorporates other communities with vastly different qualities. They range from the largely open space area at the western edge of the Area Plan in the Santa Ana Canyon, to the specialized County of Riverside island communities of Coronita and Home Gardens. Perhaps the most singular quality of this part of Riverside County is its dominance by landforms of regional significance: the Santa Ana Mountains and Cleveland National Forest, the Santa Ana River, and the Gavilan Hills and Temescal Wash. The traveler passing through this area cannot help but be impressed by the natural features that define the edges and spaces here, and by the wide variety of activities that take place here. This narrow canyon incorporates residential development together with commercial and light industrial areas, and sand and gravel extraction areas.

The Temescal Canyon Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies and accompanying exhibits that allow anyone interested in the continued prosperity of this area to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing Temescal Canyon. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in Temescal Canyon, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these additional policies. Land use related issues are addressed in the Land Use section. The Plan also describes relevant transportation issues, routes, and modes of transportation in the Circulation section. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are both natural and man made hazards to consider, and they are spelled out in the Hazards section.

## *A Special Note on Implementing the Vision*

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the County of Riverside General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Temescal Canyon area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

**Pattern of Development and Open Space.** The Plan intensifies and mixes uses at a development node adjacent to Interstate 15, more accurately reflects topography and natural resources in the Santa Ana Mountains and Gavilan Hills with appropriate land use designations, and avoids high intensity development in natural hazard areas. Land use densities step down into areas constrained by natural features, resources or habitats, and where possible into natural resource extraction areas. Where designations might conflict with implementation of the Vision, areas are addressed with appropriate policies.

**Community Centers.** This method of concentrating development to achieve community focal points, stimulate a mix of activities, promote economic development, achieve more efficient use of land, create a transit friendly and walkable environment, and offer a broader mix of housing choices is a major device for implementing the RCIP Vision. A Community Center designation has been located within the Serrano Policy Area adjacent to Interstate 15. This center is intended to provide a mix of non-residential employment-generating uses, which will assist in accommodating the need to balance jobs and housing in this area in order to reduce the impacts of commuting.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

**Watercourses.** Temescal Wash is a major influence on the character of this area plan, traversing the length of it from northwest to southeast adjacent to Interstate 15. Policy direction in the area plan related to the Wash reflects a desire to buffer it from development so that its scenic and natural resource values are retained.

**Santa Ana River Corridor/Prado Basin.** The Santa Ana River is one of the most significant watercourses in the nation, partly because it serves such a major

part of this entire region and is one of the most rapidly growing watersheds in the continental United States. Moreover, it offers outstanding value in the area of drainage, flood control, water conservation, and natural habitat conservation/ restoration. The Plan reinforces these functions through the pattern of recreation and open space designations in combination with extensive area plan policies focused on this area.

Data in this area plan is current as of *[Adoption date of GPA No. 1122] ~~March 23, 2010~~*. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.

## Location

The pivotal location of this area is clearly evident in Figure 1, Location. Along with the City of Corona, the Temescal Canyon Area Plan is the western gateway to Riverside County. Together with the area plans for Eastvale to the north and Elsinore to the south, virtually the entire western flank of Riverside County is covered. The Lake Mathews/Woodcrest Area Plan is located to the east, centered around the Cajalco Corridor. While the Temescal Canyon Area Plan generally encompasses the City of Corona and its sphere of influence, it only addresses the unincorporated lands within this area. These relationships can be better visualized by reference to Figure 1, which also depicts the unincorporated places that have a strong local identity.

## Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That applies here as well. The western gateway location of the Temescal Canyon Area Plan affords an ample view of the mountain vistas that dominate the scenic backdrop of western Riverside County. This section describes the setting, features, and functions that are unique to the Temescal Canyon. These defining characteristics are shown on Figure 2, Physical Features.

## Setting

The Santa Ana Mountains and Gavilan Hills create the primary backdrop for this planning area and frame Temescal Canyon, which contains most of the existing and proposed urban development. The Gavilan Hills to the east are characterized by rock outcroppings and sparse low-lying vegetation, while the larger Santa Ana Mountains to the west comprise a large portion of the Cleveland National Forest. Prado Basin, a key focal point in the massive Santa Ana River Watershed, in the northwest corner of the study area, is an oasis of natural habitat at the western gateway to rapidly urbanizing western Riverside County.

# Temescal Canyon Area Plan

Distinctive natural features, as well as this region's proximity to Orange and Los Angeles Counties, contribute significantly to the attractiveness of this place, especially for residences.

## Unique Features

### *Cleveland National Forest*

The Cleveland National Forest forms the western boundary of the Temescal Canyon and encompasses most of the eastern slope of the Santa Ana Mountains. As such, it is a powerful visual element of the entire planning area. This area is characterized by natural open space with scattered mountainous residential uses on scattered private inholdings. The management and ownership of this vast complex of peaks and ridges is under the jurisdiction of the U.S. Department of Agriculture Forest Service, and is managed by a special management tool known as the Forest Land and Resources Management Plan.

### *Prado Basin/Santa Ana River*

A confluence of Riverside, San Bernardino, and Orange County boundaries, major circulation routes and natural water systems all focus on the Prado Basin, located along the Santa Ana River just east of its transition from Riverside County into Orange County. This limited access area is characterized by low-lying wetlands supporting a wide variety of plant and animal species. A true multi-use open space, the basin provides flood water management, water storage, and exceptional natural habitat. Because of its pivotal significance, a number of agencies and organizations operate under a web of interlocal agreements and informal arrangements to steward, restore, and preserve the critical functions here.



The Santa Ana River is the largest stream system in Southern California, beginning in the San Bernardino Mountains, which reach altitudes exceeding 10,000 feet, and flowing more than 100 miles to the Pacific Ocean near Huntington Beach.

### *Temescal Wash*

The Temescal Wash creates an impressive swath pinched between the Gavilan Hills and the Santa Ana Mountains. Although dry most of the year, the wash serves as an outlet for Lake Elsinore and eventually drains into the Santa Ana River. While the wash runs in a generally northwest/southeast direction, it also provides a critical perpendicular linkage for animals between the mountain and hill habitats on either side. That is why the wash plays such an important role in the Western Riverside County Multiple Species Habitat Conservation Plan.

## Unique Communities

### *Coronita*

Some people seek a place in their own, small enclave. Such a place is Coronita, an older, somewhat self-contained golf course residential community completely surrounded by the City of Corona. Located adjacent to Interstate 91 and the Atchison Topeka and Santa Fe Railroad, this neighborhood is largely built-out. Its character and density are intended to remain unchanged throughout the life of the plan.

## Home Gardens

The name Home Gardens conjures a bygone era of casual living and human scale; a place that has avoided the hustle and bustle of a more complicated lifestyle. This small enclave contains just the variety and scale one might expect: a mix of residential, commercial, service, and industrial uses within a tight gridwork of streets. Even so, a more contemporary extension of this environment lies to the southeast: the Greenway Farms Specific Plan includes a variety of residential housing types as well as natural open space on the adjacent hillside.

## Green River

Boasting a similar quality to Coronita, but with a more contemporary flavor, is the area known as Green River. Located right on the edge of Riverside County, on a bluff along a bend in the Santa Ana River, it consists of a residential subdivision, two golf courses, and a commercial center. In fact, this westernmost corner of Riverside County is very close to the point where Riverside, Orange and San Bernardino Counties intersect.

## El Cerrito



**A Community of Interest** is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an **Unincorporated Community** within two years of status obtainment.

Many years ago the area known as El Cerrito was once a large ranch. While to the casual observer it still has a rural, ranch-like quality, the community now includes a variety of lot sizes and housing types, with parcels varying from one-quarter acre to several acres or more. A number of residents keep horses and animals as an expression of the preferred rural lifestyle. Temescal Canyon Road is the main corridor through what might be characterized as El Cerrito's central business district. Industrial, manufacturing, recycling, vehicle storage, commercial, and houses of varying design can be found in profusion along this corridor. El Cerrito has been recognized by the Local Agency Formation Commission (LAFCO) as a Community of Interest, a status that recognizes the community's interest in further examining its jurisdictional options.

### Interstate 15 Corridor

Interstate 15 runs generally in a northwest/southeast direction through Temescal Canyon. A variety of suburban residential and rural estate neighborhoods are located along the corridor together with a considerable amount of industrial uses and extensive areas of existing and potential mineral extraction. Uses are served by both Interstate 15 and Temescal Canyon Road. The Glen Ivy Hot Springs, a day spa complete with natural hot springs and mud baths, is a popular tourist destination in the area.

Future development along Interstate 15 corridor is focused as much as possible around localized centers providing jobs and services to area residents. Careful consideration is needed to preserve the Temescal Wash and accommodate the Multiple Species Habitat Conservation Plan, especially in terms of linkages under Interstate 15 at key points.

## Incorporated Cities

### City of Corona

Corona incorporated in 1896 and encompasses 39.2 square miles, with an estimated population of 148,597 (as of January 2009). One of the oldest cities in Riverside County, Corona has established itself not only as a bedroom community for Los Angeles and Orange County employment centers, but as a diversified community with a track record in attracting commercial and industrial development in its own right.

Corona's sphere of influence encompasses nearly 26.5 square miles and extends primarily to the south, east and west of the City of Corona's current boundaries. Most of its sphere is contained within the Temescal Canyon Area Plan boundary. Land uses within the City of Corona's sphere of influence include agriculture, rural and suburban type development. However, a more intensive mix of uses accompanies periodic annexations, especially south of the City of Corona near the Cajalco Corridor.



A “**sphere of influence**” is the area outside of and adjacent to a city's border that has been identified by the County Local Agency Formation Commission as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

## Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Temescal Canyon area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Temescal Canyon Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 27 Area Plan land use designations. These land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Proposed categories represent a full spectrum of uses that relate the natural characteristics of the land and economic potential to a range of permitted uses. Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; the Community Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning, and the oral and written testimony of Riverside County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Temescal Canyon Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.



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*Strategies of local job creation, coupled with improvements to the transportation system, allow County residents to have access to a wide range of job opportunities within reasonable commute times.*

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- RCIP Vision

### Land Use Concept

Open Space Foundation Component land uses comprise the majority of the unincorporated planning area in this Area Plan. The Cleveland National Forest and Prado Basin account for much of this acreage. This emphasizes the importance of the remaining limited land area to house and employ the existing population, to accommodate the growth pressures in western Riverside County, to respect local interests, as well as observe hazard and circulation constraints.

The land use plan focuses on preserving the integrity of existing communities and preserving irreplaceable open space resources, while recognizing this area’s transition to urban uses by stimulating targeted infill development as well as redevelopment projects. The land use plan also focuses on achieving a more balanced relationship between workers and jobs, to offer options to the prevailing extended commute patterns to coastal job centers.

The Cleveland National Forest, as a priceless, natural open space resource area is generally treated as a permanent open space preserve, with the exception of a few large-lot residential areas reflecting current uses or approved development, or private ownership. The Prado Basin will remain a significant habitat area and critical piece of the Santa Ana River Watershed, with its numerous critical functions in support of development within four counties.

Land use designations and policies maintain the general suburban character of Coronita and Home Gardens and the rural community character of El Cerrito.



For more information on Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the General Plan **Land Use Element**.

The Interstate 15 corridor represents the greatest opportunity for community development while achieving the RCIP Vision. Residential and employment uses will continue to be focused within this corridor through the extensive but not exclusive use of specific plans. Preserving the Temescal Wash, implementing the MSHCP, and related Riverside County policies, enhancing local and regional traffic conditions along Interstate 15, and achieving a satisfactory interface with mineral extraction operations are of utmost importance in the guidance for this strategic area.

The Community Center designation at Temescal Canyon Road and Interstate 15 will provide a focused area for the development of a Job Center comprised of non-residential, employment-generating land uses.

**Table 1: Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1,2,3,4</sup>	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.</li> </ul>
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.</li> </ul>
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.</li> </ul>
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.</li> </ul>
	Water (W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.</li> </ul>
	Recreation (R)	N/A	<ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1,2,3,4</sup>	Notes
<b>Community Development</b>	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> <li>Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</li> </ul>
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.</li> </ul>
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at buildout. Once buildout of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>
Mixed-Use Planning Area		<ul style="list-style-type: none"> <li>This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.</li> </ul>	

**Overlays and Policy Areas**

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> <li>Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.</li> </ul>
Community Center Overlay (CCO)	<ul style="list-style-type: none"> <li>Allows for either a Community Center or the underlying designated land use to be developed.</li> </ul>

# Temescal Canyon Area Plan

Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> <li>The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.</li> <li>The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.</li> <li>In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)</li> </ul>
Historic District Overlay (HDO)	<ul style="list-style-type: none"> <li>This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.</li> </ul>
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> <li>Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.</li> </ul>
Policy Areas	<ul style="list-style-type: none"> <li>Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.</li> </ul>

**NOTES:**

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.

**Table 2: Statistical Summary of Temescal Canyon Area Plan**

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>5</sup>	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>6</sup></b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	491	25	84	25
<i>Agriculture Foundation Sub-Total:</i>	491	25	84	25
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	497	74	255	NA
Rural Mountainous (RM)	2,499	125	427	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	2,996	199	682	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	910	318	1,089	NA
Very Low Density Residential (RC-VLDR)	295	222	758	NA
Low Density Residential (RC-LDR)	579	869	2,972	NA
<i>Rural Community Foundation Sub-Total:</i>	1,784	1,409	4,819	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	5,527	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	20,987	NA	NA	NA
Open Space-Water (OS-W)	581	NA	NA	NA
Open Space-Recreation (OS-R)	651	NA	NA	98
Open Space-Rural (OS-RUR)	2,250	56	192	NA
Open Space-Mineral Resources (OS-MIN)	2,527	NA	NA	76
<i>Open Space Foundation Sub-Total:</i>	32,523	56	192	174

# Temescal Canyon Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>5</sup>	D.U.	POP.	EMPLOY.
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	27	10	33	NA
Very Low Density Residential (VLDR)	170	128	437	NA
Low Density Residential (LDR)	182	273	935	NA
Medium Density Residential (MDR)	2,624 2,583	9,185 9,040	31,414 30,918	NA
Medium-High Density Residential (MHDR)	633	4,116	14,077	NA
High Density Residential (HDR)	93 92	1,021 1,016	3,494 3,475	NA
Very High Density Residential (VHDR)	26	444	1,518	NA
Highest Density Residential (HHDR)	5	142	485	NA
Commercial Retail <sup>2</sup> (CR)	424 103	NA	NA	1,870 1,546
Commercial Tourist (CT)	97	NA	NA	1,581
Commercial Office (CO)	5	NA	NA	197
Light Industrial (LI)	1,020	NA	NA	13,109
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	106	NA	NA	1,727
Public Facilities (PF)	366	NA	NA	366
Community Center (CC) <sup>3</sup>	31	0	0	746
Mixed Use Planning Area (MUPA)	0 63	0 635	0 2,285	0 324
<i>Community Development Foundation Sub-Total:</i>	5,509	15,319 15,804	52,387 54,163	19,596
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b>43,033 43,303</b>	<b>17,008 17,493</b>	<b>58,164 59,940</b>	<b>19,795</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	25,132	---	---	---
Indian Lands	0	---	---	---
Freeways	394	---	---	---
<i>Other Lands Sub-Total:</i>	25,526			
<b>TOTAL FOR ALL LANDS:</b>	<b>68,559 68,829</b>	<b>17,008 17,493</b>	<b>58,164 59,940</b>	<b>19,795</b>
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>OVERLAYS</b>				
<i>Home Gardens Town Center Mixed Use Overlay<sup>4</sup></i>	63	635	285	324
<i>Total Area Subject to Overlays</i>	63	635	285	324
<b>POLICY AREAS<sup>4,5</sup></b>				
Santa Ana River Policy Area	3,606			
Temescal Wash Policy Area	802			
El Sobrante Landfill Policy Area	495			
East Temescal Hillside Policy Area	999			
Serrano Policy Area	705			
Design Theme Policy Area	172			
Corona Municipal Airport Influence Area	1,417			
<i>Total Area Within Policy Areas:<sup>4</sup></i>	8,196			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:<sup>5</sup></b>	<b>8,196</b>			

# Temescal Canyon Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>5</sup>	D.U.	POP.	EMPLOY.

FOOTNOTES:

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will buildout at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation *and* a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- 4 *Overlays provide alternate land uses that may be developed instead of the underlying base use designations.*
- 4- 5 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 5- 6 Acreages in the table are calculated with associated land use assumption formulas as well as the spatial circumstances. Thus the acreage tabulation in the table does not reflect the actual geographical statistics of the Area Plan.
- 6 7 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

## Policy Areas

A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. Policy Area locations and boundaries are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.


### Policy Areas

Seven policy areas have been designated within the Temescal Canyon Area Plan. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Temescal Canyon area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. The policy area boundaries are shown on Figure 4, Overlays and Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

### Design Theme

The design theme policies apply to the commercial area located west of Interstate 15, on either side of Temescal Canyon Road, between Maitri Road and the Temescal Canyon Road freeway exit. These policies are intended to build on the theme and character of the area established by the existing retail development west of Interstate 15 at Temescal Canyon Road.

#### Policies:

- |  |  |
|--|--|
| <p>TCAP 1.1      Require commercial development within this area to use an early American or Mission style architectural theme.</p> <p>TCAP 1.2      Utilize appropriate building materials such as clay tile roofing, stucco, and decorative tile reflective of mission style architecture.</p> <p>TCAP 1.3      Provide extensive and appropriate landscaping with native trees and vegetation to complement the mission style architectural theme.</p> <p>TCAP 1.4      Preserve the existing riparian stream bed in its existing natural state.</p> <p>TCAP 1.5      Preserve existing oak and sycamore trees.</p> |  <p><b>TCAP = Temescal<br/>Canyon Area Plan Policy.</b></p> |
|--|--|

### El Sobrante Landfill

The El Sobrante Landfill is located just east of Interstate 15 in the Gavilan Hills. This facility is recognized as being important to the economy of Temescal Canyon and Riverside County and a necessary public facility. Truck

traffic, noise, and dust are common operational characteristics of this facility, which operates on a 24-hour basis. Policies are intended to ensure the landfill's continued operations and compatibility with adjacent uses.

## **Policies:**

- TCAP 2.1      Require development proposals on land within one-half mile of any outer boundary of this policy area to be transmitted to the County of Riverside, Department of Waste Management for review and comment at the initial phase of the development review process.
- TCAP 2.2      Require that development proposed within one-half mile of the El Sobrante Landfill be inherently compatible with the landfill as determined by the County of Riverside Department of Waste Management and Planning Department and in accordance with the guidelines below:
- a.    The following uses may be considered compatible with these facilities:
    1.    most types of industrial development;
    2.    agricultural uses;
    3.    grazing;
    4.    open space;
    5.    mining;
    6.    sanitary landfills; and
    7.    rural residential development
  - b.    The following uses are clearly incompatible with these facilities:
    1.    public facilities such as schools and uses that involve public assembly;
    2.    industrial development using sensitive equipment or conducting manufacturing operations which would be negatively affected by dust particles, noise, odor, and truck traffic resulting from the operation;
    3.    commercial development which would be negatively affected by dust particles, noise, odor, and truck traffic resulting from the operation; and
    4.    Community Development Foundation Component-type residential uses.
  - c.    Prohibit residential densities greater than 1 dwelling unit per 2.5 acres.

## **East Temescal Hillside**

Due to its location and unique natural features, the policy area designated Medium Density Residential, Commercial Retail, and Conservation in the southeast corner of the Temescal Canyon Area Plan (easterly of Interstate 15) requires additional policies to ensure its consistency with the Riverside County Vision. The



following policies shall be implemented in addition to those policies contained in this Area Plan and the General Plan:

**Policies:**


- TCAP 3.1        Require that the area be designed and developed as one specific plan of land use.
  
- TCAP 3.2        Hillside development and grading shall be allowed in accordance with policies found in the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element. The specific plan shall include design guidelines and development standards for hillside development and grading which shall apply in place of more general Riverside County design guidelines and standards.
  
- TCAP 3.3        In order to facilitate the retention of open space, clustered development shall be allowable in the specific plan, provided that the total number of dwelling units for the specific plan shall not exceed the number of dwelling units permitted by the land use designation for the entire specific plan area. Allowable clustered development includes specific plan planning areas permitting attached dwelling units and planning areas with dwelling unit densities greater than the Area Plan land use designation.
  
- TCAP 3.4        Review environmental constraints as well as issues relating to traffic and circulation, infrastructure availability, and the availability of Riverside County services.
  
- TCAP 3.5        Require a minimum of 30 percent of the gross acreage of the Policy Area to be set aside for active parks, passive parks, and open space per policies in the Open Space, Parks and Recreation section of the General Plan Multipurpose Open Space Element.

**Serrano**

The site designated Light Industrial and Community Center east of Interstate 15 near its intersection with Temescal Canyon Road will serve as a Job Center for area residents. Its location adjacent to Interstate 15, proximity to several residential neighborhoods, as well as its setting in the foothills of the Gavilan Hills, makes this an attractive site for employment and supporting uses.

**Policies:**

- TCAP 4.1        Require that the area be designed and developed as one specific plan of land use.
  
- TCAP 4.2        Incorporate park and ride facilities and pedestrian friendly access to jobs and area residences.
  
- TCAP 4.3        Design commercial areas to bear a direct relationship to the employment uses proposed in the project in terms of size, location, access and use.



**Leandro Serrano is credited as the County's first permanent European. The son of a soldier from the Portola-Serra expedition, he obtained permission from the priests at San Luis Rey to take up five leagues of land in the Temescal Valley in 1818.**  
  
**-Harvest of the Sun: An Illustrated History of Riverside County, 1985.**

- TCAP 4.4 Allow limited scale interim uses, prior to adoption of a specific plan, which would not limit the ability to provide the necessary infrastructure needs of the final design of the specific plan and in accordance with the following:
- a. No structures shall exceed 10,000 square feet;
  - b. No residential uses are permitted;
  - c. Interim uses must be industrial or agricultural in nature; and
  - d. Interim uses are permitted with only a 5-year life per development approval; however, extensions may be considered.

“  
*Environmental protection is built into the General Plan at the countywide and area plan level. This sensitivity to environmental conditions is also desirable at the community level and should be carried out as appropriate to that scale. Community design should be aimed at preserving significant environmental features whenever possible, particularly where they can provide continuity with more extensive regional systems. Examples include unique natural terrain, drainage ways, and superior examples of native vegetation.*  
 ”

-RCIP General Plan Principles

## Santa Ana River Corridor

The Santa Ana River is an integral part of Riverside County’s multipurpose open space system. It includes the Santa Ana River Trail, a national recreation trail designated within this corridor that, if completed, will incorporate 110 miles of trail system from San Bernardino County in the north to Orange County in the south. Beyond that, it is the centerpiece of a massive, 2,650 square mile watershed that involves major portions of three counties. The river drains southwest toward Prado Dam. Several natural and channelized drainage courses connect with the river. In addition to their fundamental water related functions, these watercourses provide corridors through developed land and link open spaces together. Among other things, this is what allows wildlife to move from one open space to another without crossing developed land. The following policies preserve and protect this important natural and recreational feature.

### Policies:

- TCAP 5.1 Protect the multipurpose open space attributes of the Santa Ana River Corridor through adherence to policies in the Flood and Inundation Hazards section of the General Plan Safety Element, the Environmentally Sensitive Lands section of the Multipurpose Open Space Element, Non-motorized Transportation section of the Circulation Element, and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element.
- TCAP 5.2 Require development, where allowable, to be set back an appropriate distance from the top of bluffs, in order to protect the natural and recreational values of the river and to avoid public responsibility for property damage that could result from soil erosion or future floods.
- TCAP 5.3 Encourage future development that borders the Policy Area to design for common access and views to and from the Santa Ana River.
- TCAP 5.4 Preserve areas subject to erosive flooding in a natural state.

- TCAP 5.5 Encourage intensive recreation development, such as parks and golf courses, along the river banks above and out of erosive flooding areas.
- TCAP 5.6 Establish trails and related facilities for riding, hiking, and bicycling for the entire reach of the river connecting to the Orange County and San Bernardino Santa Ana River trails and connected with the countywide system of trails.
- TCAP 5.7 Provide for recreational trail use under bridge structures crossing the river.
- TCAP 5.8 Require private development along the river to provide for riding, hiking and biking trails and for connection to the countywide system of trails.
- TCAP 5.9 Require the placement and design of roads to be compatible with the natural character of the river corridor.
- TCAP 5.10 Coordinate with the California Department of Transportation on future freeway expansions to ensure compatibility with the open space character of the corridor.
- TCAP 5.11 Discourage the addition of local road crossings. If any additional crossing is allowed, careful consideration shall be given to location, design, and landscaping to take advantage of the scenic character of the river and to avoid destruction of natural values.
- TCAP 5.12 Discourage utility lines within the river corridor. If approved, lines shall be placed underground where feasible and shall be located in a manner to harmonize with the natural environment and amenity of the river.
- TCAP 5.13 Prohibit recreational uses that restrict stream flows in the river in order that such flows will be adequate year round for the maintenance of fish and wildlife.
- TCAP 5.14 Participate in the regional planning of the Santa Ana River through the Santa Ana River Watershed Planning Authority and the Santa Ana River Watershed Group.
- TCAP 5.15 Require the replacement of ponds lost during development.

## **Temescal Wash**

The Temescal Wash, extending 28 miles from Lake Elsinore to the Santa Ana River, is the principal drainage course within the Temescal Canyon. The Wash also serves as an important component of the Western Riverside County Multiple Species Habitat Conservation Plan and has the potential for providing recreational amenities to the Temescal Canyon. The preservation and enhancement of this feature is an important component of the Temescal Canyon Area Plan land use plan. This policy area is coterminous with boundaries of the 100-year flood zone for the Wash, and spans the El Sobrante Landfill Policy Area, the East Temescal Hillside Policy Area, and the Serrano Policy Area.

### **Policies:**

- TCAP 6.1 Protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the Safety Element, the Floodplain and Riparian Area Management and Wetland sections of the Multipurpose Open Space Element, and

the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element in the General Plan.

- TCAP 6.2 Encourage the maintenance of Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.

## Corona Municipal Airport Influence Area

The Corona Municipal Airport, while located within the City of Corona, also affects the land use, safety and noise environment of surrounding communities. Policies contained in the Airport Land Use Compatibility Plan for this general aviation facility are intended to protect flight paths and minimize impacts to residents and employees of the area. The boundary of the Corona Municipal Airport Influence Area is shown in Figure 4, Overlays and Policy Areas. There are six Compatibility Zones associated with the Airport Influence Area. These Compatibility Zones are shown in Figure 5, Corona Municipal Airport Influence Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 4, Airport Land Use Compatibility Criteria for Riverside County (Applicable to Corona Municipal Airport). For more information on applicable airport policies, refer to Appendix L-1 and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

### Policies:

- TCAP 7.1 To provide for the orderly development of Corona Municipal Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plan for Corona Municipal Airport as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

## Overlays

### Home Gardens Town Center (Mixed-Use Area Overlays)

*Home Gardens Town Center (see Figure 3A) contains four designated Mixed-Use Area (MUA) overlays. These overlays are located along Magnolia Avenue, between the vicinity of Lincoln Street near the northeastern edge of the community (near the City of Riverside), to Temescal Street at the southwestern edge of the community, where it adjoins the City of Corona. The MUA overlays have been applied primarily over the land use designation of Commercial Retail (CR), and to a lesser degree, Medium Density Residential (MDR). These neighborhoods are already mostly developed for commercial, residential, and institutional uses. However, their strategic locations along Magnolia, in the heart of the Home Gardens community, will provide opportunities for development of new commercial and/or high density residential uses. The purpose of these overlays is to provide local landowners with the options of either developing (or retaining existing uses on) their properties in accordance with the underlying land use designations of CR or MDR, or, developing their properties in accordance with the policies pertaining to the particular MUA overlay applying to their properties, or some combination thereof.*

*The Magnolia Avenue Northwest and Magnolia Avenue Southwest Neighborhoods, described in detail below, provide that if their overlay designations are implemented, **at least** 25% of the total area of each overlay may be developed for residential uses within the*

HHDR density range (20-40 DU/acre). The Magnolia Avenue-McKinley Street and Magnolia Avenue-Lincoln Street Neighborhoods, described in detail below, provide that if their overlay designations are implemented, **at least** 50% of the total area of each overlay may be developed for residential uses within the HHDR density range. Development may occur through implementing mixed-use zoning, specific plans, plot plans, and/or other appropriate types of ordinances and development applications.

In accordance with these Mixed-Use Area overlays, local landowners may retain legally existing permitted businesses, residences, and other uses, or remove them and establish uses consistent with this MUA. This policy will promote a mutually supportive mix of residential, commercial, and other uses in an environment with reduced distances between housing, workplaces, retail businesses, and other amenities and destinations, resulting in a walkable, bicycle-friendly, and transit-friendly environment that will promote vibrant neighborhoods with enhanced, convenient transportation options.

**Descriptions and policies applying to each of the four Home Gardens Town Center Mixed-Use Area (MUA) Overlays:**

Following are brief descriptions and the policies for each of the four Home Gardens Town Center Mixed-Use Area Overlays:

The **Magnolia Avenue Northwest Neighborhood** [Neighborhood 1] contains approximately 22 gross acres (18 net acres) and is located along the north side of Magnolia Avenue, generally between Gibson Avenue (both sides) and Temescal Street and is currently developed primarily for retail commercial and residential uses. **Twenty-five percent At least 25%** of this neighborhood will be permitted to be developed as Highest Density Residential (HHDR). Many businesses are located within convenient walking distance within and near this neighborhood.

**Policy:**

TCAP 7.2 The Magnolia Avenue Northwest Neighborhood may be developed solely in accordance with the underlying land use designation of Commercial Retail, or may contain 25% ~~or more~~ HHDR development in addition to Commercial Retail development.

**Magnolia Avenue Southwest Neighborhood** [Neighborhood 2]: This neighborhood contains approximately 19 gross acres (14 net acres) and currently has primarily retail commercial and residential development. **Twenty-five percent At least 25%** of the neighborhood may be developed as Highest Density Residential (HHDR). Home Gardens Elementary School is located adjacent to, and within very close walking distance from this neighborhood, as are many existing businesses.

**Policy:**

TCAP 7.3 The Magnolia Avenue Southwest Neighborhood may be developed solely in accordance with the underlying land use designations of Commercial Retail and Medium Density Residential, or may contain 25% ~~or more~~ HHDR development in addition to Commercial Retail and/or Medium Density Residential development.

**Magnolia Avenue-McKinley Street Neighborhood** [Neighborhood 3]: This neighborhood contains approximately 14 gross acres (about 12 net acres) and is currently mostly developed for retail commercial uses and a church. **Fifty percent At least 50%** of the neighborhood may be developed as Highest Density Residential (HHDR). Many businesses are located within close walking distance within and near this neighborhood.

**Policy:**

TCAP 7.4 The Magnolia Avenue-McKinley Street Neighborhood may be developed solely in accordance with the underlying land use designation of Commercial Retail, or may contain 50% ~~or more~~ HHDR development in addition to Commercial Retail development.

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***Magnolia Avenue–Lincoln Street Neighborhood*** [Neighborhood 4]: *This neighborhood contains approximately 7 gross acres (about 6 net acres) and is currently developed with commercial uses. **Fifty percent At least 50%** of the neighborhood may be developed as Highest Density Residential (HHDR). Villegas Middle School and many businesses exist within or within close walking distance of this neighborhood.*

***Policy:***

TCAP 7.5      *The Magnolia Avenue-Lincoln Street Neighborhood may be developed solely in accordance with the underlying land use designation of Commercial Retail, or may contain 50% ~~or more~~ HHDR development in addition to Commercial Retail development.*

***Following are the policies that apply to all four Home Gardens Town Center MUA Overlays:***

TCAP 7.6      *All new development, whether residential, commercial, institutional, or otherwise, should be designed, to the extent practical and appropriate to each use, in such a manner as to promote convenient internal pedestrian circulation among land uses (existing and proposed) within each neighborhood.*

TCAP 7.7      *All new development, whether residential, commercial, institutional, or otherwise, should be designed, to the extent practical and appropriate to each use, in such a manner as to promote attractive and convenient pedestrian, bicycle, and transit access within and between each of the four neighborhoods, to major community activity centers, including schools, retail commercial facilities, and other uses, and, to the extent practical, to other nearby communities.*

## Specific Plans



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department.

The eight specific plans located in the Temescal Canyon planning area are listed in Table 3, Adopted Specific Plans in Temescal Canyon Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

**Table 3: Adopted Specific Plans in Temescal Canyon Area Plan**

Specific Plan	Specific Plan #
Green River Meadow	167
Wildrose	176
Four Seasons	182
Mountain Springs (Trilogy)	221
Sycamore Creek	256
The Retreat	317
Toscana*	327
Serrano Commerce Center	353

Source: County of Riverside Planning Department.

\*Portions of this specific plan extend into a neighboring Area Plan

**Table 4: Airport Land Use Compatibility Criteria for Riverside County  
(Applicable to Corona Municipal Airport)**

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>			Req'd Open Land <sup>3</sup>	Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
			Average <sup>6</sup>	Single Acre <sup>7</sup>	with Bonus <sup>8</sup>			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> <li>All structures except ones with location set by aeronautical function</li> <li>Assemblages of people</li> <li>Objects exceeding FAR Part 77 height limits</li> <li>Storage of hazardous materials</li> <li>Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Avigation easement dedication</li> </ul>
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> <li>Children's schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Places of worship</li> <li>Bldgs with &gt;2 aboveground habitable floors</li> <li>Highly noise-sensitive outdoor nonresidential uses <sup>10</sup></li> <li>Aboveground bulk storage of hazardous materials<sup>11</sup></li> <li>Critical community infrastructure facilities <sup>12</sup></li> <li>Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from extended runway centerline</li> <li>Minimum NLR of 25 dB in residences (including mobile homes) and office buildings <sup>13</sup></li> <li>Airspace review required for objects &gt;35 feet tall <sup>14</sup></li> <li>Avigation easement dedication</li> </ul>
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> <li>Same as Zone B1</li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from runway</li> <li>Minimum NLR of 25 dB in residences (including mobile homes) and office buildings <sup>13</sup></li> <li>Airspace review required for objects &gt;35 feet tall <sup>14</sup></li> </ul>

# Temescal Canyon Area Plan

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>			Req'd Open Land <sup>3</sup>	Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
			Average <sup>6</sup>	Single Acre <sup>7</sup>	with Bonus <sup>8</sup>			
<b>C</b>	Extended Approach/ Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> <li>Children's schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Bldgs with &gt;3 aboveground habitable floors</li> <li>Highly noise-sensitive outdoor nonresidential uses<sup>10</sup></li> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Avigation easement dedication</li> <li>Minimum NLR of 20 dB in residences (including mobile homes) and office buildings<sup>13</sup></li> <li>Airspace review required for objects &gt;70 feet tall<sup>15</sup></li> <li>Deed notice required</li> </ul>
<b>D</b>	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or <sup>16</sup> (2) ≥5.0 (average parcel size ≤0.2 ac.) <sup>19</sup>	100	300	390	10%	<ul style="list-style-type: none"> <li>Highly noise-sensitive outdoor nonresidential uses<sup>10</sup></li> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;70 feet tall<sup>15</sup></li> <li>Children's schools, hospitals, nursing homes discouraged<sup>17</sup></li> <li>Deed notice required</li> </ul>
<b>E</b>	Other Airport Environs	No Limit	No Limit <sup>18</sup>			No Req't	<ul style="list-style-type: none"> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;100 feet tall<sup>15</sup></li> <li>Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks<sup>18</sup></li> </ul>
<b>*</b>	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	<ul style="list-style-type: none"> <li>Same as Underlying Compatibility Zone</li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;35 feet tall<sup>14</sup></li> <li>Avigation easement dedication</li> </ul>

**Notes:**

- 1 Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
- 2 Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
- 3 Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
- 4 The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
- 5 As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft over flights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
- 6 The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- 7 Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
- 8 An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
- 9 Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.



- 10 Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheaters and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
- 11 Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.
- 12 Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
- 13 NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.
- 14 Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
- 15 This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. See Policies 4.3.3 and 4.3.4.
- 16 Two options are provided for residential densities in *Compatibility Zone D*. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be *greater than* 5.0 dwelling units per acre (i.e., an average parcel size *less than* 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for *Zone D* apply to both options.
- 17 Discouraged uses should generally not be permitted unless no feasible alternative is available.
- 18 Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.
- 19 Residential densities in *Compatibility Zone D* shall be calculated on a “net” rather than “gross” acreage basis. For the purposes of this *Compatibility Plan*, the net acreage of a project equals the overall developable area of the project site exclusive of permanently dedicated open lands (as defined in Policy 4.2.4) or other open space required for environmental purposes.

## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Temescal Canyon, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County of Riverside regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character, and features of this unique area. The Local Land Use Policies section provides policies to address those land use issues relating specifically to the Temescal Canyon area.

## Local Land Use Policies



Community Center Guidelines have been prepared to aid in the physical development of vibrant Community Centers in Riverside County. These guidelines are intended to be illustrative in nature, establishing a general framework for design while allowing great flexibility and innovation in their application. Their purpose is to ensure that Community Centers develop into the diverse and dynamic urban places they are intended to be. These guidelines will serve as the basis for the creation of specified Community Center implementation tools such as zoning classifications and Specific Plan design guidelines.

The Community Center Guidelines are located in Appendix J of the General Plan.

### Community Centers

The Serrano Community Center designated within this area plan is intended to develop as a Job Center, including Business Park and Light Industrial employment uses as well as supporting office and retail services. Surrounding Light Industrial development should relate to the Job Center in terms of circulation, design, and intensity. In order to promote the compact vertical and horizontal mixing of uses intended for these community centers, voluntary incentives may be necessary to promote this more efficient form of land development.

#### Policies:

- |          |   |
|----------|---|
| TCAP 8.1 | Ensure that Community Centers development adheres to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element.   |
| TCAP 8.2 | Provide incentives such as density bonuses and regulatory concessions to property owners and developers to facilitate the development of the Community Center as designated on the Temescal Canyon Area Plan Land Use Plan, Figure 3. |
| TCAP 8.3 | No new residential uses, other than caretaker's dwellings, are permitted within this area.  |

### Design and Landscape Guidelines

In 1998, the County of Riverside prepared and adopted the Design and Landscape Guidelines for Development in the Second Supervisorial District in order to ensure that quality development occurs in this portion of Riverside County. Some portions of the Temescal Canyon Area Plan are encompassed within the Second District boundary.

**Policies:**

TCAP 9.1      Require development within the Second Supervisorial District to adhere to standards detailed in the Design and Landscape Guidelines for Development in the Second Supervisorial District.

***Mt. Palomar Nighttime Lighting***

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in the area as shown on Figure 6, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view. This is an excellent example of a valuable public resource that requires special treatment far beyond its immediate locale.

**Policies:**

TCAP 10.1      Adhere to Riverside County’s lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

**Circulation**

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, and automobiles and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region, and move around within it, by a number of transportation options.

As stated in the Vision and the Land Use Element, Riverside County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to use the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Temescal Canyon Area Plan, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of the Temescal Canyon Area Plan is tied to the countywide system and long range direction. As such, successful implementation of the policies in the Temescal Canyon Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

## Local Circulation Policies

### *Vehicular Circulation System*

The vehicular circulation system that supports the Land Use Plan for the Temescal Canyon is shown on Figure 7, Circulation. The system, which traverses the City of Corona as well as the Area Plan, is anchored by Interstates 15 and 91. These two facilities not only provide access within the region but serve as integral links for commuters and goods movement between Riverside County and Los Angeles, Orange, and San Diego Counties.

A system of major and secondary arterials and collector roads serves local uses. Temescal Canyon Road, generally running along either side of Interstate 15, serves the communities and industrial sites in the Temescal Canyon. Cajalco Road is also a major facility within the Area Plan, beginning at Interstate 15 and extending east to Lake Mathews and beyond to Interstate 215.

#### **Policies:**

- TCAP 11.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the functional classifications and standards specified in the Circulation Element.
- TCAP 11.2 Maintain Riverside County's roadway Level of Service standards as described in the Circulation Element.
- TCAP 11.3 Evaluate proposed projects located adjacent to the right-of-way of any of the existing Interstate 15 interchanges for additional interchange improvements.
- TCAP 11.4 Consider the following regional and community wide transportation options when developing transportation improvements in Temescal Canyon:
- a. Construct a new interchange on Interstate 15 between the existing interchanges at Temescal Canyon Road and Indian Truck Trail.
  - b. Support the development of regional transportation facilities and services (such as high-occupancy vehicle lanes, express bus service, and fixed transit facilities), which will encourage the use of public transportation and ridesharing for longer distance trips.
- TCAP 11.5 Evaluate each proposed specific plan, and major commercial and industrial projects consisting of 20 acres or larger for the provision of a park and ride facility.

### *Rail System*

The Burlington Northern and Sante Fe Railway Company main track railroad runs northeast to northwest through the Area Plan. This line accommodates freight transport and passenger service between the Riverside County area and points northwest. This line also provides a viable regional transportation option for residents, employees, and visitors to the area.

**Policies:**

TCAP 12.1 Maintain and enhance existing railroad facilities in accordance with the Passenger Rail System and Good Movement/Designated Truck Routes sections of the General Plan Circulation Element.

**Trails System**

An extensive system of proposed multipurpose trails and bikeways exist within the planning area, including the Santa Ana River National Recreational Trail. This system connects the various urban and suburban neighborhoods with the recreational resources of the Cleveland National Forest, the River, and the regional trail system. The trails shown on Figure 8, Trails and Bikeway System, are approximate and conceptual.

**Policies:**

TCAP 13.1 Implement the Trails and Bikeway System, Figure 8, as discussed in the Non-motorized Transportation and Multipurpose Recreational Trails sections of the General Plan Circulation Element.

**Scenic Highways**

Scenic Highways are a unique component of the circulation system, as they contain distinctive natural characteristics that are not typical of other areas in Riverside County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations, and to manage development along scenic highways and corridors so that it will not detract from the area’s natural characteristics.

As depicted on Figure 9, Scenic Highways, Interstate 15 from Corona south to the San Diego County line, State Route 91 from its intersection with Interstate 15 west to the Riverside County line, and State Route 71 from State Route 91 north to the Riverside County line have been designated as State Eligible Scenic Highways.



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The California Scenic Highways program was established in 1963 to “Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways.”

**Policies:**

TCAP 14.1 Protect the scenic highways in the Temescal Canyon Area Plan from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements.

**Community Environmental Transportation Acceptability Process (CETAP) Corridors**

The population and employment of Riverside County are expected to significantly increase over the next twenty years. CETAP was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate increased growth and preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified four priority corridors for the movement of people and goods:

Winchester to Temecula Corridor, East-West CETAP Corridor, Moreno Valley to San Bernardino Corridor and Riverside County - Orange County Corridor.

The East-West CETAP Corridor may pass through Temescal Canyon. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes. The Riverside County Transportation Commission (RCTC) completed a joint Major Investment Study (MIS) with the Orange County Transportation Authority (OCTA) for a Riverside County - Orange County corridor. The corridor is envisioned to connect from Interstate 15 in Riverside to State Route 241 in Orange County between State Route 91 and State Route 74. The MIS identified a Locally Preferred Strategy (LPS) that was adopted by the RCTC and the OCTA. The Executive Summary of the Final Report for the MIS LPS is attached to the General Plan as Appendix O.

## **Policies:**

- TCAP 15.1 Accommodate the East-West CETAP Corridor in accordance with the CETAP section of the General Plan Circulation Element.
- TCAP 15.2 Accommodate the Locally Preferred Strategy for the Riverside County - Orange County Corridor as identified in the Major Investment Study in accordance with the CETAP section of the General Plan Circulation Element.

## **I-15 Corridor**

Interstate 15 is a major connector between the Corona/Riverside area and San Diego. This corridor could be enhanced, especially by connecting transit links, to provide a critical north-south link for transit, automobile and truck trips within and outside the County of Riverside. The capacity of this critical corridor could be expanded through such strategies as widening, high-occupancy vehicle lanes, dedicated truck lanes, and transit improvements, such as exclusive express buses. Infrastructure put in place along with development in this area plan should support all modes of transit along this corridor.

## **Policies:**

- TCAP 16.1 Require projects to be reviewed for the provision of transit support facilities (including bus turnouts, signage, benches, shelters, etc.) along arterial streets and local transit service routes.
- TCAP 16.2 Require each proposed Specific Plan and major commercial and industrial projects consisting of 20 acres or larger to be evaluated for the provision of a park-and-ride facility.

## **Multipurpose Open Space**

The Temescal Canyon planning area contains a multitude of open space functions, hence the label of multipurpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The Temescal Canyon natural open space resources are unusually extensive and important compared to some other parts of Riverside County. That means that these resources require thoughtful preservation and, in some cases, restoration. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of the Temescal Canyon Area Plan.

Preserving the scenic background and natural resources of this area gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that: these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision. In fact, they even serve to mark the edge of the entire County of Riverside.

In this area plan, the natural characteristics are especially dominant factors in determining appropriate development/conservation policies. They offer design opportunities for quality development and define areas of exceptionally rich habitat value, partly owing to their expansive coverage of the landscape. In addition, achieving a desirable end state of valued local open space to benefit residents and visitors will require sensitive design attention in laying out development proposals.

## Local Open Space Policies

### *Oak Tree Preservation*

Temescal Canyon contains significant oak woodland areas that provide habitat and maintain character of the area. These oak woodlands can be found in: the Gavilan Hills, the Cleveland National Forest, and the Prado Basin. It is necessary to protect this natural resource in order to preserve the character and one of the many unique natural habitats in the area.

#### **Policies:**

TCAP 17.1      Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines adopted by the County of Riverside.

### *Mineral Resource Extraction*

There are significant areas of mineral resource extraction within Temescal Canyon. The area contains regionally important aggregate and clay resources, as well as non-regionally important mineral resources. Most of these resources are currently being extracted or are being held in reserve for future extraction. Compatibility with surrounding land uses, potential noxious impacts, surface runoff management, and the future reclamation of the sites must be considered for all existing and proposed mineral extraction areas.

#### **Policies:**

TCAP 18.1      Protect the economic viability of mineral resources as well as the life and property of Temescal Canyon residents through adherence to the Mineral Resources section of the General Plan Multipurpose Open Space Element.

TCAP 18.2      Avoid mineral resource extraction within the Temescal Wash and areas which contain viable riparian habitat in favor of areas containing very sparse or non-existent riparian habitat.

TCAP 18.3      Require a biologically designed and professionally implemented revegetation program as part of reclamation plans, where avoidance is not feasible.

TCAP 18.4      Require hydrologic studies by a qualified consultant as part of the environmental review process for all proposed surface mining permits within or adjacent to the Temescal Wash. This shall include proper management of surface run-off.



Please refer to the **Multipurpose Open Space Element** of the General Plan for further information on the MSHCP

## Multiple Species Habitat Conservation Plan

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was developed by the County of Riverside and adopted by the County of Riverside and other plan

participants in 2003. Permits were issued by the Wildlife Agencies in 2004. The MSHCP comprises a reserve system that encompasses core habitats, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW)

## MSHCP Program Description

The Endangered Species Act prohibits the “taking” of endangered species. Taking is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” listed species. The Wildlife Agencies have authority to regulate this take of threatened and endangered species. The intent of the MSHCP is for the Wildlife Agencies to grant a take authorization for otherwise lawful actions that may incidentally take or harm species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the Western Riverside County MSHCP allows the County of Riverside to take plant and animal species within identified areas through the local land use planning process. In addition to the conservation and

management duties assigned to the County of Riverside, a property owner initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.

## Key Biological Issues

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.

### Policies:

- TCAP 19.1 Protect sensitive biological resources in the Temescal Canyon Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections General Plan Multipurpose Open Space Element.



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|------------|--|--|
| TCAP 19.2  | <p>Conserve existing wetlands and wetland functions and values in Temescal Wash, Prado Basin and the Santa Ana River with a focus on conservation of existing riparian, woodland, coastal sage scrub, alluvial fan scrub and open water habitats. An objective of no net loss of wetland functions and values associated with Prado Basin and Temescal Wash is identified for this area.</p>   | <div style="text-align: center;">  <p>The following sensitive, threatened and endangered species, may be found within this area plan:</p> <ul style="list-style-type: none"> <li>Bell's sage sparrow</li> <li>California gnatcatcher</li> <li>orange-throated whiptail</li> <li>bobcat</li> <li>loggerhead shrike</li> <li>Cooper's hawk</li> <li>southwestern willow flycatcher</li> <li>least Bell's vireo</li> <li>Santa Ana River woolly-star</li> <li>many-stemmed dudleya</li> <li>Santa Ana sucker</li> <li>western yellow-billed cuckoo</li> <li>Palomar monkeyflower</li> <li>Munz's onion</li> <li>thread-leaved brodiaea</li> </ul> </div> |
| TCAP 19.3  | <p>Conserve existing known populations of least Bell's vireo and southwestern willow flycatcher within the Temescal Canyon Area Plan including locations at Prado Basin, Santa Ana River, and Temescal Wash. Maintain existing breeding habitat for this species at Prado Basin, Santa Ana River and Temescal Wash.</p>  |  |
| TCAP 19.4  | <p>Conserve and manage habitat for the benefit of Santa Ana sucker, Santa Ana speckled dace, and arroyo chub in the Temescal Canyon Area Plan at Prado Basin and the Santa Ana River, focusing on maintenance of the existing hydriodic regime and maintaining and improving water quality. Maintenance and enhancement of existing wetland and/or open water connections between the Santa Ana River and Temescal Wash may also benefit breeding for these species.</p> |  |
| TCAP 19.5  | <p>Conserve meaningful, interconnected representations of the Santa Ana Mountains and Riverside Lowlands bioregions within the Temescal Canyon Area Plan.</p>  |  |
| TCAP 19.6  | <p>Conserve clay soils supporting sensitive plant species known to occur in the Temescal Canyon Area Plan including Munz's onion, Palmer's grappling hook, small-flowered morning glory, long-spined spineflower, thread-leaved brodiaea, small-flowered microseris, and many-stemmed dudleya.</p>   |  |
| TCAP 19.7  | <p>Conserve sandy soils cooccurring with chaparral supporting Palomar monkeyflower, known to occur in the Temescal Canyon Area Plan.</p>   |  |
| TCAP 19.8  | <p>Conserve locations supporting California muhly, heart-lived pitcher sage and Hall's monardella and other sensitive plant species that may occur in a wide variety of habitat types within the Temescal Canyon Area Plan.</p>  |  |
| TCAP 19.9  | <p>Provide for and maintain connection(s) from the Cleveland National Forest to Prado Basin and the Santa Ana River within the Temescal Canyon Area Plan, providing opportunities for offsite connections to the Chino Hills State Park.</p>   |  |
| TCAP 19.10 | <p>Conserve upland habitat adjacent to Temescal Wash to augment existing upland habitat conservation in the Lake Mathews/Estelle Mountain Reserve areas and provide for contiguous</p>   |  |

connection of upland habitat blocks from the existing reserve to Temescal Wash. Habitat conservation should focus on blocks of existing upland habitat east of Temescal Wash connecting to the Lake Mathews/Estelle Mountain Reserve.

- TCAP 19.11 Conserve upland habitat in La Sierra Hills, focusing on maintenance of intact habitat block(s) with opportunities for connection to the Lake Mathews/Estelle Mountain Reserve.
- TCAP 19.12 Conserve floodplain areas supporting sensitive plant species known to occur in the Temescal Canyon Area Plan, including Parry's spineflower, peninsular spineflower, and smooth tarplant.
- TCAP 19.13 Provide for and maintain a robust upland habitat connection from the eastern edge of Temescal Wash to the existing Lake Mathews/Estelle Mountain Reserve.
- TCAP 19.14 Provide for and maintain an upland habitat connection from La Sierra Hills to the Lake Mathews/Estelle Mountain Reserve.
- TCAP 19.15 Conserve rocky soils co-occurring with coastal sage scrub, peninsular juniper woodland, or chaparral supporting Payson's jewelflower, known to occur in the Temescal Canyon Area Plan.
- TCAP 19.16 Provide for and maintain a continuous linkage along Temescal Wash from the southern boundary of the Temescal Canyon Area Plan to the Santa Ana River.

## Hazards

Portions of the Temescal Canyon may be subjected to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14. These hazards are located throughout Temescal Canyon at varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to this area.

### Local Hazard Policies

#### *Flooding and Dam Inundation*

The Prado Dam is an integral part of the Santa Ana River Watershed Mainstem project protecting western Riverside County as well as Orange County. Dam failure would cause flooding within the western portion of the Temescal Canyon including the existing development near Green River Road, as well as areas further downstream within Orange County.

In addition to hazards posed by dam failures, hazards to life and property could result from a significant flood event from the Santa Ana River and the Temescal Canyon Wash. The areas within the 100-year flood events can be found on Figure 10, Flood Hazards.

**Policies:**

- TCAP 20.1 Adhere to the flood proofing and flood protection requirements of the Riverside County Flood Control and Water Conservation District.
- TCAP 20.2 Protect proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow by requiring submittal to the Riverside County Flood Control and Water Conservation District for review.
- TCAP 20.3 When possible, create flood control projects that maximize multi-recreational use and water recharge.
- TCAP 20.4 Protect life and property from the hazards of potential dam failures and flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

**Wildland Fire Hazard**

Due to the open space and mountainous nature and some of the flora, such as the oak woodlands and chaparral habitat, much of Temescal Canyon’s outer regions are subject to high and very high risk of fire hazards. The more urbanized uses along the canyon floor and in the Prado Basin contain low and moderate risk of wildfire. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and utilizing fire-resistant building techniques. In still other cases, safety oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 11, Wildfire Susceptibility.

**Policies:**

- TCAP 21.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

**Seismic**

A number of seismic hazards and seismically related hazards are present in Temescal Canyon. The most significant seismic hazard is the Elsinore fault, which runs along the canyon floor. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of specialized building techniques, the enforcement of setbacks from faults, and practical avoidance measures will help to mitigate the potentially dangerous circumstances. Refer to Figure 12, Seismic Hazards, for the location of faults and liquefaction areas within Temescal Canyon.



**Fire Fact:**

Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds heighten the fire danger throughout Southern California.



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as “sand boils, sand blows” or “sand volcanoes.” Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

## **Policies:**

- TCAP 22.1      Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

## **Slope**

The Gavilan Hills and Santa Ana Mountains play an integral part in the character and atmosphere of Temescal Canyon. Not only do they provide a visual backdrop, but they also contain important habitat and recreational opportunities and frame the land use and circulation patterns. Many of the areas that contain steep slope require special development standards and care to prevent erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to protect life and property while maintaining the character of the planning area. Figure 13, Steep Slope, reveals the slope conditions for Temescal Canyon. Also refer to Figure 14, Slope Instability, for areas of possible landslide.

## **Policies:**

- TCAP 23.1      Protect life and property through adherence to the Environmentally Sensitive Lands section of the General Plan Multipurpose Open Space Element, the Hillside Development and Slope section of the General Plan Land Use Element, the policies in the Rural Mountainous and Open Space Land Use Designations, and the Slope and Soil Instability Hazards section of the General Plan Safety Element.
- TCAP 23.2      Identify and preserve the ridgelines that provide a significant visual resource for Temescal Canyon through adherence to the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.
- TCAP 23.3      Prohibit building sites on the Gavilan Hills Ridgeline. Projects proposed within this area shall be evaluated on a case by case basis to ensure that building pad sites are located so that buildings and roof tops do not project above the ridgeline as viewed from Interstate 15.

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General Plan Amendments adopted since 12/31/09:

- GPA No. 1075, BOS RSLN 2011-156, 10/18/11;
- GPA No. 1120, BOS RSLN 2014-222, 11/24/14;
- GPA No. 1101, BOS RSLN 2012-038, 01/10/12;
- GPA No. 960, BOS RSLN 2015-260, 12/08/15;

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# Western Coachella Valley Area Plan

## Vision Summary

The County of Riverside General Plan and Area Plans have been steered by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of the Western Coachella Valley area, as well as the rest of the County of Riverside. The RCIP Vision was written to reflect the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

*“Riverside County is a family of special communities in a remarkable environmental setting.”*

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through Riverside County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

## Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County of Riverside. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible.

## Our Communities and Neighborhoods

Your choice in the kind of community and neighborhood you prefer is almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

## Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

## Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

## Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

## Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

## Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

## Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

## Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

## Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

## Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

## Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

## Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



**Quotes:** quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



**Factoids:** interesting information about Riverside County that is related to the element



**References:** contacts and resources that can be consulted for additional information



**Definitions:** clarification of terms and vocabulary used in certain policies or text.

The Western Coachella Valley Area Plan contains policies that guide the physical development and land uses in the unincorporated western portion of the Coachella Valley. The Area Plan is not a stand-alone document, but rather an extension of the General Plan and Vision Statement. The County of Riverside Vision Statement details the physical, environmental, and economic characteristics that the County of Riverside aspires to achieve by the year 2020. Using the Vision Statement as the primary foundation, the General Plan establishes standards and policies for development within the entire unincorporated Riverside County territory, while the Area Plan details standards and policy direction relating specifically to the Western Coachella Valley.

The Western Coachella Valley Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive region to understand where the future is headed. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing Western Coachella Valley. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment, and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels. While a number of these designations reflect the unique features found only in the Western Coachella Valley, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section.

The Area Plan also describes relevant transportation issues, routes, and modes of transportation in the Circulation section. The key to understanding

our valued open space network is described in the Multipurpose Open Space section. There are both natural and man-made hazards to consider, and they are spelled out in the Hazards section.

## *A Special Note on Implementing the Vision*

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions here.

To illustrate how the Vision has shaped the Western Coachella Valley Area Plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

**Open Space, Conservation and Community Separators** - The Western Coachella Valley area is characterized by a vast network of natural open space with tremendous habitat, rural and scenic value for both local residents and the region at large. With approximately three-fourths of the land designated for open space uses, the Area Plan seeks to preserve this unique natural setting while minimizing the impacts of encroaching urban uses.

**Population Growth** - This plan focuses growth in areas well served by public facilities and services or where they can readily be provided. Development is concentrated in key unincorporated areas located near existing development and major roadways. Residential land uses provide for a variety of densities, which in turn provide for a variety of housing choices. The rural and open space character of remote areas is protected through the use of appropriate rural and open space land use designations. These areas serve as natural boundaries between unincorporated communities, protect sensitive habitat areas, limit susceptibility to natural hazards, and serve as tremendous visual and passive recreational amenities.

**Intergovernmental Cooperation** - While any Riverside County land use plan requires some degree of coordination with other jurisdictions and responsible agencies, this plan identifies a key approach to addressing an area in the future development of Western Coachella Valley. The plan proposes a joint planning effort between the County of Riverside, the City of Rancho Mirage and the Agua Caliente Band of Cahuilla Indians for a strategic area located along Interstate 10.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

Data in this area plan is current as of [*Adoption date of GPA No. 1122*] ~~March 23, 2010~~. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.

## Location

The central location and relative extent of Western Coachella Valley well over 650 square miles is clearly evident in Figure 1, Location. As the entryway to the vast desert areas of eastern Riverside County, Western Coachella Valley is surrounded by the mountainous area of the Riverside Extended Mountain Area Plan (REMAP) to the west and southwest, The Pass Area Plan to the west, the Eastern Coachella Valley Area Plan to the east, and San Bernardino County and the Joshua Tree National Park to the northeast. The Western Coachella Valley Area Plan boundary encompasses eight cities: Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, and Indio.

## Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That characterization certainly applies here. The Western Coachella Valley is situated to capture mountain views in nearly every direction. This section describes the setting, features, and functions that are unique to the Valley. These defining characteristics are shown on Figure 2, Physical Features.

## Setting

The Western Coachella Valley area is characterized by a variety of contrasting and dramatic geographic features. Ringed by the rugged San Jacinto, Santa Rosa, and Little San Bernardino Mountains, the Coachella Valley contains a series of low-lying desert flatlands, sloping dunes and rolling foothills. Cove-like areas line the base of the Santa Rosa Mountains. The Whitewater River runs the length of the Valley.

The Western Coachella Valley is framed by the San Jacinto Mountains and Santa Rosa Mountains National Monument to the west and Joshua Tree National Park to the north and east. The Metropolitan Water District of Southern California's Colorado River Aqueduct traverses from east to west along the majority of the Area Plan, paralleling Interstate 10 north of Dillon Road. The following is a description of the geographically unique areas found in the Western Coachella Valley.

## Unique Features

The Western Coachella Valley area is a predominantly desert and mountainous region containing a number of significant natural open space features:

### *Whitewater River*

The Whitewater River is the primary drainage course in the area, spanning the length of the Coachella Valley. The upper part of the river, in the San Geronio Wilderness, is dry throughout most of its length with the

exception of its most westerly end, which quickly percolates into the groundwater basin or is diverted for use. The river is fed by several tributaries, including the San Gorgonio River, Mission Creek, Little and Big Morongo Creeks, and Box Canyon Wash.

### *The Colorado River Aqueduct*

The Colorado River Aqueduct was built from 1933-1941 and is owned and operated by the Metropolitan Water District of Southern California. Colorado River water imported via the Aqueduct provides supplemental water to nearly 17 million people in Riverside County and Southern California's coastal plain.

### *Coachella Valley Preserve/Thousand Palms Canyon and Oasis*

Located 10 miles east of Palm Springs and north of Interstate 10, the Coachella Valley Preserve encompasses approximately 20,000 acres. It contains the last undisturbed watershed in the Coachella Valley and the sources of water-carried and wind-borne sand that create the dune habitat of the Coachella Valley Fringe-toed Lizard. The Preserve straddles the Indio Hills and the San Andreas Fault. The floor of the Preserve is composed of alluvial fans and isolated terraces of desert pavement dissected by wash areas in the north, along with extensive sand fields and dunes. The persistent northwesterly winds in the Coachella Valley move the finer particles and sands from the alluvial fans south of the Indio Hills into the ever-changing sand dunes.

Wildlife in the Coachella Valley Preserve is varied and abundant. About 180 animal species inhabit the Preserve, including a large population of resident and migratory birds. There are five rare animals occurring in the Valley. One species, the Coachella Valley Fringe-toed Lizard, is a threatened species inhabiting the blowsand fields.

The Coachella Valley contains several unique and rare habitat types. One of these, palm oasis woodland, is found in numerous groves within the Preserve and is sustained primarily by water made available through faulting and fracturing of underlying bedrock material. Water flowing underground from a higher elevation is stopped by an intersecting fault block and rises to ground level, creating a unique aquatic environment.

Another type of habitat located in this preserve, blowsand fields, is created by a combination of surface water and wind transport processes. The sand fields are dependent upon the periodic flooding that funnels sand originating in the northern half of the watershed through Thousand Palms Canyon. Sandy wash, rocky slopes, alluvial plains, and other habitats are also protected in the Coachella Valley Preserve.

### *Willow Hole Preserve*

Located north of Cathedral City at the west end of the Indio Hills, the Willow Hole Preserve provides critical blowsand habitat for the Coachella Valley Fringe-toed Lizard and various sensitive species. Other biological resource values include mesquite hummocks and a fan palm oasis.

### *Whitewater River Floodplain Preserve*

The Whitewater River Floodplain Preserve is located south of Interstate 10 and east of Indian Avenue, and consists of 1,230 acres of Bureau of Land Management and Coachella Valley Water District land. One of the primary purposes of the preserve is to protect and enhance the habitat of the endangered Coachella Valley Fringe-toed Lizard.

## ***Peninsular Ranges***

Composed mainly of the San Jacinto Mountains and Santa Rosa Mountains National Monument, this system of bold, high mountains runs north to northwest and includes the 8,716-foot-high Toro Peak in the Santa Rosa Mountains, and 10,831-foot San Jacinto Peak in the San Jacinto Mountains. The Peninsular Ranges act as an effective barrier to the eastward moving storms and cooler air masses of the Southern California coastal area.

The lower elevations of the Peninsular Ranges, including canyon bottoms, alluvial fans, and mountain slopes, serve as habitat for the endangered Bighorn Sheep. Within this narrow band of habitat, Bighorn Sheep need to be able to move daily, seasonally, and annually to make use of the sparse and sometimes sporadically available resources found within their home ranges. Habitat loss is considered to be one of the greatest threats to the species' continued existence.

## ***Indio Hills***

With a maximum elevation of 1,740 feet, the Indio Hills are located in the east-central portion of the Coachella Valley and are the largest unit of hills within the Valley area. The hills are bordered on the southwest by the San Andreas Fault and are divided in their central portion by Thousand Palms Canyon. The hills serve as a significant sand source for the Coachella Valley Fringe-toed Lizard Preserve dunes.

## ***Little San Bernardino Mountains***

Reaching elevations over 5,000 feet, the Little San Bernardino Mountains, located within the Joshua Tree National Park, frame the northeastern edge of the Coachella Valley.

## ***Indian Canyons Heritage Park***

Located at the junction of the Palm, Andreas, and Murray Canyons on the Agua Caliente Indian Reservation, the Indian Canyons Heritage Park features extensive native fan palm oases and the historic Cahuilla Village and contains a great variety of plant and animal species.

## ***Lake Cahuilla***

Located in the City of La Quinta, the 135-acre Lake Cahuilla and the surrounding 710-acre, Riverside County-operated recreation area is a valuable scenic and recreational asset for Western Coachella Valley, providing opportunities for sightseeing, fishing, swimming, hiking, and camping.

## ***San Gorgonio Pass***

The San Gorgonio Pass area extends west of Indian Avenue to the foothills north and west, south to the City of Palm Springs, and west through the Interstate 10 corridor between the San Jacinto and San Gorgonio Mountains. The portion of this geographic feature within the boundaries of the Western Coachella Valley Area Plan is generally characterized by a large expanse of open desert and mountainous terrain, along with isolated pockets of development. A number of utility corridors are concentrated in this area, including high voltage electrical transmission lines and the Devers Substation. Due to the constant prevailing westerly winds, the highest concentration of commercial wind energy development in Riverside County occurs in this area.



## Unique Communities

The majority of urban development is within the cities, with the exception of several communities and rural enclaves scattered throughout the valley. Land uses found in the unincorporated Western Coachella Valley area include suburban and rural residential, commercial, industrial, mining, wind energy, and recreational uses. Existing residential developments in the area are located primarily in 11 communities: Bermuda Dunes, Bonnie Bell, Indio Hills, North Palm Springs, Painted Hills, Sky Valley, Snow Creek, Thousand Palms, Valley View Village, West Garnet, and West Palm Springs Village. Of these, Bermuda Dunes and Thousand Palms are the largest and most developed communities.

### *Bermuda Dunes*

This area is located in the vicinity of the intersection of Washington Street and Interstate 10, north of the cities of Indian Wells, Indio and La Quinta. The area has good access to Interstate 10 and State Route 111, and community sewer and water service is available. The area south of Interstate 10 is characterized by medium density residential and resort-type development, with limited higher density development along Washington Street and 42nd Street. The area north of Interstate 10 includes Sun City Palm Desert, a senior citizen residential community, mobilehome subdivisions, rural residential uses, agricultural areas, a recreational vehicle park, an industrial park, and Fringe-toed Lizard habitat.

### *Bonnie Bell*

Located north of Interstate 10 along Whitewater Canyon Road, the community of Bonnie Bell is a small residential enclave nestled in Whitewater Canyon. The small size of this enclave set among trees gives the area a rural feel, despite the presence of some small lots.

### *Indio Hills*

Indio Hills is an expansive, but sparsely developed, rural residential enclave located along Dillon Road, east of Thousand Palms Canyon Road, on the northeast edge of the Coachella Valley Preserve.

### *North Palm Springs*

North Palm Springs is a small community located between Desert Hot Springs and Palm Springs along Dillon Road and Indian Avenue. It is characterized by scattered suburban and rural residential areas, with commercial and small-scale industrial uses along Dillon Road and Indian Avenue.

### *Painted Hills*

Painted Hills is a residential rural community located along the western edge of State Route 62 southerly of Pierson Boulevard and northerly of Interstate 10.

### *Sky Valley*

The Sky Valley community is located along Dillon Road between Thousand Palms Canyon Road and Bennett Road. The area is characterized primarily by large-lot rural residential uses, but also includes two mobile home

parks and a community center. Just west of Sky Valley, along Dillon Road, between Corkill and Bennett Roads, is the largest concentration of mobile home parks and recreation vehicle parks in unincorporated Riverside County.

### **Snow Creek**

Located south of Interstate 10 at the base of the San Jacinto Mountains, the community of Snow Creek is another residential enclave set among trees. The mountain view has attracted celebrities to this area.

### **Thousand Palms**

The Thousand Palms area is located along Interstate 10 at the intersection of Ramon Road. This unincorporated area is characterized by mobile home subdivisions, single-family residential neighborhoods and rural residential development. Commercial and industrial developments are located along Ramon Road and Varner Road. Tourist-oriented commercial uses such as truck stops, motels, and fast-food restaurants are located at the interchanges of Interstate 10 with Ramon Road and, to a lesser extent, Monterey Avenue.

### **Valley View Village**

Located east of State Route 62 and north of Dillon Road, the rural community of Valley View Village is characterized by relatively flat desert terrain with scattered very low density and rural residential land uses.

### **West Garnet**

The community of West Garnet is a small low density residential neighborhood located southerly of Interstate 10 and westerly of Indian Avenue at the Wall Road bridge crossing of Interstate 10.

### **West Palm Springs Village**

West Palm Springs Village is a medium density residential community located north of Interstate 10 at Haugen-Lehmann Avenue. This area includes single-family residences and mobile homes on small lots set amongst sloping desert terrain. Many of the lots here remain undeveloped.

### **Incorporated Cities**

The Western Coachella Valley encompasses the area surrounding the cities of Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, and Indio. As of 2009, these eight cities total more than 270 square miles. Land use and development within each city are governed by their respective general plans.

## Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Western Coachella Valley area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Western Coachella Valley Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area plan. The area plan is organized around 28 Area Plan land use designations and five overlays. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; ongoing habitat conservation planning through the Coachella Valley Association of Governments Multiple Species Habitat Conservation Plan (CVMSHCP) process; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities, Indian tribes, and organizations at the many Planning Commission and Board of Supervisors hearings. Furthermore, the Plan recognizes the importance of preserving the Valley's scenic and cultural resources in order to protect the area's largest industry, tourism. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Western Coachella Valley Area Plan, provides a summary of the projected development capacity of the Plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

## Land Use Concept

The Western Coachella Valley Area Plan Land Use Plan ranges in character from suburban style development found in Bermuda Dunes, Thousand Palms and Sun City Palm Desert, to remote rural areas such as Sky Valley and Indio Hills, to the outlying mountainous and desert terrain typical of the Valley area. The Land Use Plan seeks to maintain the character of these areas, while allowing additional urban development in areas adjacent to the Interstate 10 corridor and preserving the character of the Valley's remote desert and mountainous areas. Figure 3, Land Use Plan, illustrates the geographic distribution of land uses in Western Coachella Valley.

“

*Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded lifestyle.*

”

-RCIP Vision

Board of Supervisors hearings.

“

*The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle, and its sustainability is reinforced by strong open space and urban development commitment provided for in the RCIP Vision.*

”

-RCIP Vision



A “sphere of influence” is the area outside of and adjacent to a city’s border that the city has identified as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

The area plan proposes a mix of lower density residential land uses ranging from Rural Residential to Medium Density Residential uses near urban centers, except along Washington Street and Avenue 42 in Bermuda Dunes, which will continue to provide for areas of High Density Residential development. Ample land exists cumulatively within Coachella Valley cities to accommodate most of the residential and commercial growth through the year 2020. The Land Use Plan focuses Community Development land uses, including residential, commercial and industrial uses, along Interstate 10 and the Pierson Boulevard and Dillon Road corridors, while maintaining a mix of urban uses in Bermuda Dunes, Thousand Palms, and the area north of Interstate 10 in the vicinity of Sun City Palm Desert.

The Western Coachella Valley Area Plan Land Use Plan identifies the area within the City of Rancho Mirage’s sphere of influence as having significant development potential, due in large part to the area’s centralized Valley location, proximity to Interstate 10, and large amount of vacant land, much of which is Indian-owned. This plan creates a policy area designed to establish policies and guidelines for development in this area, in concert with a joint planning effort involving the City of Rancho Mirage and the Agua Caliente Band of Cahuilla Indians.

Also identified within this Land Use Plan is the location of a Rural Village within the community of Sky Valley. Shown with the Rural Village Overlay designation on the Land Use Plan, Figure 3, this village is designed to allow for a concentration of rural residential uses, a small neighborhood commercial center, public, and open space uses, thus allowing Sky Valley residents access to localized commercial and public services.

The vast majority of the Western Coachella Valley area is designated for rural and open space uses, reflective of the remote desert and mountainous nature of the area. These uses separate Community Development areas, creating distinct community edges and enhancing community identity. Open space areas for habitat conservation occupy over 44% of the total unincorporated area. These include areas in the State Route 74/Santa Rosa Mountains area south of Palm Desert and Indian Wells; along the eastern edge of the San Gorgonio Pass north and south of Interstate 10 and west of State Highway 62; north of Desert Hot Springs; throughout the Indio Hills and Coachella Valley Preserve; and areas east of Dillon Road and east of Indio Hills.

**Table 1: Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1,2,3,4</sup>	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.</li> </ul>
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.</li> </ul>
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.</li> </ul>
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.</li> </ul>
	Water (W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.</li> </ul>
	Recreation (R)	N/A	<ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1,2,3,4</sup>	Notes
<b>Community Development</b>	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> <li>Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</li> </ul>
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.</li> </ul>
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>
	Public Facilities (PF)	< 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>
Mixed-Use Planning Area		<ul style="list-style-type: none"> <li>This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.</li> </ul>	

### Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> <li>Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.</li> </ul>
Community Center Overlay (CCO)	<ul style="list-style-type: none"> <li>Allows for either a Community Center or the underlying designated land use to be developed.</li> </ul>

# Western Coachella Valley Area Plan

Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> <li>The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.</li> <li>The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.</li> <li>In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)</li> </ul>
Historic District Overlay (HDO)	<ul style="list-style-type: none"> <li>This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.</li> </ul>
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> <li>Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.</li> </ul>
Policy Areas	<ul style="list-style-type: none"> <li>Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.</li> </ul>

**NOTES:**

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5 acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5 acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 0.5 acre per structure.

**Table 2: Statistical Summary of Western Coachella Area Plan**

LAND USE	AREA		STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.	
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>8</sup></b>					
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>					
<b>AGRICULTURE FOUNDATION COMPONENT</b>					
Agriculture (AG)	0	0	0		0
<i>Agriculture Foundation Sub-Total:</i>	<i>0</i>	<i>0</i>	<i>0</i>		<i>0</i>
<b>RURAL FOUNDATION COMPONENT</b>					
Rural Residential (RR)	19,909	2,986	7,263		NA
Rural Mountainous (RM)	565	28	69		NA
Rural Desert (RD)	12,043	602	1,464		NA
<i>Rural Foundation Sub-Total:</i>	<i>32,517</i>	<i>3,616</i>	<i>8,796</i>		<i>0</i>
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>					
Estate Density Residential (RC-EDR)	215	75	183		NA
Very Low Density Residential (RC-VLDR)	756 746	567 560	1,379 1,361		NA
Low Density Residential (RC-LDR)	0	0	0		NA
<i>Rural Community Foundation Sub-Total:</i>	<i>971 961</i>	<i>642 635</i>	<i>1,562 1,544</i>		<i>0</i>
<b>OPEN SPACE FOUNDATION COMPONENT</b>					
Open Space-Conservation (OS-C)	2,339	NA	NA		NA
Open Space-Conservation Habitat (OS-CH)	106,351	NA	NA		NA
Open Space-Water (OS-W)	4,082	NA	NA		NA
Open Space-Recreation (OS-R)	1,839	NA	NA		276
Open Space-Rural (OS-RUR)	66,086	1,652	4,018		NA
Open Space-Mineral Resources (OS-MIN)	2,487	NA	NA		75
<i>Open Space Foundation Sub-Total:</i>	<i>183,184</i>	<i>1,652</i>	<i>4,018</i>		<i>351</i>

## COMMUNITY DEVELOPMENT FOUNDATION COMPONENT

Estate Density Residential (EDR)	1,024	359	872	NA
Very Low Density Residential (VLDR)	408	306	744	NA
Low Density Residential (LDR)	297	445	1,083	NA
Medium Density Residential (MDR)	7,989 7,559	27,963 26,455	68,005 64,339	NA
Medium-High Density Residential (MHDR)	1,504 1,077	9,755 7,000	23,724 17,024	NA
High Density Residential (HDR)	1,099 1,096	12,085 12,057	29,390 29,324	NA
Very High Density Residential (VHDR)	169	2,866	6,970	NA
Highest Density Residential (HHDR)	0 5 82	14 2,450	35 5,957	NA
Commercial Retail <sup>2</sup> (CR)	460 311	NA	NA	6,920 4,668
Commercial Tourist (CT)	358	NA	NA	5,850
Commercial Office (CO)	29	NA	NA	1,097
Light Industrial (LI)	4,529	NA	NA	58,229
Heavy Industrial (HI)	36	NA	NA	314
Business Park (BP)	119 85	NA	NA	1,943 1,382
Public Facilities (PF)	2,162	NA	NA	2,162
Community Center (CC) <sup>3</sup>	0	0	0	0
Mixed Use Planning Area (MUPA) <sup>1</sup>	42 1,012	0 13,626	0 33,139	679 3,496
<i>Community Development Foundation Sub-Total:</i>	<i>20,222 20,234</i>	<i>53,793 65,564</i>	<i>130,823 159,452</i>	<i>77,194 77,195</i>
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b>236,894 236,896</b>	<b>59,703 71,467</b>	<b>145,199 173,810</b>	<b>77,545 77,546</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	173,385	---	---	---
Indian Lands	9,230	---	---	---
Freeways	1,629	---	---	---
<i>Other Lands Sub-Total:</i>	<i>184,244</i>			
<b>TOTAL FOR ALL LANDS:</b>	<b>421,138 421,140</b>	<b>59,703 71,467</b>	<b>145,199 173,810</b>	<b>77,545 77,546</b>

## SUPPLEMENTAL LAND USE PLANNING AREAS

*These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations. The acreage and statistical data below represent ALTERNATE land use or buildout scenarios.*

<b>OVERLAYS AND POLICY AREAS</b>				
<b>OVERLAYS<sup>4, 5</sup></b>				
Rural Village Overlay	115			
<i>Total Area Subject to Overlays:<sup>4, 5</sup></i>	<i>115</i>			
<b>POLICY AREAS<sup>6</sup></b>				
San Geronio Pass Wind Energy	23,718			
Hot Springs	3,066			
Rancho Mirage Sphere of Influence	1,512			
Bermuda Dunes Airport Influence Area	4,683			
Palm Springs International Airport Influence Area	468			
Cahuilla Hills Policy Area	638			
<i>Total Area Within Policy Areas:<sup>6</sup></i>	<i>34,085</i>			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:</b>	<b>34,200</b>			

### FOOTNOTES:

- Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- Overlays and certain Policy Areas provide alternate land uses that may be developed *instead of* the underlying base use designations.
- Policy Areas indicate where additional policies or criteria apply, *in addition to* the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- Acreages in the table are calculated with associated land use assumption formulas as well as the spatial circumstances. Thus the acreage tabulation in the table does not reflect the actual geographical statistics of the Area Plan.
- Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.



## Policy Areas

Not all areas within an Area Plan are the same. Distinctiveness is a primary means of avoiding the uniformity that so often plagues conventional suburban development. A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of Policy Areas are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

## Policy Areas

Four policy areas have been designated within the Western Coachella Valley Area Plan. In some ways, these policies are even more critical to the sustained character of the Western Coachella Valley than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries are shown on Figure 4, Overlays and Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

### *Rancho Mirage Sphere of Influence Policy Area*

The Rancho Mirage Sphere of Influence Policy Area is generally located in the center of the Western Coachella Valley planning area, on both sides of Interstate 10 at Ramon Road. The area includes the entire sphere of influence of the City of Rancho Mirage. Characterized by a series of sloping dunes, hillsides and flat desert terrain, this area consists primarily of large vacant parcels, with some commercial uses near the intersection of Interstate 10 and Ramon Road. South of Interstate 10 in this policy area lies the Agua Caliente Casino. The community of Thousand Palms abuts the eastern edge of the Policy Area.

One of the primary goals of this area plan is to contain and concentrate growth in several strategic unincorporated areas while preserving the rural and open space characteristics of the outlying areas. As demand for new development continues, the importance of the areas designated for community development will magnify, as will the need for sound, comprehensive planning.

This policy area, the majority of which is designated for community development, is one of the key components of the Western Coachella Valley Area Plan. Several issues and opportunities underlie the importance of the study area, including:

- Biological and visual values of Indio Hills;
- Supply of affordable housing for future Casino and other employment-generating land uses;
- Adequate public facilities, including transportation, for future development;
- Transit opportunities with direct access to rail and Interstate 10;
- Burgeoning resort and casino industries and regional commercial demand;
- Prominent, centralized location within the Coachella Valley; and
- Abundance of vacant and/or underutilized land, divided among large parcels.

Dealing with these issues and maximizing these opportunities requires meaningful, action-oriented, inter-jurisdictional cooperation.

Though this policy area overlaps areas under the jurisdiction of the County of Riverside, the City of Rancho Mirage, and the Agua Caliente Band of Cahuilla Indians, each shall retain land use authority over properties within their respective boundaries, unless other arrangements are made.



**WCVAP** = Western  
Coachella Valley Area  
Plan Policy

**Policies:**

WCVAP 1.1 Form a joint planning effort with the City of Rancho Mirage and the Agua Caliente Band of Cahuilla Indians to address land use planning and environmental review of development projects within the Policy Area, as identified on Figure 4, Overlays and Policy Areas.

WCVAP 1.2 Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.

WCVAP 1.3 Encourage property owners within this policy area to develop their properties under a single Specific Plan application covering the entire area.

WCVAP 1.4 Coordinate development strategies with the Thousand Palms Community Council and the Riverside County Economic Development Agency.

WCVAP 1.5 Coordinate development strategies with the cities of Palm Desert and Cathedral City to ensure that development within the Policy Area does not adversely impact these cities.

WCVAP 1.6 Require that development be sensitive to and retain the unique topographical features within and adjacent to the planning area.

WCVAP 1.7 Ensure a mix of land uses that creates a vital, economically and environmentally healthy area that is supportive of transit and other forms of alternative modes of transportation, promotes walkability and civic life, and provides a variety of housing, civic, employment, and open space opportunities throughout the planning area. General land uses may include a mix of:

- Regional and local-serving commercial uses;
- Tourist facilities;
- Residential densities from Medium to High Density Residential;
- Active and passive open space areas;
- Mixed use;
- Cultural, educational, and civic uses;
- Transit facilities;

- Employment-intensive office and business park uses; and
- Light Industrial uses north of Interstate 10.

WCVAP 1.8 Incorporate open space and recreational amenities into the planning area in order to enhance recreational opportunities and community aesthetics.

WCVAP 1.9 Apply the City of Rancho Mirage's adopted standards for median strips along specific roadways as those roadways extend into the City's sphere of influence.

## **San Gorgonio Pass Wind Energy Policy Area**

The San Gorgonio Pass Wind Energy Area (see Figure 4) is considered to be one of the best areas in the nation for the development of wind energy. This is due primarily to the air pressure differences that exist between western Riverside County and the Coachella Valley. As air moves from the high pressure to low pressure area, it is, in effect, funneled through the Pass, creating ideal wind energy conditions.

However, the siting of wind energy facilities can result in impacts to the environment and the general community, including scenic viewsheds, nearby residents, and, increasingly, nearby existing wind energy facilities. The sheer size of the wind turbine structures may block scenic views; noise generated by wind turbines could impact nearby residents; and spinning wind turbine blades could create wake effects, which could adversely affect existing downwind wind turbines.

Wind energy development in the San Gorgonio Pass area was studied through the San Gorgonio Wind Resource Study EIR (1982), a joint environmental document prepared for the U.S. Bureau of Land Management and Riverside County. The document assessed three scenarios for wind energy development in the area. The document also includes criteria for the development of wind energy on both a countywide basis and specifically for the San Gorgonio Pass area. Since the adoption of the San Gorgonio Wind Implementation Monitoring Program (WIMP), reports have been prepared, and substantial wind energy development has occurred. Reflecting the evolution of wind energy over the years, the specific policies for wind energy development in the San Gorgonio Pass are listed below:

### **Policies:**

WCVAP 2.1 Require that wind turbines address through appropriate design the Pacific Crest Trail alignment.

WCVAP 2.2 Continue to require wind energy development to contribute a fair-share to the Wind Implementation Monitoring Program (WIMP) prior to construction of wind turbines.

WCVAP 2.3 Except in the area designated Public Facilities on Edom Hill, prohibit the placement of commercial wind turbine arrays east of Indian Avenue, north of Pierson Boulevard, and south of Highway 111.

WCVAP 2.4 Require proposed wind energy development to address significant impacts caused by wind turbine wake effects upon existing and approved downwind wind turbines.

- WCVAP 2.5      Prohibit the location of wind turbines within the Santa Rosa and San Jacinto Mountains National Monument.
- WCVAP 2.6      Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should complement wind energy uses. Limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks.

## Hot Springs Policy Area

The Hot Springs Policy Area is a 4.75 square mile area located southeasterly of the City of Desert Hot Springs and westerly of the Sky Valley community. This area (including all of Sections 3, 4, 10, and 11, the north half of Section 14, and the northeast quarter of Section 15, all in Township 3 South, Range 5 East) is recognized as a thermal resource area with hot mineral water that is clean, clear, and free of sulfur odor. The availability of this water for use in hot mineral water spas has been a primary factor in the siting of numerous mobile home parks and recreational vehicle parks in this area. This resource provides potential health benefits and assists in the attraction of tourists and seasonal residents to the

Coachella Valley, thereby contributing to the local economy. For these reasons, it is appropriate to make special provision to allow for additional land uses developed specifically to utilize this natural resource. These may include hotels, motels, recreational vehicle parks, mobile home parks, residential developments, and institutional uses.

### **Policies:**

- WCVAP 3.1      Encourage the development of destination resorts, health and fitness facilities, and special needs housing that is specifically designed for utilization of the hot mineral water thermal resources for either personal use or structural heating/water heating.
- WCVAP 3.2      Require that all destination facilities and residential development at Community Development densities have available the public facilities and services appropriate for the type of facilities proposed.
- WCVAP 3.3      Within this area, destination resorts may include service stations, car washes, mini-marts, small stores, and restaurants, provided that these commercial uses are associated with the destination resort, are built concurrently with or after the resort, and occupy not more than five percent of the total developed land area of the resort. (The latter phrase shall not apply if the area of these accessory commercial uses is designated Commercial Tourist or Commercial Retail.)
- WCVAP 3.4      Notwithstanding the mapped Area Plan designations in this area, any proposal to amend the Area Plan from a designation in the Rural foundation component to a designation in the Community Development foundation component that is submitted in conjunction with a land use or land division application that is specifically designed to utilize this natural hot water resource shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments, as described in the Administration Element.

Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

## **Cahuilla Hills Policy Area**

Westerly of State Highway 74 and immediately adjacent to the City of Palm Desert to the north, south, and east, within the unincorporated area of Riverside County, is the rural residential desert community of Cahuilla Hills. Nestled at the foot of the Santa Rosa and San Jacinto Mountains and the National Monument of the same name, this community is approximately one square mile in size and is characterized by a unique, semi-wild desert setting of complex and rugged terrain, large open washes, deep ravines, and prominent ridgelines offering panoramic views. It is also generally highly visible from nearby areas within the City of Palm Desert.

Existing lots in Cahuilla Hills typically range from one to five acres. Additional development in the area could overburden its existing, very limited circulation infrastructure, and result in pollution problems relating to onsite sewage disposal. There is currently only one point of full access/egress to this area and, while enhancing the area's privacy and serenity, this limited access potentially impacts the County of Riverside's ability to provide emergency services to the community. Accordingly, additional development could subject residents living in Cahuilla Hills to increased potential impacts from flooding, fire, hazardous materials incidents, earthquakes, and other potential hazards, because of the area's limited circulation system.

Due to localized problems of shallow soils and depth-to-bedrock and other site limitations, potential new lots may be infeasible for onsite sewage disposal systems. Therefore, all new onsite sewage disposal systems on existing lots shall be subject to the approval of the Riverside County Environmental Health Department and all new onsite sewage disposal systems on new land divisions shall be subject to the approval of both the Riverside County Environmental Health Department and the Colorado River Basin Regional Water Quality Control Board.

Finally, the scenic quality of the community's peaks, ridgelines, and hillsides, and problems of erosion and runoff could be exacerbated from ill-planned and excessive grading activities. Therefore, grading for residential building pads, driveways, access roads, etc. shall be the minimum necessary for development, shall avoid unmitigated onsite and offsite erosion and runoff impacts, and shall be designed to protect the scenic qualities of the community.

To protect the residents living in the community of Cahuilla Hills, while retaining its desired rural character and scenic resources, the Cahuilla Hills Policy Area requires that all new land divisions and lot line adjustments not result in any parcels less than 5 acres gross unless the development proposals can provide two points of access, one of which may be permitted to be restricted to emergency vehicles only, as approved by the Riverside County Transportation and Fire Departments; however, public egress must be available without the use of special knowledge or special actions of persons in an emergency situation. Lot line adjustments between existing lots shall be consistent with the General Plan and demonstrate that the proposed new lot configurations will be equivalent or superior to existing lot configurations in regard to access, onsite sewage disposal, and overall minimization of any grading necessary to develop the lots.

**WCVAP 4.1** All new land divisions shall not result in any parcels less than 5 acres gross unless two points of access are provided, one of which may be permitted to be restricted to emergency vehicles only, as approved by the Riverside County Transportation and Fire Departments; however, public egress must be available without the use of special knowledge or special actions of persons in an emergency situation.

WCVAP 4.2 All new land divisions shall meet the sewage disposal requirements of both the Riverside County Department of Environmental Health and the Colorado River Basin Regional Water Quality Control Board.



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

### Specific Plans

Specific plans are regulatory documents that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. Specific plans establish detailed land use, density and development standards, infrastructure requirements, and other policies addressing relevant area issues.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning

Department. The eight specific plans located in the Western Coachella Valley planning area are listed in Table 3, Adopted Specific Plans in Western Coachella Valley Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan, with the exception of Specific Plan No. 170 (Tesoro).

Specific Plan No. 170 (Tesoro) was approved for development a number of years ago, but was never developed and has subsequently been purchased for habitat conservation. The approval of the Tesoro Specific Plan will be considered for rescission during the initial round of Specific Plan reviews.

**Table 3: Adopted Specific Plans in Western Coachella Valley Area Plan**

Specific Plan	Specific Plan #
Mission Lakes	107
North Star	343
Tesoro	170
Andreas Cove	211
Del Webb's Sun City	281
The Mirasera	338
Desert Dunes	336
Valante	360

Source: Riverside County Planning Department.

**Table 4: Airport Land Use Compatibility Criteria for Riverside County  
(Applicable to Bermuda Dunes Airport)**

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>			Req'd Open Land <sup>3</sup>	Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
			Average <sup>6</sup>	Single Acre <sup>7</sup>	with Bonus <sup>8</sup>			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> <li>All structures except ones with location set by aeronautical function</li> <li>Assemblages of people</li> <li>Objects exceeding FAR Part 77 height limits</li> <li>Storage of hazardous materials</li> <li>Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Avigation easement dedication</li> </ul>
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> <li>Children's schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Places of worship</li> <li>Bldgs with &gt;2 aboveground habitable floors</li> <li>Highly noise-sensitive outdoor nonresidential uses <sup>10</sup></li> <li>Aboveground bulk storage of hazardous materials<sup>11</sup></li> <li>Critical community infrastructure facilities <sup>12</sup></li> <li>Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from extended runway centerline</li> <li>Minimum NLR of 25 dB in residences (including mobile homes) and office buildings <sup>13</sup></li> <li>Airspace review required for objects &gt;35 feet tall <sup>14</sup></li> <li>Avigation easement dedication</li> </ul>
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> <li>Same as Zone B1</li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from runway</li> <li>Minimum NLR of 25 dB in residences (including mobile homes) and office buildings <sup>13</sup></li> <li>Airspace review required for objects &gt;35 feet tall <sup>14</sup></li> <li>Avigation easement dedication</li> </ul>
C	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> <li>Children's schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Bldgs with &gt;3 aboveground habitable floors</li> <li>Highly noise-sensitive outdoor nonresidential uses <sup>10</sup></li> <li>Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Minimum NLR of 20 dB in residences (including mobile homes) and office buildings <sup>13</sup></li> <li>Airspace review required for objects &gt;70 feet tall <sup>15</sup></li> <li>Deed notice required</li> </ul>
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or <sup>16</sup> (2) ≥5.0 (average parcel size ≤0.2 ac.) <sup>19</sup>	100	300	390	10%	<ul style="list-style-type: none"> <li>Highly noise-sensitive outdoor nonresidential uses <sup>10</sup></li> <li>Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;70 feet tall <sup>15</sup></li> <li>Children's schools, hospitals, nursing homes discouraged <sup>17</sup></li> <li>Deed notice required</li> </ul>

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>			Req'd Open Land <sup>3</sup>	Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
			Average <sup>6</sup>	Single Acre <sup>7</sup>	with Bonus <sup>8</sup>			
E	Other Airport Environs	No Limit	No Limit <sup>18</sup>			No Req't	<ul style="list-style-type: none"> <li>Hazards to flight <sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;100 feet tall <sup>15</sup></li> <li>Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks <sup>18</sup></li> </ul>
*	Height Review Overlay	Same as Underlying Compatibility Zone			Not Applicable	<ul style="list-style-type: none"> <li>Same as Underlying Compatibility Zone</li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;35 feet tall <sup>14</sup></li> <li>Avigation easement dedication</li> </ul>	

Notes:

- Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
- Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
- Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
- The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
- As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft over flights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
- The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
- An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
- Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.
- Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheaters and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
- Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.
- Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
- NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.
- Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
- This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. See Policies 4.3.3 and 4.3.4.
- Two options are provided for residential densities in *Compatibility Zone D*. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be *greater than* 5.0 dwelling units per acre (i.e., an average parcel size *less than* 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for *Zone D* apply to both options.
- Discouraged uses should generally not be permitted unless no feasible alternative is available.
- Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.
- Residential densities to be calculated on a net basis- the overall developable area of a project site exclusive of permanently dedicated open lands as defined in Policy 4.2.4 or other open space required for environmental purposes.



## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Western Coachella Valley, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County of Riverside regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character, and features of this unique area. The Local Land Use Policies section provides a host of policies to address those land use issues relating specifically to the Western Coachella Valley area.

## Local Land Use Policies

### *Bermuda Dunes and Palm Springs Airport Influence Areas*

Due to issues of noise, safety, and land use compatibility, the Riverside County Airport Land Use Commission establishes more stringent land use regulations for areas adjacent to airports that lie within Airport Influence Areas. Bermuda Dunes Airport, a privately owned public use general aviation airport located in the community of Bermuda Dunes, is surrounded primarily by urban uses within the unincorporated County of Riverside. In the case of Palm Springs Airport, the airport influence area includes 428 acres of unincorporated lands.

There are six Compatibility Zones associated with the Bermuda Dunes Airport Influence Area. These Compatibility Zones are shown in Figure 5, Bermuda Dunes Airport Influence Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 4, Airport Land Use Compatibility Criteria for Riverside County (Applicable to Bermuda Dunes Airport). Land use proposals shall be evaluated for appropriateness within these Compatibility Zones. The portion of the Palm Springs Airport Influence Area within unincorporated areas is located in Compatibility Zone E (see Table 4). For more information on these zones and additional airport policies, refer to Appendix L-1 and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

### **Policies:**

WCVAP 5.1            To provide for the orderly development of Bermuda Dunes Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plan for Bermuda Dunes Airport, as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

### ***Sky Valley Rural Village Overlay***

The Sky Valley Rural Village overlay area encompasses 115 acres along Dillon Road in the Sky Valley community. While the underlying designation on Figure 3, Land Use Plan, is Rural Residential, this area would be allowed to accommodate additional residential and commercial development under the regulations of the Rural Village Overlay. The intent of the Sky Valley Rural Village Overlay is to establish an intimate rural core that provides local-serving commercial and public services for the residents of Sky Valley, and allows for additional estate density and very low density residential development, while preserving the community's rural character.

The Village would consist of a small commercial/public use core area, with the remainder consisting of single family residential development and open space.

The General Plan Land Use Element details policies for development within Rural Village areas countywide. The following policies for the Sky Valley Rural Village Overlay area provide additional and more restrictive policies regarding residential density, commercial intensity, and development design.

#### **Policies:**

- |           |   |
|-----------|---|
| WCVAP 6.1 | Limit residential development to a density not to exceed 0.4 dwelling units per acre (2.5-acre minimum lot size).                   |
| WCVAP 6.2 | Allow clustered lots of minimum size one acre, but maintain the overall density of the Village area at 0.4 dwelling units per acre. |
| WCVAP 6.3 | Limit new commercial and public uses to a single core area not to exceed five acres in size.  |
| WCVAP 6.4 | Require that development maintains the rural character of the area.   |
| WCVAP 6.5 | Ensure that development is compatible with existing and adjacent uses.  |

## Sky Valley Mobile Home Parks and Recreational Vehicle Parks

In addition to the mapped Hot Springs Policy Area located westerly of Sky Valley, the same type of thermal resources exist in portions of Sky Valley in the vicinity of the existing mobile home park and recreational vehicle park southerly of Dillon Road. In order to utilize this natural resource, it is appropriate to make special provision to allow for the expansion of these land uses in this Rural Residential designated area.

### Policies:

- WCVAP 7.1 Notwithstanding the mapped Area Plan designations of the subject properties, any proposal to amend the Area Plan from a designation in the Rural foundation component to a designation in the Community Development foundation component that is submitted in conjunction with a land use or land division application that is specifically designed to provide for expansion of an existing mobile home park or recreational vehicle park, or the establishment of new mobile home parks or recreational vehicle parks on properties located south of Dillon Road in the east half of the northwest quarter and the west half of the northeast quarter of Section 21, Township 3 South, Range 6 East, S.B.B. and M. that are contiguous to such parks shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments, as described in the Administration Element, provided that:
- a. The project is specifically designed to provide for the utilization of the hot mineral water thermal resources by the project's future residents, customers, and guests.
  - b. The total acreage that may utilize this exemption is limited to a maximum of 40.75 acres.
  - c. The proponent shall submit, in conjunction with the project application, a hydrogeological report assessing the presence of the resource and its potential for use by the project's future residents, customers, and guests.
  - d. Adequate services are available to the project, including sewer service.
  - e. The project is designed to be compatible with its rural surroundings.
  - f. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

## Mixed Use Areas/Highest Density Residential Development Town Centers

### Thousand Palms Town Center

*The Thousand Palms Town Center (see Figure 3A) consists of approximately 605 ~~602~~ gross acres consisting of five ~~six~~ Mixed-Use Area neighborhoods located along Ramon and Varner Roads. This town center serves as the western entrance into the Thousand Palms Community directly accessible from Interstate 10 via the Ramon Road and Monterey Avenue interchanges. The area is generally characterized by vacant lots, rural residential, mobile home subdivisions and scattered local - serving commercial uses amongst the desert sand dunes, hillsides and flat terrain.*

*Thousand Palms Town Center is centrally located among the Coachella Valley desert communities. The desert region’s major employment sectors include agriculture, healthcare, retail trade, and hospitality. The valley as a whole is diversifying its economy to include renewable energy, clean technology, and manufacturing. Major employment centers within the vicinity of this area include casinos, golf courses, country clubs, hotels, retail centers, medical centers, California State University San Bernardino, University of California Riverside, and College of the Desert Community College.*

*The goals for this Town Center are to concentrate the community’s future higher intensity development along Ramon and Varner Roads while protecting the viewsheds and biological resources of Indio Hills, provide diverse housing opportunities for existing and growing desert populaces, provide connectivity to destination points through varying transit modes, and provide additional local serving commercial uses, public services and employment opportunities.*

*The Thousand Palms Town Center will facilitate creative approaches to community development through the implementation of the Mixed Use Zone Classification or a specific plan, wherever possible. There are ~~two~~ **three** neighborhood groupings in this Town Center. Each neighborhood should be planned as a unit with a common theme that reflects the Thousand Palms Community. The ~~two~~ **three** neighborhood groupings, the ~~Desert Moon East Neighborhood (single neighborhood)~~, Thousand Palms Neighborhoods Adjacent to I-10 (three neighborhoods), and Thousand Palms neighborhoods Along Ramon Road (two neighborhoods), and the policies that apply to them, are described below.*

**Mixed-Use Areas (MUAs) Neighborhoods Descriptions and Policies:**

***Thousand Palms Neighborhoods Adjacent To I-10*** [Monterey Avenue/Varner Road Neighborhood, Boca Chica Trail/Varner Road Neighborhood, and Ivey Ranch Neighborhood (Neighborhoods 2, 5, and 6, respectively, as shown on Figure 3 – detail)] are located near existing or proposed I-10 freeway interchanges. These neighborhoods are generally vacant with large parcels that can accommodate Mixed-Use Area developments with local-servicing commercial uses, office centers, and tourist-accommodating uses.

The **Monterey Avenue/Varner Road Neighborhood** [Neighborhood 2] contains about 110 gross acres (about 96 net acres), and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50%** HHDR development.

**Policy:**

WCVAP 8.2      ***Fifty percent At least 50%*** of the Monterey Avenue/Varner Road Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Boca Chica Trail/Varner Road Neighborhood** [Neighborhood 5] contains about 192 gross acres (about ~~179~~ **178** net acres), and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50%** HHDR development.

**Policy:**

WCVAP 8.3      ***Fifty percent At least 50%*** of the Bolsa Chica/Varner Road Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Ivey Ranch Neighborhood** [Neighborhood 6] contains about 145 gross acres (about 143 net acres), and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50%** HHDR development.

**Policy:**

WCVAP 8.4      ***Fifty percent At least 50%*** of the Ivey Ranch Neighborhood shall be developed in accordance with the

*HHDR use designation.*

***Thousand Palms Neighborhoods Along Ramon Road*** [*Ramon Road Neighborhood and Desert Moon West Neighborhood (Neighborhoods 1 and 3, respectively, as shown on figure 3 – Detail)*]. The Ramon Neighborhood is generally characterized by small lots with intermittent commercial uses and community services. The Desert Moon West Neighborhood is generally vacant with some existing residential development. Mixed commercial, business park uses and community services are encouraged to continue to operate and establish within these neighborhoods.

The ***Ramon Road Neighborhood*** [*Neighborhood 1*] contains about 37 gross acres (about 24 net acres), and is designated as a Mixed-Use Area, with a ***requirement for required minimum of 25%*** HHDR development.

***Policy:***

WCVAP 8.5 ***Twenty-five percent At least 25%*** of the Ramon Road Neighborhood shall be developed in accordance with the HHDR land use designation.

The ***Desert Moon West Neighborhood*** [*Neighborhood 3*] contains about 120 gross acres (about ~~113~~ ***112*** net acres), and is designated as a Mixed-Use Area, with a ***requirement for required minimum of 25%*** HHDR development.

***Policies:***

WCVAP 8.6 ***Twenty-five percent At least 25%*** of the Desert Moon West Neighborhood shall be developed in accordance with the HHDR land use designation.

WCVAP 8.7 *Local serving commercial and tourist commercial uses are encouraged to establish within these neighborhoods.*

***The following policies shall apply to all Mixed-Use Area development within the Thousand Palms Town Center:***

WCVAP 8.8 *The portions of Mixed-Use Areas that are not developed for HHDR may accommodate additional residential development at varying densities, general commercial, commercial office, business park, and commercial tourist, public facility, and recreational uses.*

WCVAP 8.9 *The neighborhoods are encouraged to be developed through a Specific Plan application or Implementation of the Mixed Use Zone Classification.*

WCVAP 8.10 *Encourage vertical mixed uses to incorporate commercial, business and public facilities with residential uses through multi-storied construction.*

WCVAP 8.11 *Encourage redevelopment, reuse of existing infrastructure, and parcel mergers to establish additional commercial uses, business park uses and community services such as day care facilities and parks.*

***The following policies shall apply to all six neighborhoods in Thousand Palms Town Center, whether designated as Highest Density Residential (HHDR) or Mixed-Use Area (MUA):***

WCVAP 8.12 *HHDR development shall accommodate a variety of housing types, styles, and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.*

WCVAP 8.13 *Encourage active mobility by providing adequate non-motorized infrastructure such as sidewalks, trails and*

bikeways.

- WCVAP 8.14 *Ensure pedestrian safety by adhering to the non-motorized transportation policies of the Circulation and Healthy Communities Elements of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility.*
- WCVAP 8.15 *Develop a trails system that connects to the local and regional trails system, including Cathedral City, Palm Springs and Palm Desert and the County trails systems as shown on Western Coachella Valley Area Plan Figure 8 Trails and Bikeway System.*
- WCVAP 8.16 *Work with local transit agencies to design convenient bus stops close to residential uses, employment and civic centers, public services, educational facilities, Amtrak Stations, and recreational opportunities.*
- WCVAP 8.17 *Incorporate educational kiosks and public art that highlights viewsheds and community focal points along trails and within developments.*
- WCVAP 8.18 *Use public art to create a sense of place.*
- WCVAP 8.19 *Create visual interest by providing varied roof lines and adhere to the signage policies WCVAP 15.1 through WCVAP 15.4.*
- WCVAP 8.20 *Use single storied construction and lower building heights when development is immediately adjacent to existing single family residential dwellings.*
- WCVAP 8.21 *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

**Thousand Palms Community: I-10/Cook Street Vicinity (Mixed-Use Area)**

*The Thousand Palms Community (I-10/Cook Street Vicinity) (see Figure 3B) includes a single neighborhood, the **I-10/Cook Street Neighborhood**, a Mixed-Use Area (MUA) consisting of approximately 69 gross acres (about 68 net acres) located north of Varner Road and Interstate 10 and west of Cook Street. This area is adjacent to a mobile home golf resort community, Xavier College Preparatory High School, and North Star Ranch. This area is ideal for higher density residential due to its central location and close proximity to the educational loop within the City of Palm Desert. The MUA will provide flexibility for mixed residential and commercial uses to provide additional housing, employment and educational opportunities for the Thousand Palms Community.*

***Following are the policies applying to the I-10/Cook Street Neighborhood:***

- WCVAP 8.22 ***Fifty percent At least 50%** of the I-10/Cook Street Neighborhood shall be developed in accordance with the HHDR land use designation.*
- WCVAP 8.23 *Commercial uses are encouraged along Varner Road with the residential component generally located within the northerly portion of the MUA.*
- WCVAP 8.24 *Development should accommodate a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.*

- WCVAP 8.25 *The remaining portion of the neighborhood that is not developed for HHDR may provide a mixture of uses including additional residential at varying densities, commercial, public facility, and recreational uses.*
- WCVAP 8.26 *Development should be processed through a Specific Plan application or implementation of the Mixed Use Zone Classification.*
- WCVAP 8.27 *Commercial uses should be concentrated along Varner Road; however, residential may be incorporated along Varner Road if vertical mixed use is a part of the project design.*
- WCVAP 8.28 *Provide a trail/bikeway connection to the California State University, San Bernardino and University of California, Riverside campuses.*
- WCVAP 8.29 *Collaborate with local transit agencies to coordinate the location of bus stops conveniently close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities.*
- WCVAP 8.30 *Ensure pedestrian safety by adhering to the non-motorized transportation policies of the Circulation and Healthy Communities Elements of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility.*
- WCVAP 8.31 *Minimize visual impacts to single family residential units that are immediately adjacent by decreasing building height*
- WCVAP 8.32 *Adhere to the Scenic Highway Signage provision of this area plan along Interstate 10.*
- WCVAP 8.33 *Encourage vertical mixed uses to incorporate commercial, business and public facilities with residential uses through multi-storied construction.*
- WCVAP 8.34 *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## **Desert Edge/Southeast Desert Hot Springs Community (Mixed-Use Areas)**

*The Desert Edge/Southeast Desert Hot Springs Community (see Figure 3C) consists of two Mixed-Use Areas (MUAs) located at the intersection of Dillon Road and Mountain View Road, easterly of the City of Desert Hot Springs. The community covers about 20 gross acres, and consists of two neighborhoods, Mountain View/Dillon Roads SW Neighborhood and Mountain View/Dillon Roads NE Neighborhood. There are existing commercial and industrial uses, as well as, single family dwelling units and mobile home parks located west of this community. This community is ideally situated near the Hot Springs Policy Area that encourages the destination resorts and commercial tourist uses that focus on the natural hot mineral water thermal resources. The community will provide the potential for varied housing forms for seniors and the desert area workforce.*

***Following are the neighborhood descriptions and policies applying to each of the Desert Edge/Southeast Desert Hot Springs Mixed-Use Area neighborhoods:***

*The **Mountain View/Dillon Roads SW Neighborhood** [Neighborhood 1] is located southwest of, and adjoins, the intersection of Mountain View and Dillon Roads, and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50% HHDR development.** The neighborhood covers about 10 gross acres (about nine net acres).*

### ***Policy:***

WCVAP 8.35 *Fifty percent ~~At least 50%~~ of the Mountain View/Dillon Roads SW Neighborhood shall be developed in accordance with the HHDR land use designation.*

The **Mountain View/Dillon Roads NE Neighborhood** [Neighborhood 2] is located northeast of, and adjoins, the intersection of Mountain View and Dillon Roads, and is designated as a Mixed-Use Area, with a **requirement for required minimum of 50%** HHDR development. The neighborhood covers about 10 gross acres (about nine net acres).

**Policy:**

WCVAP 8.36 *Fifty percent ~~At least 50%~~ of the Mountain View/Dillon Roads NE Neighborhood shall be developed in accordance with the HHDR land use designation.*

**The following policies apply to both Mixed-Use Area neighborhoods of the Desert Edge/Southeast Desert Hot Springs Community:**

WCVAP 8.37 *HHDR developments should accommodate a variety of housing types, styles, and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.*

WCVAP 8.38 *The remainder of each the MUA that is not developed for HHDR may be developed as a mix of neighborhood supporting retail commercial, office, community facilities, and other uses.*

WCVAP 8.39 *The neighborhoods should be developed through implementation of the Mixed-Use Zone classification.*

WCVAP 8.40 *Collaborate with local transit agencies to coordinate the location of bus stops conveniently close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities.*

WCVAP 8.41 *Explore providing connections to the future extension of the Coachella Valley Association of Government CV Link Trails system and the County trails system as shown on the Western Coachella Valley Area Plan's Figure 8 - Trails and Bikeways System.*

WCVAP 8.42 *Encourage vertical mixed uses to incorporate commercial, businesses, and public facilities with residential uses through multi-storied construction.*

WCVAP 8.43 *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*



## **I-10/Haugen Lehmann Ave. Community (Mixed-Use Area)**

*In order to stimulate growth and development in the southerly portion of the San Gorgonio Pass community known as West Palm Springs Village, an area of about ~~38~~ ~~36~~ gross acres (about 26 net acres) within the community located northerly of the Haugen-Lehmann Way interchange with Interstate 10 is designated as a Mixed-Use Area (see Figure 3D), with a requirement for 75% HHDR development. The area extends westerly from Haugen-Lehmann Way to Cottonwood Road. This Mixed-Use Area is the **Haugen Lehmann/Tamarack Neighborhood** [Neighborhood 1]. Generally, it extends from Sagebrush Avenue (west of Haugen Lehmann Way) on the north to Interstate 10 on the south. It extends east-west from Cottonwood Road to Mesquite Road. It encompasses the two parcels located southerly of Tamarack Road (This area is occupied by an eleven-building complex in use, or approved for use, as an 80-resident halfway house operated under contract with the California Department of Corrections and Rehabilitation). Tamarack Road westerly of Haugen-Lehmann Way is designated as a Major Highway, as is the short segment of Haugen-Lehmann Way between Tamarack Road and Interstate 10. There are many existing single family residences in the area. Sewer service is not yet available in this area; however, the existing residential lot sizes are suburban, rather than those typical of rural communities, and the area is located within the Community Development Foundation Component in light of the existing residential lot sizes.*

### ***Following are the policies applying to the Haugen Lehmann/Tamarack Neighborhood:***

- WCVAP 8.44      **Seventy-five percent At least 75%** of the Haugen Lehmann/Tamarack Neighborhood shall be developed in accordance with the HHDR land use designation.*
- WCVAP 8.45      *Additional non-HHDR uses in the remainder of this area could include retail uses (especially along Haugen-Lehmann Way at its intersection with Tamarack Road), offices, public and quasi-public uses, and recreational facilities, as well as continued residential use of existing homes.**
- WCVAP 8.46      *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.**

## **North Palm Springs Community (Mixed-Use Areas)**

***North Palm Springs Community** (see Figure 3E): In order to stimulate growth and development in the community of North Palm Springs, a total of about ~~243~~ ~~244~~ acres within two predominantly undeveloped neighborhoods bounded by Pierson Boulevard on the north and Indian Canyon Drive on the east within the sphere of influence of the City of Desert Hot Springs are designated as Mixed-Use Areas. Pierson Boulevard also coincides with the southerly boundary of the City of Desert Hot Springs. These neighborhoods are the Pierson Blvd.-Indian Canyon Drive/Karen Avenue Neighborhood [Neighborhood 1] and the Indian Canyon Drive West Neighborhood [Neighborhood 2]. These two Mixed Use Area neighborhoods will provide landowners with opportunities to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and non-residential 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, for example, grocery stores, pharmacies, places of worship, schools, parks, and community or senior centers.*

### ***Following are the Policies Applying to each of North Palm Springs Community's two Mixed-Use Areas (MUAs):***

*The **Pierson Blvd.-Indian Canyon Drive/Karen Avenue Neighborhood** [Neighborhood 1] consists of about 123 gross acres (about 117 net acres), and is planned as a Mixed-Use Area, with a **requirement for required minimum of 50%** HHDR development. The westerly portion of Neighborhood 1 consists of thirty-six properties (30 of which are 2½ acres in*

size) within an 80-acre area that extends one-half mile southerly from Pierson Boulevard. The easterly portion of Neighborhood 1, covering about 53 acres, consists of one large parcel and 44 small parcels. This area extends one-quarter mile southerly from Pierson Boulevard.

**Policies:**

- WCVAP 8.47      *Fifty percent ~~At least 50%~~ of the Pierson Blvd.-Indian Canyon Drive/Karen Avenue Neighborhood shall be developed in accordance with the HHDR land use designation.*
- WCVAP 8.48      *A mix of housing densities is encouraged to be established as part of the land use mixture in the portion of this neighborhood located west of Western Avenue, including the continued residential use of existing homes.*
- WCVAP 8.49      *Additional uses in the remainder of this neighborhood may include retail uses, offices, and recreational facilities, as well as a mix of residential densities and continued residential use of existing homes.*

The **Indian Canyon Drive West Neighborhood** [Neighborhood 2] consists of about 121 acres located along the westerly side of Indian Canyon Drive and extending one-half mile to Western Avenue on the west. This neighborhood is planned as a Mixed-Use Area, with a **requirement for required minimum of 50% HHDR development**. Its southerly border would be a westerly extension of 13<sup>th</sup> Avenue, while its northernmost extent would be the southerly boundary of the easterly portion of the Pierson Blvd.-Indian Canyon Drive/Karen Avenue Neighborhood.

**Policies:**

- WCVAP 8.50      *Fifty percent ~~At least 50%~~ of the Indian Canyon Drive West Neighborhood shall be developed in accordance with the HHDR land use designation.*
- WCVAP 8.51      *Development along the southern edge of this neighborhood shall incorporate edges, transitions, and/or buffers to separate higher intensity uses on-site from the Rural Foundation Component area adjoining to the south, which is designated Estate Density Residential (maximum density: one dwelling unit per two acres).*

**The following policies apply to both of the North Palm Springs Community’s Mixed-Use Area Neighborhoods:**

- WCVAP 8.52      *Paseos and pedestrian/ bicycle connections should be provided between the Highest Density Residential areas and those nonresidential uses that would serve the local population.*
- WCVAP 8.53      *Any retail or office uses or other nonresidential uses serving the neighborhood should be designed in such a manner as to provide for a walkable, mixed-use area, rather than as isolated, self-contained pockets.*
- WCVAP 8.54      *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County ordinance No. 348 and consistent with these policies.*

**Rushmore/Kimdale Community (Highest Density Residential)**

**Rushmore/Kimdale Community** (see Figure 3F): The small community of Friendly Estates, a 72-acre area located easterly of Rushmore Avenue in the San Geronio Pass, easterly of the community of Cabazon and westerly of Whitewater, is the site of one neighborhood, the **Rushmore/Kimdale Neighborhood** [Neighborhood 1]. The neighborhood is designated as HHDR. This neighborhood is bordered on three sides by land in the Open Space – Rural designation and on the west by lands within the

*jurisdiction of the Morongo Band of Mission Indians. The area was subdivided into lots many years ago through the Friendly Estates subdivision, but the many single family residences that have been built there have been established on a custom basis by individual landowners. A major Southern California Edison transmission line right-of-way is located directly north of this subdivision, and the Metropolitan Water District aqueduct forms the southerly boundary.*

***The following policies apply to the Rushmore/Kimdale Neighborhood:***

- WCVAP 8.55 The entire Rushmore/Kimdale Neighborhood shall be developed in accordance with the HHDR land use designation.*
- WCVAP 8.56 Residential uses in HHDR neighborhoods shall incorporate transitional buffers from other, adjacent land use types and intensities, including the use of such site and use features as varied building heights and spacing, park and recreational areas, trails, and landscaping.*
- WCVAP 8.57 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

## **Residential Uses**

The scenic qualities of the Coachella Valley make the area a special place to live. With the Valley continuing to face growth and development pressures, it is essential that current and future residents are able to maintain views of the desert and mountainous terrain from their homes. The following policies apply only to new residential developments approved after the effective date of this General Plan having densities of 8 dwelling units per acre or more, within the High, Very High, and Highest Density Residential land use designations, and address building height and compatibility issues between adjacent, varying residential densities. (Note: Policies relating to rooflines and buildings may not be applicable to mobile home parks.)

### **Policies:**

- WCVAP **8-1-8.64** Utilize single-story units adjacent to existing single family developments.
- WCVAP **8-2-8.65** Ensure that two-story residential units do not block views from adjacent single family residences.
- WCVAP **8-3-8.66** Require additional front and side-yard setbacks, where necessary, in order to ensure land use compatibility.
- WCVAP **8-4-8.67** Ensure that architectural design is compatible with or enhances adjacent development.
- WCVAP **8-5-8.68** Enhance blockwalls with special treatment or design.
- WCVAP **8-6-8.69** Require residential development to incorporate the following design criteria:
- a. Roofline variation, through level changes and/or different building heights.
  - b. Setback variation of units to reduce a straight-line effect, but in no case less than required by the Riverside County Land Use Ordinance.

- c. Facade treatment variation through use of compatible materials or colors.
- d. Consideration for security through lighting and visibility of common areas from units.
- e. Use of walls, landscaped berms, and plant materials in combination to provide screening buffers to roadways and adjacent land uses.
- f. Use of street trees and landscaping along interior roadways and parking areas.
- g. Placement of trees and other plant materials on both sides of walls along street frontages and other rights-of-way.
- h. Development projects with carports shall be designed with carports located out of view of the frontage street and other right-of-ways or provide with substantial screening.
- i. All buildings shall be provided with design treatments for roofs and facade with tile or other appropriate materials.
- j. The use of native and/or water-efficient plants, where feasible.

### **Thousand Palms Levees**

The Coachella Valley Water District is currently working with the U.S. Army Corps of Engineers, along with other federal and state agencies, to design a system of levees to protect certain developed areas of Thousand Palms from flooding hazards, while maintaining the sand transport system essential to the survival of the Coachella Valley Fringe-toed Lizard. The community of Thousand Palms is an area that has been identified as needing additional housing units; however, development has been constrained by these flood hazards. Some of the area that has been designated Rural Residential on the Area Plan due to flood hazards may be made available for development if it is protected from floodwaters by these levees.

#### **Policies:**

- WCVAP 9.1 Notwithstanding the mapped Area Plan designation of Rural Residential in this area, any proposal to amend the Area Plan designation of lands that will be removed from the 100-year flood plain as a result of the construction of the planned levee system from the Rural foundation component to either the Community Development or Rural Community foundation component shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments, as described in the Administration Element. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments.
- WCVAP 9.2 Density transfers from unprotected areas to protected areas of Thousand Palms will be encouraged where the proposed development is compatible with the surrounding areas of the community and environmental and infrastructure concerns can be satisfactorily resolved.

## Section 8 Sand Source Area

### Policies:

- WCVAP 10.1 Notwithstanding the provisions of this General Plan allowing for clustering and density transfer, no new lot shall be established within Section 8, Township 4 South, Range 6 East smaller than five acres in gross area. Merger of parcels smaller than five acres shall be encouraged. A minimum lot size of ten acres shall be required for second unit permits.

## Commercial Retail Uses

Commercial uses are found in scattered locations throughout the Valley. In order to ensure that commercial development does not degrade the visual qualities of the Valley, it is important to establish screening elements that shield potentially unsightly areas from public view. In addition to those policies found in the General Plan, the following policy applies to Commercial Retail uses in the Western Coachella Valley:

### Policies:

- WCVAP 11.1 Require screening through landscaping, or other effective mechanisms, of outdoor storage areas, other than authorized sales and display areas.

## Commercial Office Uses

The following policies apply to Commercial Office uses in the Western Coachella Valley:

### Policies:

- WCVAP 12.1 Professional offices may be found consistent within the Medium High, High, Very High, and Highest Density Residential land use designations under the following:
- All projects shall use single-story construction, and/or additional building setbacks, blockwalls, landscaped berms, trees and other landscaping where adjacent to residential development.
  - Parking areas shall be well screened from residential developments, and traffic conflicts shall be limited.
  - Professional office uses must comply with the Commercial Office land use designation policies found in the Land Use Element.

## Industrial Uses

The Land Use Plan for Western Coachella Valley designates over 4,500 acres of land for industrial development. Several of these areas are located along the Interstate 10 corridor, with some nearby areas designated for residential uses. Preserving the visual qualities of the Valley and ensuring compatibility with adjacent uses are the focus of the policies listed below.

In addition to those policies found in the General Plan, the following policies shall apply to industrial land uses in the Western Coachella Valley:

**Policies:**

- WCVAP 13.1      Require a minimum lot size of 7,000 square feet for industrial uses.
- WCVAP 13.2      Ensure that industrial buildings do not exceed fifty feet in height.
- WCVAP 13.3      Discourage industrial uses which may conflict with residential land uses either directly or indirectly.
- WCVAP 13.4      Require the screening and/or landscaping of outdoor storage areas, such as contractor storage yards and similar uses.
- WCVAP 13.5      Permit limited commercial uses within existing and proposed industrial development.

## ***Recreational Vehicle Development***

The vast desert and mountainous terrain, along with a pleasant, moderate winter climate and an abundance of recreational opportunities, makes the Coachella Valley a haven for recreational vehicle (RV) enthusiasts. Many RV parks can be found scattered throughout the Valley. Several are located within one mile on either side of Dillon Road between Mountain View and Bennett Roads. As with any other type of land use, RV developments require guidelines for service provision, land use compatibility, safety, and accessibility.

Recreational vehicle development in the Western Coachella Valley shall be classified into two categories: Resort Recreational Vehicle, and Remote Recreational Vehicle.

Resort Recreational Vehicle developments are projects that offer improved facilities for RVs, including full hookups for sewage disposal and water. These parks may also provide recreational amenities such as golf courses, swimming pools, recreational lakes, and recreational buildings. Internal roads are paved and designed to control drainage. Resort RV developments are appropriate primarily in urban areas, and require community water and sewer facilities in accordance with Community Development land use standards.

Remote Recreational Vehicle developments differ from Resort RV projects in several ways:

- Spaces are not fully improved.
- Spaces accommodate tent camping.
- Sewers are not available.
- Fully developed recreational facilities are not provided, though open space areas may be provided.
- Internal roads may not be paved.
- The development site is designed to provide a campground appearance.

Remote RV developments are appropriate primarily in rural and outlying areas, and must be compatible with surrounding uses. The following policies shall apply to recreational vehicle development in the Western Coachella Valley:

**Policies:**

- WCVAP 14.1      Ensure proper service provision, land use compatibility, design standards, safety, and accessibility for RV development in Western Coachella Valley through adherence to General Plan policies found in the Land Use Element.
- WCVAP 14.2      Allow Resort RV developments within the following land use designations: Low, Medium, Medium High, High, and Very High Density Residential Areas, Commercial Tourist, and Open Space-Recreation.
- WCVAP 14.3      Limit Resort RV developments to a density of sixteen spaces per acre.
- WCVAP 14.4      Allow Remote RV developments within the following land use designations: Very Low Density Residential, Estate Density Residential, Rural Residential, Rural Mountainous, Rural Desert, Open Space- Recreation, and Open Space-Rural.
- WCVAP 14.5      Limit Remote RV developments to a density of seven spaces per acre.

## Signage

The scenic qualities of the Coachella Valley are widely cherished by residents and visitors alike. Effective regulation of signage is one important component of preserving the Valley’s visual character, particularly in the face of expanding urbanization.

**Policies:**

- WCVAP 15.1      Except as provided in these policies, require all development within the Western Coachella Valley to adhere to the Advertising Regulations of the Riverside County Land Use Ordinance, hereinafter referred to as the “County’s Advertising Regulations.”
- WCVAP 15.2      Prohibit the placement of outdoor advertising displays within the Western Coachella Valley except outdoor advertising displays that are being relocated pursuant to and in accordance with the outdoor advertising display relocation provisions of the “County’s Advertising Regulations.”

For incidental commercial uses within existing and proposed resort/country club type developments, the following signage policies shall apply:

- WCVAP 15.3      Incidental commercial use signage shall be oriented toward residents and visitors inside such developments.
  - a. Free-standing or monument signs are not permitted.
  - b. Wall signs shall be limited to 6 square feet in size and placed no higher than 8 feet high.

- c. All signs shall be non-illuminated.
- d. No more than 2 signs shall be permitted.

## WCVAP 15.4

For premises adjacent to the right-of-way of scenic corridors, single support free-standing signs for onsite advertising shall be prohibited. A sign affixed to buildings, a free-standing monument sign, or a free-standing sheathed-support sign which has minimal impact on the scenic setting shall be utilized for onsite advertising purposes along the below-referenced scenic corridors.

- a. For purposes of this policy, scenic corridors include:
  - State Route 111
  - State Route 62
  - Ramon Road, between Interstate 10 and the City of Rancho Mirage
  - Bob Hope Drive, between Interstate 10 and the City of Rancho Mirage
  - Washington Street, between Interstate 10 and the cities of Indian Wells and La Quinta
  - Palm Drive
  - Pierson Boulevard
  - Monterey Avenue, Kubic Road, Interstate 10 to the cities of Rancho Mirage-Palm Desert
  - State Route 74
  - Country Club Drive between Washington Street and the City of Palm Desert
  - Fred Waring Drive
  - Snow Creek Road
  - Dillon Road
  - Whitewater Canyon Road
  - Interstate 10
  - Varner Road
  - 42nd Avenue
- b. For purposes of this area plan, the following definitions shall apply:



- (1) FREE-STANDING MONUMENT SIGN means a sign whose height does not exceed 2/3 of its length, with a single base of the sign structure which is on the ground, or no more than 1 foot above adjacent grade if located in a raised mound or landscaped area.
  - (2) FREE-STANDING SHEATHED-SUPPORT SIGN means a sign supported by at least two uprights constructed in or decoratively covered in design, materials and colors which match those of the use advertised, which blends harmoniously with the surrounding environment, and which is located far enough from adjacent free-standing signs to reduce visual clutter.
  - (3) SIGNS AFFIXED TO BUILDINGS means any onsite advertising sign painted or otherwise reproduced on the outer face of a building, or attached to the outer face of a building.
  - (4) HIGHWAY SCENIC CORRIDOR means those arterial roadways designated within this area plan that have prominent scenic vistas open to public view.
  - (5) FREEWAY SCENIC CORRIDOR means those divided arterial highways or highway sections, with full control of access and with grade separations at intersections, designated within this community plan which have prominent scenic vistas open to public view.
- c. Onsite advertising signs for businesses located along freeway scenic corridors shall comply with the following:
- (1) Businesses located within 660 feet of the terminus of a freeway exit ramp or the origination of a freeway entrance ramp may utilize either monument or sheathed-support signs in addition to signs affixed to buildings.
    - i. A free-standing monument sign for a single business or tenant may be approved with a maximum height of 10 feet and a maximum surface area of 150 square feet. A free-standing monument sign for multiple businesses or tenants may be approved with an overall height of 12 feet or less and a maximum surface area of 200 square feet.
    - ii. A free-standing sheathed-support sign for a single business or tenant may be approved with a maximum height of 35 feet and a maximum surface area of 150 square feet. A free-standing sheathed-support sign for multiple businesses or tenants may be approved with a maximum height of 35 feet. The maximum surface area shall be the greater of either 150 square feet, or 0.25% (1/4 of 1%) of the total existing building floor area, except that in any event, no sign shall exceed 200 square feet in surface area.
    - iii. A sign affixed to a building, advertising the business contained therein, shall not exceed 10% of the surface area of the building wall facing the freeway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the freeway.

- (2) Businesses located within 330 feet of the nearest edge of a freeway right-of-way line, but farther than 660 feet from the terminus of a freeway exit ramp or the origination of a freeway entrance ramp, may utilize either monument or sheathed-support signs in addition to signs affixed to buildings.
  - i. A free-standing monument sign for a single business or tenant may be approved with a maximum height of 10 feet and a maximum surface area of 150 square feet. A free-standing monument sign for multiple businesses or tenants may be approved with an overall height of 12 feet or less and a maximum surface area of 200 square feet.
  - ii. A free-standing sheathed-support sign for a single business or tenant may be approved with a maximum height of 25 feet, or the actual height of the primary building advertised, whichever is less, and a maximum surface area of 150 square feet. A free-standing sheathed-support sign for multiple businesses or tenants may be approved with an overall height of 25 feet, or the actual height of the primary building advertised, whichever is less. The maximum surface area shall be the greater of either 150 square feet, or 0.25% (1/4 of 1%) of the total existing building floor area, except that in any event, no sign shall exceed 200 square feet in surface area.
  - iii. A sign affixed to a building, advertising a single business contained therein, shall not exceed 10% of the surface area of the building wall facing the freeway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the freeway.
- d. Onsite advertising signs for businesses located along highway scenic corridors shall comply with the following:
  - (1) Notwithstanding the other provisions of this policy, a single-business monument sign may be approved with a maximum height of 10 feet, and a maximum 150 square feet of sign surface area. A multiple-business monument sign may be approved with a maximum height of 12 feet or less, and a maximum 200 square feet of sign surface area.
  - (2) Notwithstanding the other provisions of this policy, a single-business sheathed-support sign or a multiple-business sheathed-support sign shall not be erected along a highway scenic corridor.
  - (3) A sign affixed to a building, advertising the business contained therein, shall not exceed 10% of the surface area of the building wall facing the highway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10% of the surface area of the building wall facing the highway.

## *Light Pollution*

The continued growth of urban activities throughout the Valley has many consequences. One of the attractions for residents is the brilliance of the nighttime sky on clear nights, unencumbered by lighting scattered over a large urban area. Wildlife habitat areas can also be negatively impacted by artificial lighting. As development continues to encroach from established urban cores into both rural and open space areas, the effect of nighttime lighting on star-gazing and open space areas will become more pronounced.

Furthermore, the Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in several areas of Riverside County. See Figure 6, Mount Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view.

### **Policies:**

- WCVAP 16.1        Where outdoor lighting is proposed, require the inclusion of outdoor lighting features that would minimize the effects on the nighttime sky and wildlife habitat areas.
- WCVAP 16.2        Adhere to the lighting requirements of the Riverside County Ordinance Regulating Light Pollution for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

## Circulation

“  
*Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.*  
 ”

- RCIP Vision

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles, and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

As stated in the Vision and the Land Use Element, Riverside County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Western Coachella Valley Area Plan, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of Western Coachella Valley is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

### Local Circulation Policies

#### *Vehicular Circulation System*

The vehicular circulation system that supports the Land Use Plan for the Western Coachella Valley Area Plan is shown on Figure 7, Circulation. This system is anchored by four major transportation corridors: Interstate 10, State Route 62, State Route 74 and State Route 111. A system of major and secondary arterials and collector and local roads serves both regional and local needs.

#### **Policies:**

- WCVAP 17.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the System Design, Construction and Maintenance section and standards specified in the General Plan Circulation Element.
- WCVAP 17.2 Maintain Riverside County’s roadway Level of Service standards as described in the General Plan Circulation Element.

- WCVAP 17.3 Consider the following regional and community wide transportation options when developing transportation improvements in the WCVAP.
- a. Construct a new interchange on I-10 at Portola Avenue.
  - b. Support the development of regional transportation facilities and services (such as high-occupancy vehicle lanes, express bus service, and fixed transit facilities), which will encourage the use of public transportation and ridesharing for longer distance trips.

## **Trails and Bikeway System**

The County of Riverside contains bicycle, pedestrian, and multi-purpose trails that traverse urban, rural, and natural areas. These trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of Riverside County's circulation system. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities. The rural nature of much of the unincorporated Valley area along with its tremendous scenic qualities make trails a particularly attractive recreational amenity. The Western Coachella Valley Area Plan trail system is shown in Figure 8, Trails and Bikeway System.

### **Policies:**

- WCVAP 18.1 Develop a system of local trails that enhances the Western Coachella Valley's recreational opportunities and connects with the Riverside County regional trails system and the Eastern Coachella Valley Area Plan trails system.
- WCVAP 18.2 Implement the Trails and Bikeway System, Figure 8, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

## **Scenic Highways**

The scenic beauty of the Western Coachella Valley is often enjoyed while traveling on its highways. Several of these routes within the region have been designated or identified as scenic highways for inclusion in the State Scenic Highways program. Moreover, scenic highways play an important role in encouraging the growth of recreation and tourism--both important aspects of the Riverside County economy. Scenic Highways designations recognize this value and place restrictions on adjacent development to help protect this resource for future generations.

The location of scenic highways in the Western Coachella Valley area is shown in Figure 9, Scenic Highways.

### **Policies:**

- WCVAP 19.1 Protect the scenic highways in the Western Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements.

“

*The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.*

”

- RCIP Vision



A watershed is the entire region drained by a waterway that drains into a lake or reservoir. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include combinations of forests, glaciers, deserts, and/or grasslands.

## Multipurpose Open Space

The appeal of the Coachella Valley lies in its dramatic and expansive natural setting. The Western Coachella Valley area contains a vast open space network that encompasses a diverse variety of habitats, including riparian corridors, sand dunes, foothills, alluvial fans, and mountains. These open space areas provide visual relief, serve as habitat for flora and fauna, provide recreational opportunities, form edges to communities, and otherwise establish the Valley’s unique character. Open space areas also are important in protecting citizens from natural hazards.

Due in part to this open and scenic environment, the Coachella Valley continues to experience growth and development pressures threatening the very setting that makes this such a unique region. Establishing a balance between preserving open space areas and accommodating additional population is essential to maintaining the spectacular quality of life enjoyed by Valley residents and visitors and to sustain cultural and environmental values that draw tourists to this area.

### Policies:

WCVAP 20.1      Protect visual and biological resources in the Western Coachella Valley through adherence to General Plan policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Scenic Resources sections of the Multipurpose Open Space Element.

## Local Open Space Policies

### *Watershed, Floodplains, and Watercourses*

Western Coachella Valley lies within the Whitewater River Watershed region. This watershed consists of the Whitewater River, which runs the length of the Valley, and its tributaries, including the San Gorgonio River, Mission Creek, Little and Big Morongo Creeks, and Box Canyon Wash. Other important streams include Snow, Chino, Falls Creek and Murray Creek, Tahquitz and Andreas Creeks on the San Jacinto Mountains, and Palm Canyon, which separates the San Jacinto and Santa Rosa Mountains. These and smaller perennial streams create a system of ever-changing channels within the Valley that change its physical appearance.

## Policies:

WCVAP 21.1 Protect the Whitewater River watershed and habitat, and provide recreational opportunities and flood protection through adherence to policies in the Open Space, Habitat and Natural Resources Preservation section of the General Plan Land Use Element and the Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.



Watercourses are the corridors of streams, rivers, and creeks, whether permanent or seasonal, natural or channelized.

## Habitat Conservation

With its rich and varied landscape, the Western Coachella Valley accommodates several ecological habitats that are home to numerous flora and fauna. Increasing development pressures in the Valley will continue to impact habitat areas for species such as the Peninsular bighorn sheep and the Coachella Valley Fringe-toed Lizard. Preserving habitat not only aids in sustaining species' survival, but also maintains the quality of life in the Valley and promotes tourism.

Alluvial fans in the Coachella Valley are important natural and habitat resource areas. Further, they are especially prone to wind erosion, as well as the occurrence of blowsand, although these conditions are not limited to these areas alone.

Although blowsand acts as a hazard towards human activity, it serves as an essential element to maintaining habitat areas within the Valley. The Coachella Valley Fringe-toed Lizard and several other species are adapted to live on wind-blown sand. The protection of this species requires that its blowsand habitat be protected from land use developments that would result in habitat loss.

The Coachella Valley Association of Governments prepared, on behalf of its member agencies, the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which covers 27 species of plants and animals in the Coachella Valley. The plan conserves between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/ development standards and an aggressive acquisition program for a total conservation area of between 700,000 and 750,000 acres. Figure 10, Coachella Valley MSHCP, delineates that portion of the CVMSHCP that lies within the Western Coachella Valley area. This map is for informational purposes only. *The CVMSHCP was adopted by the plan participants in 2007 and 2008 and permits were issued by the Wildlife Agencies in late 2008.*

## Policies:

WCVAP 22.1 Protect biological resources in the Western Coachella Valley through adherence to General Plan policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the Multipurpose Open Space Element, as well as policies contained in the Coachella Valley Multiple Species Habitat Conservation Plan.

“

*A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes.*

”

- RCIP Vision

- WCVAP 22.2 Preserve the environmentally sensitive alluvial fan areas flowing out of the canyons of the Santa Rosa Mountains.

## Hazards

Hazards are natural and man-made conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, earthquakes, and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions.

Portions of the Western Coachella Valley are subject to hazards such as flooding, dam inundation, wind erosion and blowsand, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 11 to Figure 15, and are located throughout the Western Coachella Valley area at varying degrees of risk and danger. Some hazards must be avoided entirely, while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Western Coachella Valley.

## Local Hazard Policies

### *Flooding and Dam Inundation*

One-hundred-year flood zones have been identified throughout the planning area. The Western Coachella Valley has experienced severe flooding many times throughout its history, resulting in the loss of lives and millions of dollars in property damage. Alluvial fan runoff from mountain ranges and hills after severe storms is a source of much of the area's flooding potential. The tremendous capital investments made in dikes, channels, levees, and dams over this century have not, however, eliminated flood hazards. Development has occurred without adequate protection in some areas.

#### **Policies:**

- WCVAP 23.1 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.
- WCVAP 23.2 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential, or sheet flow be submitted to the Coachella Valley Water District or the Riverside County Flood Control and Water Conservation District for review.
- WCVAP 23.3 Create flood control projects that maximize multi-recreational use and water recharge when possible.
- WCVAP 23.4 Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.



## Wind Erosion and Blow-sand

Wind erosion most commonly occurs when barren sand or sandy loam soils are exposed to high wind in the absence of moisture. Alluvial fans in the Western Coachella Valley are especially prone to wind erosion, although wind erosion is not limited to these areas. Human activity can increase wind erosion by disrupting soil formations and compaction, disturbing the stabilizing and wind-breaking effect of dunes, and most significantly, removing surface vegetation and its stabilizing effects.

Blow-sand, the most severe form of wind erosion, occurs largely due to natural conditions. Blown sand can cause significant damage to property, and also results in the nuisance and expense of removing sand from roadways and other property, where it interferes with normal activity. Additionally, blow-sand introduces a high level of suspended particulates into the air, including PM<sub>10</sub>, which can create respiratory problems.

Despite its ability to cause property damage, alter normal activity, and create health problems, blow-sand is also an essential element to maintaining habitat areas within the Valley. Many species in the Coachella Valley, as discussed in the Habitat Conservation section of this area plan, are adapted to live on wind-blown sand. Creating a safe environment for the residents of Western Coachella Valley and, at the same time, protecting a valuable habitat resource requires, therefore, a delicate balance.

### Policies:

- WCVAP 24.1 Minimize damage from, and exposure to, wind erosion and blow-sand through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element.
- WCVAP 24.2 Require protection of soil in areas subject to wind erosion or blow-sand. Mitigation measures that may be required include, but are not limited to, windbreaks, walls, fences, vegetative groundcover, rock, other stabilizing materials, and installation of an irrigation system or provision of other means of irrigation.
- WCVAP 24.3 Control dust through the policies of the Particulate Matter section of the General Plan Air Quality Element.

## Wildland Fire Hazard

Due to the mountainous nature and flora of portions of the Western Coachella Valley and prevailing winds in the San Gorgonio Pass region, some of the areas in the Western Coachella Valley are subject to a risk of fire hazards. The highest danger of wildfires can be found in the most rugged terrain where, fortunately, development intensity is relatively low. Methods to address this hazard include such techniques as not building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. In still other cases, safety-oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 12, Wildfire Susceptibility, to see the locations of the wildfire zones within the Western Coachella Valley area.

### Policies:

- WCVAP 25.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as “sand boils, sand blows” or “sand volcanoes.” Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

## Seismic/Liquefaction

Western Coachella Valley is traversed by several active and potentially active fault zones, including the San Andreas Fault, and has experienced several earthquakes of moderate magnitude since records have been kept. The primary seismic hazards which result are ground shaking and the potential for ground rupture along the surface trace of the fault. Secondary seismic hazards result from the interaction of ground shaking with existing soil and bedrock conditions, and include liquefaction, settlement, and landslides.

### Policies:

WCVAP 26.1      Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

## Slope

Proposals for the development of mountainous terrain in the Western Coachella Valley area raise a number of land use and safety concerns regarding slope, including drainage, erosion, fire, and vehicular access. Continued urbanization of hillside areas can lead to increased risk and damage from erosion and slope failures. The probability of landslides and mudslides can be affected by hillside development and associated site designs, grading, and landscaping techniques, particularly in areas inherently prone to such slope failures. Development of hillside areas could also impact the extraordinary scenic values of the Coachella Valley.

### Policies:

WCVAP 27.1      Protect life and property through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element, the Environmentally Sensitive Lands section of the General Plan Multipurpose Open Space Element, the Hillside Development and Slope section of the General Plan Land Use Element, and the policies of the Rural Mountainous and Open Space-Rural Land Use Designations.

WCVAP 27.2      Prohibit development on slopes exceeding 25%, except as otherwise specified herein.

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## The Pass Area Plan

General Plan Amendments adopted since 12/31/09

- GPA No. 1075, BOS RSLN 2011-156, 10/18/11;
- GPA No. 1120, BOS RSLN 2014-222, 11/24/14;
- GPA No. 960, BOS RSLN 2015-260, 12/08/15;

- GPA No. 1052, BOS RSLN 2013-155, 08/20/13;
- GPA No. 856, BOS RSLN 2015-214, 09/22/15;

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# The Pass Area Plan

## Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of The Pass as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

*“Riverside County is a family of special communities in a remarkable environmental setting”.*

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through Riverside County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

## Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County of Riverside. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized Oasis transit system now operates quite successfully in several cities and communities.

## Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer are almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

## Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

## Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

## Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.



## Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

## Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

## Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

## Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

## Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

## Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

## Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

## Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



**Quotes:** quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



**Factoids:** interesting information about Riverside County that is related to the element



**References:** contacts and resources that can be consulted for additional information



**Definitions:** clarification of terms and vocabulary used in certain policies or text.

The Pass derives its name from its location: the narrow gap between two of Southern California’s most spectacular mountain ranges the San Bernardino and San Jacinto Mountains. This gap provides an obvious physical gateway between the mountains and provides a passage between the desert areas to the east and the Pacific Ocean to the west. This area plan guides the evolving character of this place within unincorporated territory in this part of Riverside County. The Pass Area Plan is not a stand-alone document, but rather an extension of the County of Riverside General Plan and Vision. The County of Riverside Vision details the physical, environmental, and economic qualities that the County of Riverside aspires to achieve by the year 2020. Using that Vision as the primary foundation, the County of Riverside General Plan establishes policies for development and conservation within the entire unincorporated Riverside County territory. The Pass Area Plan, on the other hand, provides customized direction specifically for this planning area.

The Pass Area Plan doesn’t just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this special area to understand the physical, environmental, and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of this plan addresses critical issues facing the Pass. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area’s communities, surrounding environment, and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect unique features applicable to the planning area, a number of special policies are still necessary to address specific portions of the Pass area. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. The Area Plan also describes relevant

# The Pass Area Plan

transportation issues in the Circulation section. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are also natural and man-made hazards to consider, and they are spelled out in the Hazards section.

It is important to understand that the incorporated cities of Banning, Beaumont, and Calimesa, located within the Pass, are not covered by this area plan. They are governed by their own general plans. Nevertheless, city/county coordination is a critical component of this area plan. A key location factor is how this area relates to other planning areas within the vastness of Riverside County. The relationship between cities and Riverside County territory can be seen on Figure 1, Location.

The Pass is a gateway between Riverside and San Bernardino Counties as well as between the Los Angeles metropolitan region and the Coachella Valley and points east. Consequently, it plays a pivotal role in the access, connections, and impressions for Riverside County. The Pass Area Plan seeks to capture and capitalize upon, not only the special qualities of the land, but its strategic location as well.

## *A Special Note on Implementing the Vision*

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Pass.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

**Remarkable Environmental Setting.** The Pass boasts some of the most beautiful natural features within Riverside County. From the San Jacinto and San Bernardino Mountains to the San Timoteo Badlands, there is an ever changing view as visitors and residents pass through the landscape. These features have been preserved to ensure their beauty for future generations. Some of the other special features unique only to the Pass are the Benches, or mesas that have been formed by ancient watercourses and fault lines. Water still has a strong presence within the Pass because of the number of mountain creeks that run through the planning area including the San Gorgonio River, San Timoteo Creek, and Noble Creek, to name just a few. These watercourses feed into the larger waterways that traverse other areas of Riverside County.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

**Character Rich Communities.** There are a few special communities within the unincorporated lands in the Pass, and their character and lifestyle have been preserved within this area plan. The community of Cherry Valley, located in the north-central portion of the planning area, is distinguished from other communities by its concentration of cherry orchards, a distinctive southerly entrance along tree-lined Beaumont Avenue, and distinctive rural community character. A one-acre minimum parcel size policy has been in effect for many years in this area. Cabazon is located along Interstate 10 and is a favorite of travelers and tourists because it is home to the Cabazon Dinosaurs, Hadley's, and two outlet store shopping centers. Banning Bench is a rural community that is hidden from freeway travelers, located northerly of and elevated above Banning. This area is also characterized by orchards and residences on one acre or larger lots. The Morongo Indian Reservation, home to the Malki Museum and the Morongo Gaming Facility, is also in the planning area, but is not subject to County of Riverside jurisdiction.

It is important to note that the data in this area plan is current as of [*Adoption date of GPA No. 1122*] ~~March 23, 2010~~. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.

## Location

The Pass, or more specifically the San Gorgonio Pass Area, is a distinctive geographical area between the Coachella, San Jacinto, and Moreno Valleys as shown in Figure 1, Location. The Badlands separate the Pass Area Plan from Moreno Valley to the west and the San Jacinto Valley to the south. The San Jacinto Mountains form the southern boundary and the San Bernardino Mountains generally define the northern boundary. The Coachella Valley lies immediately to the east of the planning area. In relation to other area plans, the Pass is bounded by the Reche Canyon/Badlands Area Plan to the west, the San Jacinto Valley Area Plan and Riverside Extended Mountain Area Plan (REMAP) to the south, and the Western Coachella Valley Area Plan to the east. The cities of Redlands and Yucaipa, which are located within the County of San Bernardino, lie to the north. The incorporated cities of Banning, Beaumont, and Calimesa are located within the Pass as well as the unincorporated communities of Cherry Valley, Cabazon, and Banning Bench.

## Features

This section describes the functions, setting, and features that are unique to the Pass. The San Gorgonio Pass, from which this Area Plan derives its name, is a valley bounded by the San Jacinto Mountains on the south and the San Bernardino Mountains on the north. The physical features within The Pass Area Plan are shown on Figure 2, Physical Features, and they are further described below.

## Setting

The Pass is comprised of both valley and highland geographic features. The valley contains most of the existing and planned development. The highlands, or mountains, create the backdrop for these communities. The San Gorgonio Pass is a narrow separation between the Peninsular Ranges, which extend southward into Baja California, and the Transverse Ranges, which extend northwest to include the San Bernardino and San Gabriel Mountains. These two ranges are accented by the distinctive San Gorgonio Mountain on the north, reaching to an elevation of 11,485 feet, and the southerly Mount San Jacinto, at a height of 10,831 feet. The western end of

## The Pass Area Plan

the Pass is framed by the Crafton Hills and the convoluted San Timoteo Badlands. The Metropolitan Water District of Southern California's Colorado River Aqueduct cuts southwest across the Pass, just to the east of Cabazon. The Santa Ana River, the San Jacinto River, and the Salton Sea watersheds are all fed by water that flows through or originates near the Pass. These rivers and watercourses, such as San Timoteo Creek, Smith Creek, and the San Gorgonio River, form a system of mesas flanking the valley.

### Unique Features

#### *Benches*

The benches, or mesas, that are found in the San Gorgonio Pass are ancient alluvial deposits that have been cut by watercourses that flow from the surrounding mountains and fault lines that traverse the area. Three of these benches, the North, Middle, and South, form distinctive landmarks in the area and contain identifiable communities. They have significantly shaped the community development patterns characterizing the Pass.

#### *Mountains/National Forest*

The most remarkable features of the Pass are the San Bernardino and San Jacinto Mountains, which rise very steeply from the valley floor. These mountain ranges are home to the two tallest peaks in Southern California, San Gorgonio and San Jacinto, which dominate the skyline. The mountain chains occupy most of the San Bernardino National Forest within the Pass. The United States Forest Service is responsible for the protection of these scenic mountains as well as assuring long-term open space and recreational environments. The Black Mountain National Scenic Area, which is part of the National Forest located in the San Jacinto Mountains, stretches from State Route 243 to the Pacific Crest Trail.

#### *The Colorado River Aqueduct*

The Colorado River Aqueduct was built from 1933-1941 and is owned and operated by the Metropolitan Water District of Southern California. Colorado River water imported via the Aqueduct provides supplemental water to nearly 17 million people in Riverside County and Southern California's coastal plain.

#### *San Timoteo Badlands*

One of the most remarkable environments in Riverside County is the area known as the San Timoteo Badlands, which form the southwestern boundary of the Pass. These rugged hills provide a natural open space separation between the Pass and the areas to the west and southwest. The Norton Younglove Reserve, a 640-acre natural habitat reserve named for a long-time Riverside County Supervisor, is located in the adjacent Reche Canyon/Badlands Area Plan along State Route 60.

#### *Watercourses*

Water is a dominant force in the local mountain ranges, and its effects are etched into the landscape. A series of watercourses that once flowed through the Pass created the alluvial soils and the mesas that are evident today. A number of rivers and creeks that flow from the mountains still distinguish these mesas, namely: the San Gorgonio River, which flows to the east of Banning Bench; San Timoteo Creek, which flows west through the Badlands;

and Smith Creek, which feeds the San Gorgonio River. A series of smaller local streams have also carved up the land, such as Little San Gorgonio and Noble Creeks.

The Pass represents a significant drainage divide between the Santa Ana River, the San Jacinto River, and the Salton Sea watersheds (the latter being part of the Colorado River Basin). Water flowing southwest flows into the San Jacinto River. Water moving northwest through San Timoteo Creek is part of the Santa Ana River watershed. To the east of the San Gorgonio Pass summit in Beaumont, water drains into the Whitewater River, through the Coachella Valley, and eventually to the Salton Sea.

## ***Banning Municipal Airport***

Located in the City of Banning, adjacent to Interstate 10, Banning Municipal Airport is the only public airport in the Pass. This 295-acre general aviation facility is used by business and recreation pilots. The airport is owned by the City of Banning and its single runway is situated in an east-west direction.

As shown in Figure 4, Overlays and Policy Areas, an Airport Influence Area (AIA) surrounds the airport. The Riverside County Airport Land Use Commission (ALUC) has adopted an Airport Land Use Compatibility Plan (ALUCP) that limits the uses, concentrations of population, and height of proposed development within this AIA. For more information on applicable policies, see the Policy Area section of this area plan and the Airport Land Use Compatibility Plan for Banning Municipal Airport as fully set forth in Appendix L-1.



**A Community of Interest (COI)** is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an **Unincorporated Community (UC)** within two years of status obtainment.

Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.

## **Unique Communities**

### ***Banning Bench Unincorporated Community***

Located immediately north of the City of Banning on one of the natural mesas is the community known as Banning Bench. This community lobbied for and received an Unincorporated Community (UC) designation from the Local Agency Formation Commission (LAFCO) because of the desire to retain its rural community character and to remain in unincorporated territory. This area has a long-standing one-acre lot size requirement, with a domestic water system sized on that basis.

### ***Cherry Valley Unincorporated Community***

This community is located in the north-central portion of the Pass between the cities of Calimesa and Banning. Cherry Valley is a charming community distinguished by and named after a concentration of cherry orchards. It is a rural community characterized by large-lot residential, agricultural and animal-keeping uses, with a commercial core along Beaumont Avenue, northerly of Cherry Valley Boulevard. There are also two large mobile home parks adjacent to the commercial core. Cherry Valley is designated by LAFCO as an Unincorporated Community in order to preserve this existing

rural character. Little San Gorgonio and Noble Creeks, which eventually flow into San Timoteo Creek, flow through the middle of this community. Bogart County Park and portions of the San Bernardino National Forest in the San Bernardino Mountains are nearby. Three man-made features reinforce the identity of this community: Noble Creek Community Center, which contains a community building and playing fields; Edward-Dean

## The Pass Area Plan

Museum, a visual arts center; and the Highland Springs Resort, a popular conference retreat with a picturesque lodge and convenient connections to surrounding natural features via trail systems. The Highland Springs Resort includes a golf course and urban residential lots.

### **Cabazon**

Cabazon is located in the far eastern portion of the Pass, immediately east of the City of Banning. This community has historically included a large number of residences and mobile homes south of the rail line, with higher density housing and commercial uses in a small core area north of Main Street. With the development of Interstate 10, the commercial and tourist uses moved to the north side of the freeway. Cabazon is designated as a Community of Interest (COI) by LAFCO and is generally bounded by Martin Road to the north, Fields Road to the west, Rushmore Avenue to the east, and the San Bernardino National Forest to the south. A popular shopping center, the Desert Hills Factory Outlet Mall, the Cabazon dinosaur monuments, the Morongo Gaming Facility, and Hadley's Fruit Market are located on the north side of Interstate 10, while the commercial uses in the core area serve the local community. The San Gorgonio River and its tributary creeks through Millard Canyon, Deep Canyon, and Lion Canyon provide seasonal water flows. Due to the surrounding steep terrain and low lying position, much of Cabazon is prone to hazardous flooding.

### **Morongo Indian Reservation**

The Morongo Band of Mission Indians occupy the Morongo Indian Reservation, location of the popular Casino Morongo. This otherwise rural area is located immediately north of Cabazon. The Morongo Band also owns the service station and restaurants at Apache Trail and Seminole and is building a hotel adjacent to Casino Morongo. A fascinating feature of this Indian Reservation is the Malki Museum, which is dedicated to displaying the art and artifacts of the San Gorgonio Indian Tribes. It is important to note that the County of Riverside does not have jurisdiction over Indian lands.



The Malki Museum is the oldest Indian Museum in California displaying Indian artifacts of early Southern California.

### **San Timoteo Canyon**

San Timoteo Canyon is located in the northwest corner of the Pass. This narrow canyon is formed by San Timoteo Creek, which eventually connects with the Santa Ana River. San Timoteo Canyon Road forms part of the boundary between the Reche Canyon/Badlands Area Plan and The Pass Area Plan. This picturesque canyon is sparsely dotted with rural uses, grazing lands, and agricultural uses. There is also a cultural presence within San Timoteo Canyon with the Native American Village House and the Historic San Timoteo School House. Future development of the Oak Valley Specific Plan (Specific Plan No. 318) will bring community development type uses to the eastern end of this area.

### **Twin Pines/Poppet Flats**

Located along State Route 243 in the San Jacinto Mountains, Twin Pines and Poppet Flats are pockets of residential/resort uses nestled amid the San Bernardino National Forest. Twin Pines is a mix of residential units and vacation homes. Poppet Flats is a residential community with a resort, recreational vehicle park, and conference center.



A sphere of influence is the area outside of and adjacent to a city's border that has been identified by the County Local Agency Formation Commission as a future logical extension of the city's jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

## Incorporated Cities

### Banning

Banning was incorporated in 1913, and it is located east of the City of Beaumont. The city includes a mixture of residential uses and equestrian estates, combined with more recent planned residential developments. The community focal point is actually an elongated commercial downtown stretching along Ramsey Street. Ramsey Street largely parallels Interstate 10; consequently, one can find almost any type of restaurant, bank, or service station here - a wider variety than one would expect in a city of this size. As of 2009, the City of Banning encompassed 23.19 square miles with an estimated population of 28,457. At that same time, the City of Banning's sphere of influence encompassed 8.6 square miles, primarily to the north. The sphere of influence extends into the San Bernardino Mountains, encompasses part of the San Gorgonio River, and includes relatively flat land south of Interstate 10 toward Death Valley Road, Coyote Trail and the first switchback as Highway 243 begins to climb up toward Idyllwild.

### Beaumont

Beaumont was incorporated in 1912 and is more or less centrally located in the Pass. This is where State Route 60 and State Route 79 both terminate at Interstate 10. The City of Beaumont is characterized as a mainly low and medium density residential community. As with its neighbor to the east, the community core lies generally along Ramsey Street, parallel to Interstate 10. As of 2009, the City of Beaumont encompassed 30.1 square miles with an estimated population of 32,400. The City of Beaumont's sphere of influence encompasses approximately 11.25 square miles and generally stretches to the west toward Laborde Canyon Road and near the intersection of Highway 60 and Jack Rabbit Trail. A smaller portion of the sphere of influence includes lands to the northeast of the City of Beaumont along Highland Springs Road.

### Calimesa

Calimesa, long established as a rural community, was incorporated as a city in 1990. It occupies a substantial portion of the northwestern corner of the Pass. The City of Calimesa is primarily a low and medium density residential community with large expanses of vacant, rugged lands. A commercial core is along Calimesa Boulevard. As of 2009, the City of Calimesa covered 14.9 square miles with an estimated population of 7,498. The City of Calimesa's sphere of influence spans nearly 4.2 square miles and generally encompasses lands west of the City of Calimesa and south of Live Oak Road down to San Timoteo Canyon Road.

“

*Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded lifestyle.*

”

- RCIP Vision



## Land Use Plan

The Land Use Plan focuses on preserving the unique features found only in the Pass and, at the same time, accommodates future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Pass Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area plan. The Area Plan is organized around 22 Area Plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; the Community Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses, and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities, Indian tribes, and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of The Pass Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

## Land Use Concept

The Pass Land Use Plan generally reflects the predominantly rural character of the unincorporated area. Most of the considerable amount of natural open space historically provided by Riverside County plans over the years within the Pass would be maintained. Most of the proposed development within the Pass remains focused within the cities. With the exception of the Oak Valley Specific Plan and the Cherry Valley Gateway, new areas of Community Development would be largely confined to areas that could potentially be annexed to either Banning or Beaumont.

Outlying areas such as Cherry Valley and the San Timoteo Canyon generally maintain their rural character. Cherry Valley will continue its focus around an existing retail and service-oriented community core on Beaumont Avenue. Cabazon retains its tourist identity along Interstate 10 as well as its existing residential and desert-oriented uses. The rugged terrain, open space, and scenic qualities of the San Bernardino and San Jacinto Mountains that are so prominent in the area will continue to be preserved through the Rural Mountainous and Open Space Conservation land use designations.

A reconstructed interchange is proposed and funded at Interstate 10 and Apache Trail. The exact location of this interchange is unknown as of the printing of this document; however, the potential for additional tourist-serving commercial uses at this intersection is acknowledged through a policy area.

**Table 1: Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1, 2,3,4</sup>	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.</li> </ul>
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.</li> </ul>
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.</li> </ul>
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.</li> </ul>
	Water (W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.</li> </ul>
	Recreation (R)	N/A	<ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>

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Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1, 2, 3, 4</sup>	Notes
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> <li>Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</li> </ul>
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.</li> </ul>
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.</li> </ul>
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>
	Mixed-Use Planning Area		<ul style="list-style-type: none"> <li>This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.</li> </ul>

## Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> <li>Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.</li> </ul>
Community Center Overlay	<ul style="list-style-type: none"> <li>Allows for either a Community Center or the underlying designated land use to be developed.</li> </ul>

(CCO)	
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> <li>The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character.</li> <li>The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations.</li> <li>In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)</li> </ul>
Historic District Overlay (HDO)	<ul style="list-style-type: none"> <li>This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.</li> </ul>
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> <li>Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.</li> </ul>
Policy Areas	<ul style="list-style-type: none"> <li>Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.</li> </ul>

NOTES:

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5-acre. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is ½ acre per structure.

**Table 2: Statistical Summary of Pass Area Plan**

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>10</sup></b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	2,180	109	298	109
<i>Agriculture Foundation Sub-Total:</i>	<i>2,180</i>	<i>109</i>	<i>298</i>	<i>109</i>
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	4,057	609	1,665	NA
Rural Mountainous (RM)	20,806	1,040	2,846	NA
Rural Desert (RD)	2,970	148	406	NA
<i>Rural Foundation Sub-Total:</i>	<i>27,833</i>	<i>1,797</i>	<i>4,917</i>	<i>0</i>
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	638	223	611	NA
Very Low Density Residential (RC-VLDR)	53	40	109	NA
Low Density Residential (RC-LDR)	197	296	809	NA
<i>Rural Community Foundation Sub-Total:</i>	<i>888</i>	<i>559</i>	<i>1,529</i>	<i>0</i>
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	22,883	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	0	NA	NA	NA
Open Space-Water (OS-W)	16	NA	NA	NA
Open Space-Recreation (OS-R)	1,128	NA	NA	229
Open Space-Rural (OS-RUR)	3	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	<i>24,030</i>	<i>0</i>	<i>0</i>	<i>169</i>
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR) <sup>8, 9</sup>	7,990	7,774	21,270	NA
Low Density Residential (LDR)	1,063,949	1,595,1423	4,364,3,894	NA
Medium Density Residential (MDR)	776,703	2,717,2,459	7,435,6,729	NA
Medium-High Density Residential (MHDR)	73	477	1,306	NA
High Density Residential (HDR)	8	84	229	NA
Very High Density Residential (VHDR)	2	26	71	NA
Highest Density Residential (HHDR)	2,73	46,2,180	125,5,964	NA
Commercial Retail <sup>2</sup> (CR)	109,76	NA	NA	1,645,1,138
Commercial Tourist (CT)	5	NA	NA	75
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	186,62	NA	NA	2,394,793
Heavy Industrial (HI)	11,2	NA	NA	100,13
Business Park (BP)	5	NA	NA	75
Public Facilities (PF)	177	NA	NA	177
Community Center (CC) <sup>3</sup>	0	0	0	0
Mixed Use Planning Area (MUPA)	0,285	0,3,509	0,9,599	0,2,192
<i>Community Development Foundation Sub-Total:</i>	<i>10,407-10,410</i>	<i>12,719-17,932</i>	<i>34,800-48,062</i>	<i>4,463</i>
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b>65,338-65,341</b>	<b>15,184-17,932</b>	<b>41,544-54,806</b>	<b>4,741</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	43,512	---	---	---
Indian Lands	30,719	---	---	---
Freeways	643	---	---	---
<i>Other Lands Sub-Total:</i>	<i>74,874</i>			
<b>TOTAL FOR ALL LANDS:</b>	<b>140,212-140,213</b>	<b>15,184-17,932</b>	<b>41,544-54,806</b>	<b>4,741</b>

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>7</sup>	D.U.	POP.	EMPLOY.
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>OVERLAYS<sup>4, 5</sup></b>				
Community Development Overlay	152	589	1,613	372
Community Center Overlay	1,893	1,289	3,526	3,030
<i>Total Area Subject to Overlays:<sup>4, 5</sup></i>	<b>2,045</b>	<b>1,878</b>	<b>5,139</b>	<b>3,402</b>
<b>POLICY AREAS<sup>6</sup></b>				
Banning Bench	863	---	---	---
Cherry Valley	8,109	---	---	---
Cherry Valley Gateway	714	---	---	---
Cabazon	7,493	---	---	---
San Geronio Pass Wind Energy	3,345	---	---	---
Banning Municipal Airport Influence Area	1,637	---	---	---
<i>Total Area Within Policy Areas:<sup>6</sup></i>	<b>22,161</b>			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:<sup>7</sup></b>				
	<b>24,206</b>			

**FOOTNOTES:**

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed instead of the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, in addition to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.
- 8 732.12 acres is under Banning Bench Policy Area which has an assumption of 1 du/ac.
- 9 9,183.26 acres is under Cherry Valley Policy Area which has an assumption of 1 du/ac.
- 10 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

## Overlays and Policy Areas

A policy area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

### Overlays and Policy Areas

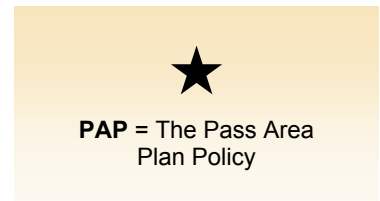
Six policy areas and two overlays have been designated within The Pass Area Plan. In some ways, these policies are even more critical to the sustained character of the area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries are shown on Figure 4, Overlays and Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

## **Banning Municipal Airport Influence Area**

The Banning Municipal Airport, located in the City of Banning, adjacent to Interstate 10, impacts unincorporated territory. The boundary of the Banning Municipal Airport Influence Area is shown in Figure 4, Overlays and Policy Areas. There are six Compatibility Zones and a Height Review Overlay Zone associated with the Airport Influence Area. These Compatibility Zones are shown in Figure 5, Banning Municipal Airport Influence Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L-1 and summarized in Table 4, Airport Land Use Compatibility Criteria Guidelines for Riverside County (Applicable to Banning Municipal Airport). For more information on applicable policies, refer to Appendix L-1 and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

### **Policies:**

PAP 1.1 To provide for the orderly development of Banning Municipal Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plan for Banning Municipal Airport as fully set forth in Appendix L-1 and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.



PAP 1.2 Height Restrictions - When reviewing any application proposing structures within 20,000 feet of any point on the runway of Banning Municipal Airport, the Riverside County Planning Department shall consult with the Riverside County Airport Land Use Commission if the projected elevation at the top point of said structure would exceed 2,110 feet above mean sea level, in order to allow for a determination as to whether review by Federal Aviation Administration (FAA) through the Form-7460-1 review process is required. In such situation, no building permit shall be granted until the FAA has issued a determination of “No Hazard to Air Navigation.”

## **Banning Bench**

North of the City of Banning and east of Cherry Valley lies the Banning Bench Unincorporated Community, a rural community. The existing lots in this area are typically one acre or larger. The Rural Community Foundation Component allows lots that are a minimum of one-half acre. Not only would this lot size not be in character with the rural atmosphere of the area, the resulting densities could overburden the existing systems. For example, the limited access to this area, while adding to the area’s privacy and serenity, impacts the ability to provide emergency services. To ensure that the community of Banning Bench retains its desired rural character, the Banning Bench Policy Area requires a minimum lot size of one acre.

### **Policies:**

PAP 2.1 Require a minimum lot size of one acre within the Banning Bench Policy Area.

## Cherry Valley

Cherry Valley, located east of Interstate 10 and north of Beaumont, is a rural and equestrian community with small orchards, mobile homes, and single family residences.

The existing residential lots in this area are typically one acre or larger. The Rural Community Foundation Component, which is the predominant Foundation Component in the area, allows lots to be a minimum of one-half acre. Not only would development at this lot size not be in character with the rural atmosphere of the area, it would necessitate a level of public services and infrastructure that could overburden the existing systems. In addition, given the flood hazards in the area, the smaller lots would likely increase the potential impact of a storm event. Reinforcing this rural community character and limiting growth are the lack of a community sewer system, limited local circulation network, and limited fire protection services.

Scattered throughout the community, and especially focused along Beaumont Avenue, are commercial and higher density residential uses. The intent of the Cherry Valley Policy Area is to maintain the predominantly rural community nature of this area, while allowing existing uses that are of a higher density to remain legal conforming uses. The policy area applies only to properties within the Rural Community Foundation Component, though the boundaries encompass the entire Cherry Valley area. The following policies have been created to ensure that the community size and character are preserved.

### Policies:

- PAP 3.1            Require a minimum lot size of one acre for properties within the Rural Community Foundation Component within the Cherry Valley Policy Area, except for properties within one-half mile of the San Bernardino County Line.
- PAP 3.2            Encourage local serving commercial development along Beaumont Avenue within the Cherry Valley Policy Area.
- PAP 3.3            Encourage the creation and maintenance of multi-purpose trails through the Cherry Valley area by using existing flood control easements and underutilized road rights-of-way.

## Cherry Valley Gateway Policy Area

The Cherry Valley Gateway Policy Area is located at the westerly edge of the community of Cherry Valley in an area that is presently largely agricultural or undeveloped. The policy area shall be developed as a gateway to Cherry Valley, and it shall be developed to evoke the rural character of that area. The policy area shall also serve as a community separator between Beaumont and Calimesa. To accomplish these two goals, it is envisioned that clustering and buffering will be utilized in order to preserve open space and maintain the rural character of the area. Higher densities may be allowed through a general plan amendment provided such development meets the goals of the policy area.

### Policies:

- PAP 4.1            Clustering of dwelling units and lots is encouraged in order to preserve open space areas.
- PAP 4.2            Provision shall be made for establishment of a visible entrance feature for Cherry Valley within this area that evokes the rural identity of the community.



## **Cabazon Community Policy Area: Community Center and Town Center**

### **Cabazon Policy Area**

The Cabazon Policy Area was based on the Cabazon Community Plan, which was adopted in 1998. The Cabazon Community Plan provided land use guidance for approximately 7,490 acres of unincorporated land on both sides of Interstate 10, excluding the Morongo Indian Reservation. The boundaries of the policy area are generally Martin Road to the north, Fields Road to the west, Rushmore Avenue to the east, and the San Bernardino National Forest to the south. Cabazon, a rural community that has more than 2,000 residents, has expressed concerns over a series of issues that affect most growing communities. These issues include: revitalizing their historic main street to accommodate local residents' and tourists' needs; reducing flood hazards; increasing accessibility throughout the area; and improving railroad crossings. The land use map reflects the policies regarding lot sizes and allowable uses as detailed in the Cabazon Community Plan. The following policies assist the residents of Cabazon in creating a safe and more desirable place to live and work.

The Pass Area Plan provides for a Community Center Overlay covering approximately three square miles, generally southerly of Interstate 10 between Apache Trail on the west and Elm Street on the east.

#### **Policies:**

- PAP 5.1 A general plan amendment is required in order to develop land within this Community Center Overlay at the Community Center intensity level. However, any general plan amendment within this area involving a change from a lower intensity foundation category to the Community Development foundation component is hereby exempted from the eight-year limit and other procedural requirements applicable to Foundation Component amendments. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.
- PAP 5.2 Provide bank stabilization and protection for the San Gorgonio River within the Cabazon Policy Area.
- PAP 5.3 Allow uses that can be periodically flooded in areas within the 100-year flood zone. Such uses might include agriculture, golf courses, recreational uses, utilities, surface mining operations, parking, landscaping, and compatible resource development.
- PAP 5.4 Require building pads to be raised, at minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.
- PAP 5.5 Refer to the Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element for other applicable policies.
- PAP 5.6 Allow land uses that serve travelers, such as service stations, markets, and restaurants, to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.

## **Cabazon Town Center**

*The community of Cabazon – a gateway to the Coachella Valley for Interstate 10 travelers heading east and to Western Riverside County for those heading west – is envisioned to grow significantly in the future. In order to provide for growth in a manner that furthers the overall vision of the community, in Cabazon Town Center (see Figure 3A) a total of about 306 gross acres within six neighborhoods are designated as Mixed Use Areas (MUA), and an additional 59 gross acres in five neighborhoods are designated as Highest Density Residential (HHDR).*

*Residents of Cabazon enjoy beautiful views of mountains to the north and south and convenient access to employment opportunities in both western Riverside County and the Coachella Valley, with regional automobile access provided by Interstate 10. The community is also bisected by the Southern Pacific rail line. There is a possibility for inter-city passenger rail service to be provided to the Pass Area in the future, potentially in or near Cabazon. The Pass Transit System currently provides bus transit service to the communities in the San Geronio Pass area, and its Cabazon Circulator route provides transit service to much of the community, including the neighborhoods identified below. Cabazon Circulator passengers can transfer to other routes that provide access to Banning and Beaumont, and connections can be made at a bus stop outside Casino Morongo to the Sunline Transit Agency Commuter Link bus, thereby providing access to Riverside on the west and Palm Desert on the east. Cabazon is located close to important regional trail systems – the California Riding and Hiking Trail within the community, and the Pacific Crest National Scenic Trail nearby to the east of the community. The community should avail itself of connections to these major trails, and provide for internal non-motorized trail and paseo connections between existing and newly developing neighborhoods.*

*Cabazon is best known for the attractions on the north side of Interstate 10. Casino Morongo and the outlet malls are major employers as well as tourist magnets. However, many of the important local community facilities – the community’s elementary school, library, community center, fire station, and Sheriff’s station – are located south of the freeway, as are most of the community’s existing homes.*

*Cabazon Town Center includes five HHDR neighborhoods, and six Mixed-Use Area neighborhoods that will contain various minimum levels of HHDR development, as specified. The designated Mixed-Use Areas will provide landowners with opportunities to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and nonresidential development. Mixed uses will be able to be developed in either a side-by-side manner, or in vertically integrated designs.*

*Potential nonresidential uses include those traditionally found in a “downtown/Main Street” setting, including but not limited to 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 designated Highest Density Residential and Mixed-Use Areas, along with the other sections of the community, 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 and senior centers.*

*The County envisions that future development in Cabazon will be mostly focused on the following 11 Cabazon Town Center neighborhoods, as presented below:*

### **Highest Density Residential (HHDR) Neighborhood descriptions and policies:**

*Following are descriptions of the five neighborhoods in Cabazon Town Center that are designated for 100% development pursuant to the Highest Density Residential (HHDR) land use designation, and the policies specific to each neighborhood:*

The **Seminole Drive Neighborhood** [Neighborhood 1], covers about 15 gross acres (**also**, about ~~15~~ ~~14~~ net acres) and is designated HHDR. It is located along the north side of Seminole Drive (a designated Major Highway), directly to the east of the easterly boundary of the section of the Morongo Band of Mission Indians land that includes the Casino Morongo Resort. This 15-acre area – a portion of a much larger parcel – had been zoned for intense development – for commercial purposes - since the 1990s. This site is outside the floodplain and is on the Cabazon Circulator transit route. This is an excellent location for residential uses, including housing for people employed at the commercial and tourist-oriented businesses located northerly of Interstate 10, and elsewhere in the community.

**Policy:**

PAP 5.7            The entire Seminole Drive Residential Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Broadway/Carmen Avenue Northwest Neighborhood** [Neighborhood 5] contains about 10 gross acres (about nine net acres), and is designated Highest Density Residential (HHDR). This neighborhood is located northwest of the intersection of Broadway and Carmen Avenue.

**Policy:**

PAP 5.8            The entire Broadway/Carmen Avenue Northwest Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Broadway/Carmen Avenue Southwest Neighborhood** [Neighborhood 6] contains about 19 gross acres, (about ~~17~~ ~~18~~ net acres), as is designated Highest Density Residential (HHDR). This neighborhood is located southwest of the intersection of Broadway and Carmen Avenue.

**Policy:**

PAP 5.9            The entire Broadway/Carmen Avenue Southwest Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Broadway/Carmen Avenue Northeast Neighborhood** [Neighborhood 9] contains about 10 gross acres about nine net acres), and is designated Highest Density Residential (HHDR). This neighborhood is located northeast of the intersection of Broadway and Carmen Avenue.

**Policy:**

PAP 5.10           The entire Broadway/Carmen Avenue Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.

The **Carmen Avenue South Neighborhood** [Neighborhood 11] contains about five gross acres (**also**, about five net acres), and is designated Highest Density Residential (HHDR). This neighborhood is located along the south side of Carmen Avenue, directly across the avenue from the vicinity of its intersection with Ana Maria Street.

**Policy:**

PAP 5.11           The entire Carmen Avenue South Neighborhood shall be developed in accordance with the HHDR land use designation.

**Mixed-Use Areas (MUA) Neighborhoods descriptions and policies:**

Following are descriptions of the six neighborhoods of Cabazon Town Center that are designated as Mixed-Use Areas (MUAs), and the policies specific to each neighborhood.

The **Main Street/Interstate 10 Neighborhood** [Neighborhood 2], covers about 77 gross acres (about 64 net acres) and is designated as a Mixed-Use Area, with a **requirement for ~~required minimum of~~ 35% HHDR development**. This neighborhood is located within the historic core of the community – the crescent of land bounded on the north by Interstate 10 and on the south by Main Street (a designated Secondary Highway) and the Southern Pacific rail line. There is already a mix of land uses in this area, including single-family housing, lots with two homes or duplexes, commercial uses, a church, a sheriff's station, and small-scale industrial/distribution uses. There are also many vacant parcels. The Mixed Use Area designation offers opportunities to develop either mixtures of existing and new uses, entirely new mixed use projects, or combinations thereof.

**Policies:**

- PAP 5.12 **Thirty-five percent ~~At least 35%~~** of the Main Street/Interstate 10 Neighborhood shall be developed in accordance with the HHDR land use designation.
- PAP 5.13 Nonresidential uses should include a variety of other uses, such as retail and dining activities serving the local population and tourists, office uses, public uses, places of worship, community facilities, and recreation centers.
- PAP 5.14 Nonresidential uses in this area should be designed in a manner that would provide pedestrian and bicycle linkages to enhance non-motorized mobility in this area.

The **Apache Trail-Bonita Northeast Neighborhood** [Neighborhood 3], covers about 101 gross acres (about ~~96~~ **97**-net acres), and is designated as a Mixed-Use Area, with a **requirement for ~~required minimum of~~ 35% HHDR development**. This neighborhood is located northerly of Bonita Avenue (a designated Major Highway), easterly of Apache Trail (also a designated Major Highway), westerly of Orange Street, and southerly of the Southern Pacific rail line and Main Street.

**Policies:**

- PAP 5.15 **Thirty-five ~~At least 35%~~** of the Apache Trail-Bonita Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.
- PAP 5.16 Residential uses are encouraged to be located in the southerly and westerly portions of this neighborhood. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business parks and other uses, light industrial uses, and parkland.
- PAP 5.17 In addition to pedestrian and bicycle access between residential and nonresidential uses, linkages should be provided along the edge of the Rural Desert land use designation that includes the San Gorgonio River floodplain and fluvial sand transport area.

The **Broadway/Bonita Avenue Northwest Neighborhood** [Neighborhood 4] contains about 15 gross acres (14 net acres), and is designated as a Mixed-Use Area, with a **requirement for ~~required minimum of~~ 50% HHDR development**. This neighborhood is located northwest of the intersection of Broadway and Bonita Avenue.

**Policies:**

- PAP 5.18 **Fifty percent ~~At least 50%~~** of the Broadway/Bonita Avenue Northwest Neighborhood shall be developed in

*accordance with the HHDR land use designation.*

PAP 5.19 *Development in this neighborhood should not preclude the potential for a grade separation where Broadway crosses the Southern Pacific rail line.*

The **Broadway/Bonita Avenue Northeast Neighborhood** [Neighborhood 7] contains about 42 gross acres (about 40 net acres), and is designated as a Mixed-Use Area, with a **requirement for ~~required minimum of~~ 50%** HHDR development. This neighborhood is located northeast of the intersection of Broadway and Bonita Avenue.

***Policies:***

PAP 5.20 ***Fifty percent At least 50%*** of the Broadway/Bonita Avenue Northeast Neighborhood shall be developed in accordance with the HHDR land use designation.

PAP 5.21 *A community trail should be developed along the easterly margin of the neighborhood, at the westerly edge of the Rural Desert land use designation.*

PAP 5.22 *Development in this neighborhood should not preclude the potential for a grade separation where Broadway crosses the Southern Pacific rail line.*

The **Broadway/Bonita Avenue Southeast Neighborhood** [Neighborhood 8] contains about 11 gross acres (about 10 net acres), and is designated as a Mixed-Use Area, with a **requirement for ~~required minimum of~~ 50%** HHDR development. This neighborhood is located southeast of the intersection of Broadway and Bonita Avenue.

***Policies:***

PAP 5.23 ***Fifty percent At least 50%*** of the Broadway/Bonita Avenue Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.

PAP 5.24 *This neighborhood is ideally located and suited as a potential location for a neighborhood shopping center, as a component of the site's mixed uses, serving the residents of Cabazon southerly of the Southern Pacific rail line and Interstate 10.*

The **Bonita Avenue/Almond Street Southeast Neighborhood** [Neighborhood 10] contains about 59 gross acres (about 53 net acres), and is designated as a Mixed-Use Area, with a **requirement for ~~required minimum of~~ 50%** HHDR development. This neighborhood is located southwest of the intersection of Bonita Avenue and Almond Street.

***Policy:***

PAP 5.25 ***Fifty percent At least 50%*** of the Bonita Avenue/Almond Street Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.

***Policy applying to all six neighborhoods designated as Mixed-Use Areas (MUA):***

PAP 5.26 *Nonresidential uses should include a variety of other uses, such as business parks, office, retail, light Industrial, and parkland.*

***Policies applying to all 11 neighborhoods of Cabazon Town Center, whether they are designated as Highest Density Residential (HHDR) or Mixed-Use Areas (MUA):***

- PAP 5.27 *HHDR development is encouraged to accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.*
- PAP 5.28 *Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Connections should also be provided to the public facilities in the vicinity, including the elementary school, library, and community center.*
- PAP 5.29 *Buffers shall be provided between the Highest Density Residential development and existing lower density residential areas, such as those in the neighborhood (Neighborhood 10) located southerly of Bonita Avenue, easterly of Broadway, and westerly of Almond Street.*
- PAP 5.30 *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.*
- PAP 5.31 *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 frequent and, in many cases, even daily, basis.*
- PAP 5.32 *Ensure that all new land uses, particularly residential, commercial, and public uses, including schools and parks, are designed to provide convenient public access to alternative transportation facilities and services, including potential future transit stations, "transit oasis"-type shuttle systems, and/or local bus services, and local and regional trail systems.*
- PAP 5.33 *Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.*

### San Gorgonio Pass Wind Energy Policy Area

The San Gorgonio Pass area is considered to be one of the best areas in the nation for the development of wind energy. This is due primarily to the air pressure differences that exist between western Riverside County and the Coachella Valley. As air moves from the high pressure to low pressure area, it is, in effect, funneled through the Pass, creating ideal wind energy conditions.

However, the siting of wind energy facilities can result in impacts to the environment and the general community, including scenic view sheds, nearby residents, and increasingly, nearby existing wind energy facilities. The sheer size of the wind turbine structures may block scenic views, noise generated by wind turbines could impact nearby residents; and spinning wind turbine blades could create wake effects that could adversely affect existing downwind wind turbines.

Wind energy development in the San Gorgonio Pass area was studied through the San Gorgonio Wind Resource Study EIR (1982), a joint environmental document prepared for the U.S. Bureau of Land Management and Riverside County. The document assessed three scenarios for wind energy development in the area. The document also includes criteria for the development of wind energy on both a countywide basis and specifically for the San Gorgonio Pass area. Since the adoption of the San Gorgonio Wind Implementation Monitoring Program (WIMP), reports have been prepared, and substantial wind energy development has occurred. Reflecting

the evolution of wind energy over the years, the specific policies for wind energy development in the San Geronio Pass are listed below:

**Policies:**

- PAP 6.1 Continue to require wind energy development to contribute a fair-share to the Wind Implementation Monitoring Program (WIMP) prior to construction of wind turbines.
- PAP 6.2 Require proposed wind energy development to address significant impacts caused by wind turbine wake effects upon existing and approved downwind wind turbines.
- PAP 6.3 Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should complement wind energy uses. Limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks.

**Specific Plans**

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot accomplish.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The specific plan located in The Pass planning area is listed in Table 3, Adopted Specific Plans in The Pass Area Plan. The specific plan is determined to be a Community Development Specific Plan.

**Table 3: Adopted Specific Plans in The Pass Area Plan**

Specific Plan	Specific Plan #
Highland Springs	102

Source: Riverside County Planning Department.

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**Table 4: Airport Land Use Compatibility Criteria for Riverside County (Applicable to Banning Municipal Airport)**

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>			Req'd Open Land <sup>3</sup>	Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
			Average <sup>6</sup>	Single Acre <sup>7</sup>	with Bonus <sup>8</sup>			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> <li>All structures except ones with location set by aeronautical function</li> <li>Assemblages of people</li> <li>Objects exceeding FAR Part 77 height limits</li> <li>Storage of hazardous materials</li> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Avigation easement dedication</li> </ul>
B1	Inner Approach/ Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> <li>Children's schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Places of worship</li> <li>Bldgs with &gt;2 aboveground habitable floors</li> <li>Highly noise-sensitive outdoor nonresidential uses<sup>10</sup></li> <li>Aboveground bulk storage of hazardous materials<sup>11</sup></li> <li>Critical community infrastructure facilities<sup>12</sup></li> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from extended runway centerline</li> <li>Minimum NLR of 25 dB in residences (including mobile homes) and office buildings<sup>13</sup></li> <li>Airspace review required for objects &gt;35 feet tall<sup>14</sup></li> <li>Avigation easement dedication</li> </ul>
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> <li>Same as Zone B1</li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from runway</li> <li>Minimum NLR of 25 dB in residences (including mobile homes) and office buildings<sup>13</sup></li> <li>Airspace review required for objects &gt;35 feet tall<sup>14</sup></li> <li>Avigation easement dedication</li> </ul>
C	Extended Approach/ Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> <li>Children's schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Bldgs with &gt;3 aboveground habitable floors</li> <li>Highly noise-sensitive outdoor nonresidential uses<sup>10</sup></li> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Minimum NLR of 20 dB in residences (including mobile homes) and office buildings<sup>13</sup></li> <li>Airspace review required for objects &gt;70 feet tall<sup>15</sup></li> <li>Deed notice required</li> </ul>

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>			Req'd Open Land <sup>3</sup>	Prohibited Uses <sup>4</sup>	Other Development Conditions <sup>5</sup>
			Average <sup>6</sup>	Single Acre <sup>7</sup>	with Bonus <sup>8</sup>			
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or <sup>16</sup> (2) ≥5.0 (average parcel size ≤0.2 ac.) <sup>19</sup>	100	300	390	10%	<ul style="list-style-type: none"> <li>Highly noise-sensitive outdoor nonresidential uses<sup>10</sup></li> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;70 feet tall<sup>15</sup></li> <li>Children's schools, hospitals, nursing homes discouraged<sup>17</sup></li> <li>Deed notice required</li> </ul>
E	Other Airport Environs	No Limit	No Limit <sup>18</sup>			No Req't	<ul style="list-style-type: none"> <li>Hazards to flight<sup>9</sup></li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;100 feet tall<sup>15</sup></li> <li>Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks<sup>18</sup></li> </ul>
*	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	<ul style="list-style-type: none"> <li>Same as Underlying Compatibility Zone</li> </ul>	<ul style="list-style-type: none"> <li>Airspace review required for objects &gt;35 feet tall<sup>14</sup></li> <li>Avigation easement dedication</li> </ul>

Notes:

- Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged. See Policy 4.2.5 for limitations. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development. See Policy 3.1.3(d).
- Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
- Open land requirements are intended to be applied with respect to an entire zone. This is typically accomplished as part of a community general plan or a specific plan, but may also apply to large (10 acres or more) development projects. See Policy 4.2.4 for definition of open land.
- The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria.
- As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft over flights must be disclosed. This requirement is set by state law. See Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required.
- The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Policy 4.2.5 for details.
- An intensity bonus may be allowed if the building design includes features intended to reduce risks to occupants in the event of an aircraft collision with the building. See Policy 4.2.6 for details.
- Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. See Policy 4.3.7.
- Examples of highly noise-sensitive outdoor nonresidential uses that should be prohibited include amphitheaters and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
- Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. Storage of up to 6,000 gallons of nonaviation flammable materials is also exempted. See Policy 4.2.3(c) for details.
- Critical community facilities include power plants, electrical substations, and public communications facilities. See Policy 4.2.3(d) for details.
- NLR = Noise Level Reduction, the outside-to-inside sound level attenuation that the structure provides. See Policy 4.1.6.

## The Pass Area Plan

- 14 Objects up to 35 feet in height are permitted. However, the Federal Aviation Administration may require marking and lighting of certain objects. See Policy 4.3.6 for details.
- 15 This height criterion is for general guidance. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. See Policies 4.3.3 and 4.3.4.
- 16 Two options are provided for residential densities in *Compatibility Zone D*. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). Option (2) requires that the density be *greater than* 5.0 dwelling units per acre (i.e., an average parcel size *less than* 0.2 gross acres). The choice between these two options is at the discretion of the local land use jurisdiction. See Table 2B for explanation of rationale. All other criteria for *Zone D* apply to both options.
- 17 Discouraged uses should generally not be permitted unless no feasible alternative is available.
- 18 Although no explicit upper limit on usage intensity is defined for *Zone E*, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks. This limitation notwithstanding, no use shall be prohibited in *Zone E* if its usage intensity is such that it would be permitted in *Zone D*.
- 19 Residential densities in Compatibility Zone D shall be calculated on a “net” rather than “gross” acreage basis. For the purposes of this Compatibility Plan, the net acreage of a project equals the overall developable area of the project site exclusive of permanently dedicated open lands (as defined in Policy 4.2.4) or other open space required for environmental purposes.

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## Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Pass Area, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County of Riverside regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character, and features of this unique area.

### Local Land Use Policies

#### *Agricultural Preservation*

Agriculture continues to be an important component of land use in the Pass Area. In addition to the obvious economic importance of providing food and fiber, agricultural lands provide visual variety and community separators.

#### **Policies:**

PAP 7.1            Protect farmland and agricultural resources within the Pass planning area through adherence to the Agricultural Resources section of the General Plan Multipurpose Open Space Element and the Agriculture Land Use Designation Policies section of the General Plan Land Use Element.

#### *Third and Fifth Supervisorial District Design Guidelines*

The County of Riverside has adopted a set of design guidelines applicable to new development within the Third and Fifth Supervisorial Districts. The Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts are for use by property owners and design professionals submitting development applications to the Riverside County Planning Department. The guidelines have been adopted to advance several specific development goals of the Third and Fifth Districts. These goals include: ensuring that the building of new homes is interesting and varied in appearance; utilizing building materials that promote a look of quality development now and in the future; encouraging efficient land use while promoting high quality communities; incorporating conveniently located parks, trails, and open space into designs; and encouraging commercial and industrial developers to utilize designs and materials that evoke a sense of quality and permanence.

#### **Policies:**

PAP 8.1            Require development to adhere to standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts.

#### *Mt. Palomar Nighttime Lighting*

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in the area as

shown on Figure 6, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view. This is an excellent example of a valuable public resource that requires special treatment far beyond its immediate locale.

**Policies:**

PAP 9.1 Adhere to Riverside County’s lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

**Circulation**

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles, and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.

As stated in the Vision and the Land Use Element, Riverside County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Pass Area Plan, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of the Pass Area Plan is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Pass Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

**Local Circulation Policies**

**Vehicular Circulation System**

The vehicular circulation system that supports the Land Use Plan for the Pass Area Plan is shown on Figure 7, Circulation. The vehicular circulation system

“  
*Investment in and expansion of the existing freeway and arterial street networks continue to be a critical part of our comprehensive transportation system development.*  
 ”  
 - RCIP Vision

“  
*Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.*  
 ”  
 - RCIP Vision

is anchored by Interstate 10 and State Routes 60 and 79. Interstate 10 connects residents of the Pass with the Los Angeles Basin, the Coachella Valley, and eventually Arizona and points east. State Route 60, which provides access to Moreno Valley and the City of Riverside, joins Interstate 10 in Beaumont. State Route 79, a designated Scenic Highway, traverses Lamb's Canyon and eventually connects to Temecula, far to the south. A system of major and secondary arterials and collector roads connect with these primary circulation routes to serve local uses.

### **Policies:**

- PAP 10.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications section of the General Plan Circulation Element.
- PAP 10.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.
- PAP 10.3 Consider the following regional and community wide transportation options when developing transportation improvements in the Pass:
- a. Construct a new interchange on State Route 60 at Potrero Boulevard.
  - b. Support the development of regional transportation facilities and services (such as high-occupancy vehicle lanes, express bus service, and fixed transit facilities), which will encourage the use of public transportation and ride-sharing for longer distance trips.

### **Trails and Bikeway System**

The County of Riverside contains bicycle, pedestrian, and multi-purpose trails that traverse urban, rural, and natural areas. These multi-use trails accommodate hikers, bicyclists, equestrian users, and others as an integral part of Riverside County's circulation system. These multi-use trails serve both as a means of connecting the unique communities and activity centers throughout the County of Riverside and as an effective alternate mode of transportation. In addition to transportation, the trail system also serves as a community amenity by providing recreation and leisure opportunities and may serve to provide edges or separation between communities.

As shown on Figure 8, Trails and Bikeway System, an extensive trails system is envisioned for the Pass Area Plan. One of the major maintained trails in the planning area is the famous Pacific Crest Trail, which meanders through the Pass along a ridge of the San Bernardino Mountains. It is necessary to preserve the trails system for hiking and equestrian uses and to connect to points of interest for residents and visitors. Though less developed, a fairly extensive bikeway system is also envisioned in this part of Riverside County.

### **Policies:**

- PAP 11.1 Implement the Trails and Bikeway System, Figure 8, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

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## Scenic Highways

Scenic highways provide the motorist with a view of distinctive natural characteristics that are not typical of other areas in Riverside County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations, and to manage development along scenic highways and corridors so that it will not detract from the area's natural characteristics.

As shown on Figure 9, Scenic Highways, there are several existing and potential Scenic Highways within the Area Plan. State Route 243 between Idyllwild and the Banning city limits is an official State Scenic Highway. This highway rises from the valley of the San Jacinto Mountains and through the San Bernardino National Forest. The remainder of State Route 243 from Banning to its intersection with Interstate 10 is a State Eligible Scenic Highway.

Three additional highway segments are designated as Potentially Eligible County Scenic Highways. The first is State Route 79, stretching from Beaumont city limits south five miles to the Badlands. The second is Beaumont Avenue from Beaumont city limits four miles north to the San Bernardino County line. This route, which is lined with pine trees southerly of Cherry Valley Boulevard, traverses Cherry Valley and links with designated scenic routes in San Bernardino County. The third route follows the San Timoteo Canyon Scenic Corridor between State Route 60 and San Timoteo Road, and then along San Timoteo Canyon Road between Redlands Boulevard and Interstate 10 into San Bernardino County. The following policy helps preserve these scenic routes.

### Policies:

- PAP 12.1 Protect the scenic highways in the Pass from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.

## Rail Operation

The Union Pacific Railroad bisects the Pass, generally paralleling Interstate 10. As with Interstate 10, the railroad divides the Pass into a northern and southern half. The railroad is currently being used for freight, industrial, and passenger service. When trains stop along the rail line for switching or bypass purposes, north/south roads may temporarily be blocked. This can result in long delays and, more importantly, may restrict emergency access. There are also significant noise impacts from train traffic. This is due to the fact that trains are required to sound their horns at all at-grade crossings.

### Policies:

- PAP 13.1 Encourage transit opportunities through policies found in the Public Transportation System section of the General Plan Circulation Element.



The purpose of the California Scenic Highways program, which was established in 1963, is to “Preserve and protect” scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways.”

- PAP 13.2 Work closely with railroad operators to minimize noise impacts on residents in proximity to railroads through such methods as the installation of soundwalls and other noise absorbing surfaces, and the elimination of at-grade crossings.
- PAP 13.3 Eliminate the restrictions for emergency vehicles through coordination with the railroad companies, by building grade separations at key points, and by the creation of alternative emergency circulation routes.

## Multipurpose Open Space

The Pass planning area contains a variety of open spaces that serve a multitude of functions, hence the open space label of “multi-purpose.” The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The Pass open space system is rich and varied, and includes such features as the San Bernardino and San Jacinto mountain ranges, and watercourses such as San Gorgonio River, Millard Creek, and Jenson Creek, all of which provide natural open spaces. These quality spaces encompass a variety of habitats including riparian corridors, and oak woodlands, as well as a number of parks and recreation areas.

This Multipurpose Open Space section is a critical component of the character of the County of Riverside and the Pass Area. Preserving the scenic background and the natural resources of the San Gorgonio Pass gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that, these open spaces also help define the edges of and separation between communities, another important aspect of the Vision.



A watershed is the entire region drained by a waterway that drains into a lake or reservoir. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include combinations of forests, glaciers, deserts, and/or grasslands.

### Local Open Space Policies

#### *Watersheds, Floodplains, and Watercourses*

As already noted, portions of the Pass Area are located in each of three watersheds: Santa Ana River, San Jacinto River, and Salton Sea. Rivers and creeks flowing from the mountains such as the San Gorgonio River, San Timoteo Creek, and Smith Creek provide habitat corridors through developed land, and link a wide variety of open space. This allows wildlife the ability to move from one open space area to another without crossing developed land. The following policies preserve and protect these important watersheds.

#### **Policies:**

- PAP 14.1 Protect the Santa Ana, San Jacinto, and Salton Sea watersheds and surrounding habitats, and provide flood protection through adherence to the applicable policies within the Multiple Species Habitat Conservation Plan Wetlands and Floodplain and Riparian Area Management Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.

## Oak Tree Preservation

The Pass contains significant oak woodland areas that provide habitat and maintain its environmental quality. These oak woodlands are found mainly in the mountain ranges surrounding the Pass. It is necessary to protect this natural resource as a valuable contributor to the character and habitat value of the area.

### Policies:

PAP 15.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines and Best Management Practices adopted by Riverside County.

## Multiple Species Habitat Conservation Plan

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was developed by the County of Riverside and adopted by the County of Riverside and other plan participants in 2003. Permits were issued by the Wildlife Agencies in 2004. The MSHCP comprises a reserve system that encompasses core habitats, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.



For further information on the MSHCP please see the **Multipurpose Open Space Element of the General Plan.**

## Western Riverside County MSHCP Program Description

The Endangered Species Act prohibits the “taking” of endangered species. Taking is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” listed species. The Wildlife Agencies have authority to regulate this “take” of threatened and endangered species. The intent of the MSHCP is for the Wildlife Agencies to grant a “take authorization” for otherwise lawful actions that may incidentally “take” or “harm” species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the Western Riverside County MSHCP allows the County of Riverside to take plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County of Riverside, a property-owner-initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW).

**Key Biological Issues**

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.



The following sensitive, threatened, and endangered species may be found within this Area Plan:

- Payson’s jewelflower
- Munz’s onion
- Munz’s mariposa lily
- Jaeger’s milk vetch
- California bedstraw
- Parry’s spine flower
- Slender-horned spineflower
- Mojave tarplant
- Engelmann oak
- Bell’s sage sparrow
- Mountain quail
- Least Bell’s vireo
- Los Angeles pocket mouse
- Stephen’s kangaroo rat
- granite spiny lizard

**Policies:**

- PAP 16.1 Encourage the provision of a new core reserve focused on the Potrero Creek area and the associated alluvial fan for maintenance of key species such as the Stephens kangaroo rat, Parry’s spineflower, and arroyo toad; alkali vernal plains for smooth tarplant populations, and Engelmann oaks.
- PAP 16.2 Maintain large blocks of undisturbed habitat for core reserve purposes and large mammal movement between the northern and southern sections of the San Bernardino National Forest.
- PAP 16.3 Conserve a representative portion of the San Jacinto Mountain/Riverside Lowlands ecotone.
- PAP 16.4 Conserve rock and granite outcroppings for reptile populations known within this area.
- PAP 16.5 Conserve coastal sage scrub patches which support known populations of granite night lizard and granite spiny lizard.
- PAP 16.6 Ensure interconnected habitat conservation in order to provide a linkage from the San Jacinto Mountains to the Coachella Valley.
- PAP 16.7 Provide a continuous upland habitat connection through Oak Valley that utilizes the existing public lands along this alignment. It is recognized that this connection traverses an urban area; however, conservation of existing natural habitat and incorporation of ditches and other drainage features into reserve design will assist in providing this contiguous connection.

PAP 16.8 Maintain wetlands and wetland connections via Noble Creek to conserve wetland species and wildlife dispersal.

PAP 16.9 Maintain a contiguous connection between proposed reserves in San Bernardino County and the Badlands area.

PAP 16.10 Protect sensitive biological resources in the Pass Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.

## Coachella Valley MSHCP Program Description

The Coachella Valley Association of Governments has prepared, on behalf of its member agencies, a Multiple Species Habitat Conservation Plan, which is intended to cover 27 species of plants and animals in the Coachella Valley. Currently, this plan conserves between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/development standards, and an aggressive acquisition program for a total conservation area of between 700,000 and 750,000 acres. Please see Figure 10, Coachella Valley Association of Governments Multiple Species Habitat Conservation Plan, for more information. This map is for informational purposes only.

## Hazards

Hazards are natural and man made conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, dam failures, earthquakes and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions.

Portions of this planning area may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. This is not at all surprising, given the extremes of topography and extent of potential water movement in this portion of Riverside County. These hazards are depicted on the hazards maps, Figures 11 to 15. These hazards are located throughout the Pass Area at varying degrees of risk and danger. Some hazards must be avoided entirely, while the potential impacts of others can be mitigated by special building techniques or other methods. The following policies provide additional direction for specific hazardous conditions.

## Local Hazard Policies

### Flooding

As shown on Figure 11, Flood Hazards, some portions of the Pass Area, including large areas of Cabazon, are flood-prone. When flooding does occur, it originates in the steep mountainous areas to the north and south and often produces spectacular flash floods. These floods can reach unusually high velocities when they reach the valley floor where most of the development is located. Their speed and volume also allows them to carry a significant amount of debris. When this occurs, debris can block flood control channels, particularly where they cross under roadways or rail lines, forcing water to spill over into adjacent areas. Among the drainages particularly subject to flooding are the Noble and Little San Gorgonio Creeks located north of Cherry Valley, and Smith and Pershing Creeks located in Highland Springs. Flash flooding is the most life-threatening hazard because only minimum notice can be given, and the combined flow of flood water and debris can be extremely damaging.



Since 1965, eleven Gubernatorial and Presidential flood disaster declarations have been declared for Riverside County. State law generally makes local government agencies responsible for flood control in California.

Many techniques may be used to address the danger of flooding, such as avoiding development in vulnerable floodplains, altering the water channels, using certain building techniques, elevating structures that are in

floodplains, and enforcing setbacks. This set of policies addresses the hazards associated with flooding and dam inundation.

**Policies:**

- PAP 17.1 Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.
- PAP 17.2 Adhere to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458, Regulating Flood Hazard Areas.
- PAP 17.3 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Riverside County Flood Control and Water Conservation District for review.

## Wildland Fire



**Fire Fact:**

Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds enhance the fire danger throughout Southern California.

Due to the vast amounts of undeveloped, sloping terrain and the presence of certain types of vegetation such as the oak woodlands and chaparral habitat, much of the Pass Area is subject to a high risk of fire hazards. The highest danger of wildfires can be found in the National Forest, in nearby rural areas, and along the urban edges. Methods to address this hazard include such techniques as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, use of low fuel landscaping, and careful application of fire retardant building techniques. In still other cases, safety-oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 12, Wildfire Susceptibility, to see the locations of the wildfire zones.

**Policies:**

- PAP 18.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.

## Seismic

The Pass is one of the most densely faulted areas in Riverside County, as can be seen on Figure 13, Seismic Hazards. Most of the faults are located in the steep slopes of the surrounding mountain ranges. The San Andreas and the San Jacinto fault zones are two of the most active fault systems in Southern California. The San Bernardino Mountain segment of the San Andreas fault, while not within the boundaries of this area plan, does have enormous influence on the seismic activity of the region. The Banning fault has a central segment that extends from Calimesa to Whitewater Canyon. Other smaller faults associated with the San Andreas fault system also have the potential for generating earthquakes that would result in strong ground shaking, and perhaps surface rupture, in the Pass Area.

The San Gorgonio fault zone consists of a series of faults dissipating from the mountain westward into the Cherry Valley vicinity. The San Jacinto fault zone, west of the Pass, is part of the San Andreas fault system. The two systems separate near the San Gabriel mountains where the San Jacinto fault extends southeastward toward the San Jacinto Mountains and the San Timoteo Badlands. Additional faults in the area include the Beaumont Plain fault zone, Pinto Mountain fault, and the Crafton Hills fault zone.

A further complication associated with fault activity is liquefaction, which can occur with groundshaking, and in areas where certain soil conditions and shallow groundwater levels exist. The valley between the San Bernardino and the San Jacinto Mountain ranges is prone to moderate liquefaction around Calimesa and westward north of San Timoteo Creek toward San Bernardino County. Structures built on soils that liquefy during a seismic event may sink, rupture, or even topple over as the soil loses its bearing strength during severe shaking.

**Policies:**

PAP 19.1 Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

**Slope**

San Gorgonio Pass is surrounded by severe slopes associated with the San Bernardino and San Jacinto mountain ranges. This spectacular terrain is an integral part of the character and atmosphere of the Pass, providing a visual backdrop and containing important habitat and recreational resources. Many of these areas require special development standards and care to prevent erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to protect life and property while maintaining the special character of the Pass. Figure 14, Steep Slope, depicts areas of steep slopes in this Area Plan. Also refer to Figure 15, Slope Instability, for areas of possible landslide.

**Policies:**

PAP 20.1 Identify the ridgelines that provide a significant visual resource for the Pass through adherence to the Hillside Development and Slope section of the General Plan Land Use Element.

PAP 20.2 Protect life and property and maintain the character of the Pass through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the Slope and Instability Hazards section of the General Plan Safety Element the Environmentally Sensitive Lands section of the Multipurpose Open Space Element and the policies found within the Rural Mountainous and Open Space land use designations of the Land Use Element.



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as “sand boils, sand blows” or “sand volcanoes.” Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

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## **Table of Contents**

This document serves as the Supplemental Response to Comments and Complete Errata for GPA No. 1122, EIR No. 548, CZ No. 7902, and Ordinance No. 348.4840. This document, along with Draft EIR No. 548 and Draft Final EIR No. 548, serves as the proposed Final EIR for the project. The comments addressed in this Supplemental Response to Comments document were submitted as written and spoken testimony during the Planning Commission public hearing process. The Planning Commission hearing was held on August 3, 2016.

Section 1: Introduction

Section 2: Written Comments and Responses

Section 3: Oral Comments and Responses

Section 4: Complete Errata

## **Section 1: Introduction**

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## Introduction

The County of Riverside has prepared the General Plan 5<sup>th</sup> Cycle Housing Update that consist of a number of components. These components include General Plan Amendment No. 1122, Ordinance No. 348.4840, Change of Zone No. 7902, and Environmental Impact Report No. 548 (project).

The Planning Commission held the first Public Hearing for the project on August 3, 2016 at the City of Perris Council Chambers. During the Public Hearing process, written and oral testimony was presented to the Planning Commission. County staff has compiled responses to the submitted written and oral comments.

The following document presents the abovementioned written and oral comments received during the Planning Commission Public Hearings. Oral comments were received from Hearing attendees, while written comments were received from interested individuals and organizations. Public testimony received during the Planning Commission Hearing and their respective responses are included in the following document. Further, the document ends with Supplemental Errata that has been implemented as a result of public testimony and further staff research during the hearing process.

The document sections include:

- Section 1: Introduction
- Section 2: Written Comments and Responses
- Section 3: Oral Comments and Responses
- Section 4: Supplemental Errata

The Section 4 Complete Errata is included for any changes that were made to the project as a result of comments received during the Public Hearing process. The changes to project do not affect the overall policies and conclusions of GPA No. 1122 (or the environmental analysis provided in EIR No. 548), and instead represent changes to the General Plan that provide clarification, amplification and/or “insignificant modifications” as needed as a result of public comments on the General Plan.

The above noted clarifications and corrections do not warrant recirculation of EIR No. 548 pursuant to CEQA Guidelines §15088.5. As set forth in Section 5, none of the Errata to the General Plan or EIR reflect a new significant environmental impact, a “substantial increase” in the severity of an environmental impact for which mitigation is not proposed, or a new feasible alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted, nor do the Errata reflect a “fundamentally flawed” or “conclusory” EIR.

In order to clearly display all of the changes that have been made during the Housing Element update process, the document text has been formatted to show changes made in each step of the process. This includes:

- Black Text: General Plan text prior to GPA No. 1122 is noted in black text.

Riverside County Planning Commission Hearings  
5<sup>th</sup> Cycle Housing Element Update

- Red Text: Textual changes proposed as part of prior to the release of the Draft EIR in April 2016 are noted in red text.
- Green Text: Textual changes made to the documents after the completion of the draft EIR 45-day public review period are noted in green text.
- Orange Text: Textual changes made to the documents during the Planning Commission hearing process are noted in orange text.

The color coding of the edits allows the reader to distinguish more clearly between the original General Plan text, and proposed changes to the project as it is taken through the hearing process. Added or modified text is shown by italicizing (*example*) while deleted text is shown by striking (~~example~~).

The revisions incorporated into the project as a result of the Planning Commission Public Hearing are described in Section 4 of this document.

Refer to Table 1, *Riverside County Planning Commission Comment and Response Matrix*, for a summary of all comments received during the public hearing process as well as staff's response.

Planning Commission Public Comments and Responses Matrix, October 5, 2016

District	Comment Number	Commenter	Comments	Response
<u>Countywide</u>				
All	5	Endangered Habitats League	<ul style="list-style-type: none"> <li>• Mr. Silver stated that cities should be accommodating the bulk of the RHNA due to proximity of infrastructure but recognizes the need for housing for all incomes within the County.</li> <li>• Mr. Silver noted three questions related to the Housing Element update:               <ol style="list-style-type: none"> <li>1. Will the proposed MUA/HHDR units be built out/how will market force and/or financial incentives dictate development?</li> <li>2. Do the locations represent good planning/are units close to infrastructure/will developments be walkable/provide activities, jobs and services?</li> <li>3. Would the proposal reduce VMT/how does the project relate to the CAP?</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>• All cities within the County are required to accommodate additional units through their respective RHNA. SCAG develops a RHNA for counties and cities throughout southern California. Each City within the County also must accommodate additional housing units to meet their RHNA.</li> <li>• County staff has reviewed the submitted questions and has provided the following responses:               <ol style="list-style-type: none"> <li>1. The units accommodated by the new HHDR/MUA zones will be developed as market forces dictate. It is anticipated that units will be developed within the proposed neighborhoods over an extended period of time. The updated Housing Element does allow projects to qualify for various grant-based funding mechanisms that may help accommodate future growth.</li> <li>2. The proposed neighborhood sites were chosen through an exhaustive process that evaluated sites based on a number of criteria, including the availability of local community-supportive facilities and services, availability of intra- and interregional transportation facilities, availability of supportive on-site and site-edge land use and environmental characteristics, availability of primary on-site infrastructure (roads, sewer, and water), and flexibility in individual site development options. While not all sites contain all of these features, the County selected sites that contain as many of these features as possible while spreading development throughout the county to provide potential future housing options throughout Riverside County. For further information on</li> </ol> </li> </ul>

Planning Commission Public Comments and Responses Matrix, October 5, 2016

				<p>site selection, refer to page H-125 of the Housing Element.</p> <p>3. Refer to the response above. Staff developed sites based on a number of criteria, including proximity to transit locations. The proposed neighborhoods would provide additional density for development and mixed use development which does encourage trip reduction due to the proximity of services. For discussion regarding the traffic/transportation impacts of the proposed project, refer to Section 3.16 (Transportation/Traffic) of EIR No. 548. In regards to the CAP, the project furthers the goal transit-oriented development (See CAP Appendix E1, Implementation Measure IM-T3) and would encourage the development of housing and commercial uses that allow for a variety of transportation modes.</p> <ul style="list-style-type: none"> <li>• <u>Staff do not recommend any changes to the project as a result of this comment.</u></li> </ul>
ALL	7	Sierra Club San Geronio Chapter/San Bernardino Valley Audubon Society	<ul style="list-style-type: none"> <li>• The commenter noted a number of concerns related to the potential environmental impacts associated with the project, including the use of a mid-range population projection, GHG impacts, Air quality impacts, health risk impacts, the San Jacinto Wildlife Area/biological resources, farmland, leapfrog development/utility and service system extensions, and flooding.</li> </ul>	<ul style="list-style-type: none"> <li>• Staff has provided formal responses to comments in the Written Comments and Responses (Section 2) in this document. Further, a number of the comments were addressed Final EIR No. 548 Response to Comments document. Specific citations have been provided below.             <ol style="list-style-type: none"> <li>1. In regards to the use of a mid-range population projection method for the analysis within EIR No. 548, refer to FEIR No. 548 Response to Comments, Response 12.2.</li> <li>2. In regards to GHG mitigation measures and potential GHG impacts, refer to FEIR No. 548 Response to Comments, Response 12.10.</li> </ol> </li> </ul>

Planning Commission Public Comments and Responses Matrix, October 5, 2016

				<ol style="list-style-type: none"> <li>3. In regards to potential air quality impacts and health risks associated with mobile source pollutants, refer to FEIR No. 548 Response to Comments, Response 12.11.</li> <li>4. In regards to biological resources, and the San Jacinto Wildlife Area, refer to FEIR No. 548 Response to Comments, Responses 10.2 through 10.4, as well as Response 12.5 and 12.6.</li> <li>5. In Regards to potential impacts to farmland, refer to FEIR No. 548 Response to Comments, Response 12.10</li> <li>6. In regards to the location of proposed communities, and future service systems, refer to FEIR No. 548 Response to Comments, Response 18.13.</li> <li>7. In regards to Flooding and Dam Inundation, refer to FEIR No. 548 Response to Comments, Response 15.2.</li> </ol> <ul style="list-style-type: none"> <li>• <u>Staff do not recommend any changes to the project as a result of this comment.</u></li> </ul>
ALL	10	Joel Morse	<ul style="list-style-type: none"> <li>• Mr. Morse recommended minor changes to the zoning code text, as well as minor policy changes to the General Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Staff has reviewed the recommended changes to the zoning code, including further definition or private open space requirements and the removal of text related to neighborhood viability per Mr. Morse’s comments. Staff has included the recommended changes in the Supplemental Errata document attached to this report.</li> <li>• Staff has reviewed the recommended policy changes submitted by Mr. Morse related to MUA’s not developed for residential uses. Staff has included the recommended changes in the Supplemental Errata document attached to this report.</li> <li>• Staff has reviewed Mr. Morse’s comments regarding further definition of park credits. While these comments are noted, these would be best incorporated in a future planning effort due to the effort and research required.</li> </ul>



Planning Commission Public Comments and Responses Matrix, October 5, 2016

				<ul style="list-style-type: none"> <li>• <u>Staff recommends the incorporation of Mr. Morse’s comments as outlined above.</u></li> </ul>
ALL	11	Colorado River Indian Tribes	<ul style="list-style-type: none"> <li>• The Colorado River Indian Tribes did not have specific comments for the proposed project, and defer to other tribes in the County.</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Staff do not recommend any changes to the project as a result of this comment.</u></li> </ul>
ALL	N/A	Mariela Magana	<ul style="list-style-type: none"> <li>• Ms. Magana noted a number of concerns related to air quality, health impact, and environmental justice issues.</li> </ul>	<ul style="list-style-type: none"> <li>• Staff reviewed Ms. Magana’s testimony, and have provided a formal response in the Oral Comments section of this document.</li> <li>• <u>Staff do not recommend any changes to the project as a result of this comment.</u></li> </ul>
ALL	N/A	Michelle Hasson	<ul style="list-style-type: none"> <li>• Ms. Hasson noted concerns related to Ozone, and other potential air quality issues.</li> </ul>	<ul style="list-style-type: none"> <li>• Staff reviewed Ms. Hasson’s testimony, and have provided a formal response in the Oral Comments section of this document.</li> <li>• <u>Staff do not recommend any changes to the project as a result of this comment.</u></li> </ul>
ALL	N/A	Josh Bougeois	<ul style="list-style-type: none"> <li>• Mr. Bougeois reiterated concerns with the EIR and Housing Element Update, as stated in his Final EIR Comment Letter.</li> </ul>	<ul style="list-style-type: none"> <li>• Staff reviewed Mr. Bougeois’ testimony, and have provided a formal response in the Oral Comments section of this document. Staff also provided formal comments included as Response to Comments, Response 13 of the Final EIR.</li> <li>• <u>Staff do not recommend any changes to the project as a result of this comment.</u></li> </ul>
ALL	N/A	C. Deitemeyer	<ul style="list-style-type: none"> <li>• Ms. Deitemeyer filled out a speaker card as opposed to the project, but declined to speak.</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Staff do not recommend any changes to the project as a result of this comment.</u></li> </ul>
ALL	N/A	Theodore Gaines	<ul style="list-style-type: none"> <li>• Mr. Gaines declined his opportunity to provide comment on the proposed project.</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Staff do not recommend any changes to the project as a result of this comment.</u></li> </ul>
<b><u>District 1</u></b>				

Planning Commission Public Comments and Responses Matrix, October 5, 2016

1	8	Janlee Watson	<ul style="list-style-type: none"> <li>Ms. Watson noted questions regarding the Lee Lake Neighborhoods included in the project, and when they were added into the project.</li> </ul>	<ul style="list-style-type: none"> <li>The Lee Lake Neighborhoods were included in the original proposed neighborhoods that were presented during the 2015 community workshops. The neighborhoods were illustrated online on the County Planning Department website.</li> <li><u>Staff has reviewed Temescal Valley residents' concerns related to the proposed Lee Lake Communities, and proposes redesignation of a portion of the Lee Lake Community as MUA as opposed to HHDR as included in the Project currently. These changes have been included in the Post Production Land Use Designation Change attachment to the Staff Report.</u></li> </ul>
1	4	Emanuel Lin	<ul style="list-style-type: none"> <li>Mr. Lin noted support for the proposed project, and requested further information regarding the potential future uses that could be located on his property that is located along Belamo Ln in the Mead Valley Area Plan.</li> </ul>	<ul style="list-style-type: none"> <li><b>CONTEXT:</b> Mr. Lin owns a 10-acre parcel (APN: 326-250-011) located in the Mead Valley Area Plan. Under the propose Project, the site would be redesignated from an MDR LUD to an MUA Land use designation.</li> <li>County staff provided resources to Mr. Lin regarding future uses that would be allowable in the MUA zone, and directed Mr. Lin to the appropriate resources for his remaining questions that were outside of the scope of the project.</li> <li><u>Staff do no recommend any changes to the project as a result of this comment.</u></li> </ul>
1	N/A	Jerry Sincich	<ul style="list-style-type: none"> <li>Mr. Sincich noted a number of concerns related to potential hazards within the Lee Lake Community, and the potential development of solely HHDR development.</li> </ul>	<ul style="list-style-type: none"> <li>Staff have noted Mr. Sincich's concerns, and have addressed his concerns related to hazards in the Oral Comments section of this document.</li> <li><u>Staff has reviewed Temescal Valley residents' concerns related to the proposed Lee Lake Communities, and proposes redesignation of a portion of the Lee Lake Community as MUA as opposed to HHDR as included in the Project currently. These changes have been included in the Post Production Land Use Designation Change attachment to the Staff Report.</u></li> </ul>
<b>District 2</b>				

Planning Commission Public Comments and Responses Matrix, October 5, 2016

2	6	Mission Pacific Land Company	<ul style="list-style-type: none"> <li>The Mission Pacific Land Company noted opposition to the proposed project due to a tentative tract map (TTM 29315, Approved in 2004) that consists of 96 acres of MDR development located in the proposed Lakeview Nuevo Area Plan Lakeview Town Center.</li> </ul>	<ul style="list-style-type: none"> <li><b>CONTEXT:</b> The Lakeview Town Center consists of seven neighborhoods, of which neighborhoods 1-4 contain/are adjacent to the existing 96 acres within TTM 29315. TTM 29315 proposed development consistent with the MDR land use designation, and does not include proposed HHDR development as included in the MUA (25% HHDR requirement).</li> <li>The concerns noted by the Mission Pacific Land Company will be presented to the Planning Commission for consideration. It should be noted that the project does allow for the development of the majority of the approved TTM, and would allow for increased density development on a portion of the site.</li> <li>Staff recommends the removal of the TTM 29315 from the proposed project. This change is included in the post production land use change table, appended to the October 5, 2016 staff report.</li> </ul>
2	9	Highgrove Property Owner, LLC	<ul style="list-style-type: none"> <li>The Highgrove Property Owner, LLC noted objection to the proposed project due to a tentative tract map (TTM 28957) located in Neighborhood 1 of the High Grove Town Center.</li> </ul>	<ul style="list-style-type: none"> <li>The noted property has been reviewed by staff.</li> <li>Staff recommends the removal of the TTM 28957 property from the proposed project. Staff, upon reviewing TTM 28957, also recommends the removal of TTM 36668, which is also located in neighborhood 1 of the High Grove Town Center. This change is included in the post production land use change table, appended to the October 5, 2016 staff report.</li> </ul>
<b>District 3</b>				
3	1	Ray Borel	<ul style="list-style-type: none"> <li>Mr. Borel noted concerns and requested further information regarding the redesignation of a portion of his parcel located in the Southwest Area Plan, at the intersection of Borel Rd. and Allen Rd.</li> </ul>	<ul style="list-style-type: none"> <li><b>CONTEXT:</b> Mr. Borel's parcel, which is approximately 109 acres, located in Neighborhood 2 of the French Valley Airport (Refer to EIR Exhibit 4.6-1). The existing LUD on the site is MDR, under the proposed project an 8.92 acre portion of the site would be designated as MUA, with the remaining 100 acres remaining as MDR.</li> </ul>

Planning Commission Public Comments and Responses Matrix, October 5, 2016

			<ul style="list-style-type: none"> <li>• During public testimony, Mr. Borel noted that his property is subject to an agricultural preserve, which may conflict with the proposed project.</li> </ul>	<ul style="list-style-type: none"> <li>• Staff responded to Mr. Borel, outlining the rationale for the proposed LUD on his parcel, and why his parcel was not completed redesignated (Refer to email response from Bill Gayk dated July 11, 2016). Generally, due to the size of the site is was not feasible to redesignate the site in its entirety, as such the MUA designation was use to provide a variety of development options that would work in conjunction with the existing MDR LUD.</li> <li>• <u>Staff reviewed Mr. Borel’s comments, and after consideration of his existing agricultural preserve recommend the removal of the French Valley Airport Vicinity Neighborhoods from the proposed project.</u></li> </ul>
3	2	Aeonard Borel	<ul style="list-style-type: none"> <li>• Mr. Borel noted concerns and requested further information regarding the Neighborhood 1 and Neighborhood 2 parcels at the intersection of Borel Rd. and Allen Rd.</li> <li>• Mr. Borel requested further information on the rationale for the acreages designated between the area plans, and why a larger acreage was not designated under the proposed project in the SWAP.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>CONTEXT:</b> See Ray Borel response above.</li> <li>• In regards to the proposed acreage of the Neighborhoods, in comparison to proposed neighborhoods in other area plans, due to the location of the site and the surrounding development, staff felt that a small MUA site best fit the community need and is well suited to the surrounding infrastructure in the community. Small site have been included in a number of areas outside of Southwest Area Plan, including the Elsinore and Mead Valley Area Plans.</li> </ul> <p>In the event that the Borel family would like to expand the MUA in the future, a General Plan amendment could be completed to change land use designation on the remainder of the parcel.</p> <ul style="list-style-type: none"> <li>• <u>Staff reviewed Mr. Borel’s comments, and after consideration of his existing agricultural preserve recommend the removal of the French Valley Airport Vicinity Neighborhoods from the proposed project.</u></li> </ul>

Planning Commission Public Comments and Responses Matrix, October 5, 2016

3	3	Annie Borel	<ul style="list-style-type: none"> <li>Ms. Borel requested a map denoting the changes associated with the proposed Project for the property located at intersection of Borel Rd. and Allen Rd.</li> </ul>	<ul style="list-style-type: none"> <li><b>CONTEXT:</b> See Ray Borel response above.</li> <li>Staff provided the requested map to Ms. Borel on July 18, 2016.</li> <li><u>Staff reviewed Ms. Borel's comments, and after consideration of his existing agricultural preserve recommend the removal of the French Valley Airport Vicinity Neighborhoods from the proposed project.</u></li> </ul>
3	N/A	Greg Cowdery	<ul style="list-style-type: none"> <li>Mr. Cowdery noted that he is neutral on the proposed project, and that he supports moving the project through the approval process so that projects are eligible for future grant funding.</li> </ul>	<ul style="list-style-type: none"> <li><u>Staff do not recommend any changes to the project as a result of this comment.</u></li> </ul>
3	N/A	Joy Bedrose	<ul style="list-style-type: none"> <li>Ms. Bedrose requested a number of clarifications in regards to the implementation of the proposed project and the entitlement process for future developments</li> </ul>	<ul style="list-style-type: none"> <li>Staff have reviewed Ms. Bedrose's comments, and have provided a formal response to her comments in the Oral Comments section of this document.</li> <li><u>Staff do not recommend any changes to the project as a result of this comment.</u></li> </ul>
3	N/A	Angela Little	<ul style="list-style-type: none"> <li>Ms. Little noted concerns related to infrastructure to serve the proposed project.</li> </ul>	<ul style="list-style-type: none"> <li><u>Staff do not recommend any changes to the project as a result of this comment.</u></li> </ul>
3	N/A	Trip Hord	<ul style="list-style-type: none"> <li>Mr. Hord noted that a number of parcels, located in the Lakeview Nuevo Area Plan are slated to be put into MSHCP conservation.</li> </ul>	<ul style="list-style-type: none"> <li><u>After review of Mr. Hord's comments, staff has identified MSHCP lands within the project, and recommend excluding those parcels (outlined in the Staff Report Post Production Land Use Designation Changes) from the project.</u></li> </ul>

*Planning Commission Public Comments and Responses Matrix, October 5, 2016*

3	N/A	Norm Gritton	<ul style="list-style-type: none"><li>• Mr. Gritton noted concerns regarding split land use designations along Highway 74 in Nuevo.</li></ul>	<ul style="list-style-type: none"><li>• County Staff indicated that the proposed General Plan incorporates split designations as the County limited themselves to areas which were already proposed for higher intensity development; however, the parcels are entirely within the Community Development Foundation Component, and as such can apply for a new Land Use Designation outside of the 8-year Foundation Component Cycle.</li></ul>
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## **Section 2: Written Comments and Responses**

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## Written Comments and Responses

Since the completion of the Draft EIR Public Review Process, the County received a number of written comment letters from local residents and organizations. This section of the document addresses the written comments submitted on the proposed project. For oral testimony related to the project Planning Commission hearing held on August 3, 2016, refer to Section 3 (Public Testimony) of this document to review comments made during the public hearing and the staff response.

The following parties submitted comments on the proposed project in response to the Public Hearing notice:

<u>Comment Letter</u>	<u>Commenter</u>
PC 1	Annie Borel
PC 2	Aeonard Borel
PC 3	Alexander Ray Borel
PC 4	Emanuel Lin
PC 5	Endangered Habitats League
PC 6	Mission Pacific Land Company
PC 7	Sierra Club San Gorgonio Chapter/San Bernardino Valley Audubon Society
PC 8	Janlee Watson
PC 9	Highgrove Property Owner, LLC
PC 10	Joel Morse (T & B Planning)
PC 11	Colorado River Indian Tribes

*Note: Only speakers who did not submit a comment letter are addressed in the public testimony section (Section 3 of this document). All speakers who gave spoken testimony and also submitted a commenter letter have been addressed in this section of the document.*

### **Response to Comment Letter PC 1: Ray Borel**

The commenter indicated a number of questions regarding the proposed neighborhood located on his property in the Southwest Area Plan. His property, along with his family's property, consists of 109 acres located in the French Valley Airport Vicinity (See EIR Exhibit 4.6-1), which contains both Neighborhood 1 and Neighborhood 2 of the French Valley Airport Vicinity.

Mr. Borel indicated during the August 3, 2016 Planning Commission hearing that his property was subject to an Agricultural Preserve agreement, and as such the proposed project would conflict with the existing agreement.

County staff reviewed Mr. Borel's comments in regards to his property, and due to the existing Agricultural Preserve on his property have recommended the removal of his property from the project. The removal of Mr. Borel's property has been included in the Planning Commission Staff Report, Post Production Land Use Change Table. This comment does not identify any specific concern with the adequacy of EIR No. 548 or any environmental issues. Removing the property from the project would not result in a new significant environmental impact and would not alter any of the impact determinations within the EIR. No further response is necessary.

**Minegar, Peter**

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**From:** Gayk, Bill <BGAYK@rctlma.org>  
**Sent:** Thursday, July 21, 2016 11:33 AM  
**To:** 'ray borel'  
**Cc:** Lovelady, Kristi; Nanthavongdouangsy, Phayvanh; Jolliffe, Jerry  
**Subject:** RE: My property Leon and Allen roads (response 4)

Mr. Borel,

It is not uncommon for a parcel to have two or more land use designation/zoning. As proposed, part of the 109 acre parcel would be MUA and the remaining portion of the parcel would still be MDR (2 to 5du/Ac). Bill Gayk

-----Original Message-----

From: ray borel [mailto:rayborel69@yahoo.com]  
Sent: Wednesday, July 20, 2016 5:34 AM  
To: Gayk, Bill  
Subject: Re: My property Leon and Allen roads

Good morning Mr. Gayk

I am in recipe of public hearing notice for GPA 1122 and ZC 7902 It says you are revising portions of several GPs through out the county.....some of these portions are very large in acre size. Our property is part of the Southwest GP put together in 1989. The notice says "Amendment"

There by you are not changing the GP in total. In conclusion don't you believe the balance of the 109 acres would still have the same designation (2 to 5du/Ac) as set in the Southwest GP or do you think it would have be challenged in court?

Sent from my iPhone

> On Jul 18, 2016, at 1:17 PM, ray borel <rayborel69@yahoo.com> wrote:

>

> Hello Mr. Gayk

> Please send me the date, time and address of the planning commission

> meeting concerning this property for new GP thank you Ray Borel Sent

> from my iPhone

>

>> On Jul 11, 2016, at 9:12 PM, Gayk, Bill <BGAYK@rctlma.org> wrote:

>>

>> Mr. Borel,

>> Below is a general explanation of the L shaped parcel and the use of the remaining land that my colleague provided.

I will discuss your desire to exclude your family's property from this General Plan Amended and Zone change with my supervisor later. I will keep you posted.

>> Bill Gayk

>>

>> The French Valley/Borel site, Neighborhood 2, is sited in a very large parcel - too large, we surmised, for even a MUA w/HHDR in this area. So, we selected a small portion of it, bounded on the south by the edge of the Tualota Creek floodplain (we could have included the floodplain area, but development options would have been very limited), and on the east by a line co-linear with the centerline of Applegate Road to the north of Allen. Why? - because if there is a N-S street in the vicinity in the future, anywhere near Applegate (but not necessarily, of course), it'd probably need to line up w/Applegate, thereby providing both traffic access to the eastern side of the MUA, plus a buffer opportunity for whatever development (MDR?) would occur east of that.

>> The non-parcel boundaried nature of Neighborhood 2 does not constrain a variety of development application formats. For example, they could apply for a plot plan for a variety of uses over part or parts of the parcel without filing a parcel map to split the parcel along the MUA boundary, or, they could file an MDR tract map over the remainder of the parcel, with some flexibility along its westerly edge, since the MUA would allow "mixed residential densities" - including a moderate amount of MDR in the MUA area, too. There are many potential opportunities that they should be aware of.

>> \_\_\_\_\_

>> From: ray borel [rayborel69@yahoo.com]

>> Sent: Friday, July 08, 2016 6:33 AM

>> To: Gayk, Bill

>> Subject: Re: My property Leon and Allen roads

>>

>> That sounds ok, when posing the question find out what the intended

>> use of the balance of the 109 acre parcel.....thanks Ray Borel

>>

>> Sent from my iPhone

>>

>>> On Jul 7, 2016, at 4:56 PM, Gayk, Bill <BGAYK@rctlma.org> wrote:

>>>

>>> Mr Borel,

>>> I don't have an answer immediately to your question regarding the L shaped parcel. I have asked a colleague who worked on identifying the sites throughout the county to provide an answer. When I hear back from him, I will contact you. It may not be until Monday.

>>> Bill Gayk

>>> \_\_\_\_\_

>>> From: ray borel [rayborel69@yahoo.com]

>>> Sent: Thursday, July 07, 2016 10:27 AM

>>> To: Gayk, Bill

>>> Subject: My property Leon and Allen roads

>>>

>>> Call me 951 452 2399. When you explain the county of riverside agenda we are (the Borels) are opposed.....you are not dealing with legal parcels!!!! What are you doing?

>>>

>>> Sent from my iPhone

**Minegar, Peter**

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**From:** Gayk, Bill <BGAYK@rctlma.org>  
**Sent:** Monday, July 18, 2016 2:08 PM  
**To:** 'Annie Borel'  
**Subject:** RE: My property Leon and Allen roads (response to Annie)  
**Attachments:** MUA\_FrenchValleyAirportGPLU.pdf

Ann Borel,  
Here is a copy of the map. Let me know if you have any questions.  
Bill

**From:** Annie Borel [mailto:vjillannie@gmail.com]  
**Sent:** Friday, July 15, 2016 9:48 AM  
**To:** Gayk, Bill  
**Subject:** Fwd: My property Leon and Allen roads

Hello Mr. Gayk

I am one of the owners of the "L" shaped properties. Could you please send a copy of the map denoting the planned changes.

Regards,

Ann Borel

----- Forwarded message -----  
From: "Annie Borel" <[vjillannie@aol.com](mailto:vjillannie@aol.com)>  
Date: Jul 15, 2016 9:36 AM  
Subject: Fwd: My property Leon and Allen roads  
To: <[Vjillannie@gmail.com](mailto:Vjillannie@gmail.com)>  
Cc:

Sent from AOL Mobile Mail

-----Original Message-----  
From: ray borel <[rayborel69@yahoo.com](mailto:rayborel69@yahoo.com)>  
To: Annie Borel <[vjillannie@aol.com](mailto:vjillannie@aol.com)>  
Sent: Tue, Jul 12, 2016 03:28 AM  
Subject: Fwd: My property Leon and Allen roads

Sent from my iPhone

Begin forwarded message:

**From:** "Gayk, Bill" <[BGAYK@rctlma.org](mailto:BGAYK@rctlma.org)>  
**Date:** July 11, 2016 at 9:12:03 PM PDT  
**To:** ray borel <[rayborel69@yahoo.com](mailto:rayborel69@yahoo.com)>  
**Subject:** RE: My property Leon and Allen roads

Mr. Borel,

Below is a general explanation of the L shaped parcel and the use of the remaining land that my colleague provided. I will discuss your desire to exclude your family's property from this General Plan Amended and Zone change with my supervisor later. I will keep you posted.  
Bill Gayk

The French Valley/Borel site, Neighborhood 2, is sited in a very large parcel - too large, we surmised, for even a MUA w/HHDR in this area. So, we selected a small portion of it, bounded on the south by the edge of the Tocalota Creek floodplain (we could have included the floodplain area, but development options would have been very limited), and on the east by a line co-linear with the centerline of Applegate Road to the north of Allen. Why? - because if there is a N-S street in the vicinity in the future, anywhere near Applegate (but not necessarily, of course), it'd probably need to line up w/Applegate, thereby providing both traffic access to the eastern side of the MUA, plus a buffer opportunity for whatever development (MDR?) would occur east of that. The non-parcel boundaried nature of Neighborhood 2 does not constrain a variety of development application formats. For example, they could apply for a plot plan for a variety of uses over part or parts of the parcel without filing a parcel map to split the parcel along the MUA boundary, or, they could file an MDR tract map over the remainder of the parcel, with some flexibility along its westerly edge, since the MUA would allow "mixed residential densities" - including a moderate amount of MDR in the MUA area, too. There are many potential opportunities that they should be aware of.

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From: ray borel [[rayborel69@yahoo.com](mailto:rayborel69@yahoo.com)]  
Sent: Friday, July 08, 2016 6:33 AM  
To: Gayk, Bill  
Subject: Re: My property Leon and Allen roads

That sounds ok, when posing the question find out what the intended use of the balance of the 109 acre parcel.....thanks Ray Borel

Sent from my iPhone

On Jul 7, 2016, at 4:56 PM, Gayk, Bill <[BGAYK@rctlma.org](mailto:BGAYK@rctlma.org)> wrote:

Mr Borel,

I don't have an answer immediately to your question regarding the L shaped parcel. I have asked a colleague who worked on identifying the sites throughout the county to provide an answer. When I hear back from him, I will contact you. It may not be until Monday.

Bill Gayk

---

From: ray borel [[rayborel69@yahoo.com](mailto:rayborel69@yahoo.com)]  
Sent: Thursday, July 07, 2016 10:27 AM

To: Gayk, Bill

Subject: My property Leon and Allen roads

Call me [951 452 2399](tel:9514522399). When you explain the county of riverside agenda we are (the Borels) are opposed.....you are not dealing with legal parcels!!!! What are you doing?

Sent from my iPhone

## **Response to Comment Letter PC 2: Annie Borel**

The commenter requested a map indicating the proposed changes on her property, which was provided by County staff via email. Further, the commenter attended the August 3, 2016 Planning Commission hearing and noted concerns regarding the land use proposed on her property, and potential future impacts associated with increased development proximal to her property. The commenter's property is located in the Southwest Area Plan. The commenter's property, along with her family's property, consists of 109 acres located in the French Valley Airport Vicinity (See EIR Exhibit 4.6-1), which contains both Neighborhood 1 and Neighborhood 2 of the French Valley Airport Vicinity.

As indicated in Response to Comment PC 1 (Ray Borel) of this document, due to comments submitted during the public testimony component of the Planning Commission hearing the commenter's property has been removed from the proposed project, and the parcels would retain their existing land use designation and zoning. For further information regarding the removal of the subject property, refer to Response to Comment PC 1 (Ray Borel) of this document. This comment does not identify any specific concern with the adequacy of EIR No. 548 or any environmental issues. Removing the property from the project would not result in a new significant environmental impact and would not alter any of the impact determinations within the EIR. No further response is necessary.



Minegar, Peter

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**From:** Aeonard Borel <aeonard@gmail.com>  
**Sent:** Tuesday, July 19, 2016 10:10 PM  
**To:** Gayk, Bill  
**Subject:** Property At Borel and Allen Roads

Greetings Mr. Gayk -

My name is Royal Borel - Yes, the third of the three property owners affected by the intended "L-shaped" 8.92 acres (Neighborhood 2) on the South and East sides of Ray & Brenda's 10.56 acres (Neighborhood 1) at the subject location.

I have a concern about the response you gave my brother Ray to his question about re-zoning the 'very large parcel' that contains Neighborhood 2. You have provided a reason for shaping the curve on the South side of the "L" because it was bounded on the south by the edge of the Tucalota Creek floodplain. This leads me to believe that the County currently has no intent to rezone any property in the floodplain of this Section anything other than OS-C or OS-R. If that is the case (I for one hope it is not), then my question is just how large is the remainder of the 'very large parcel' that it might be considered too large to rezone along with Neighborhood 2?

In support of rezoning the 'very large parcel', I also call to mind the Public Hearing Notice, that addressed rezoning at other Airport Land Use Compatibility Plans:

- 1,424 gross acres between March, Perris, French Valley, and Cochran airports
- 239 gross acres at Thermal
- 807 gross acres at Winchester
- 123 gross acres at Highgrove
- 148 gross acres at Mead Valley
- 131 gross acres at Good Hope
- 155 gross acres at Nuevo
- and **19.48 acres in French Valley?**

Considering that any one of these projects is larger than our **entire** 109 acre parcel, it all but demands a response to the question: Why ISN'T the County rezoning this 109 acres to MUA-HDR?

The comparable size of the French Valley project glaringly appears to be only a token response to the requirement!

I suspect that my siblings and the County would agree that re-zoning the entire parcel would make far better sense than doing non-parcel boundary overlays, implementing plans now as compared to later.

On an outside note, I would also be interested in knowing where and how much of the 1,424 gross acres listed in the first entry above are going to be at the French Valley Airport.

Thank you for hearing me out. Hope to hear your response soon -

Aeonard 'Royal' Borel

### **Response to Comment Letter PC 3: Aeonard Borel**

The commenter indicated a number of concerns and questions regarding the proposed neighborhood located on his property. The commenter's property is located in the Southwest Area Plan. The commenter's property, along with his family's property, consists of 109 acres located in the French Valley Airport Vicinity (See EIR Exhibit 4.6-1), which contains both Neighborhood 1 and Neighborhood 2 of the French Valley Airport Vicinity.

As indicated in Response to Comment PC 1 (Ray Borel) of this document, due to comments submitted during the public testimony component of the Planning Commission hearing, the commenter's property has been removed from the proposed project. For further information regarding the removal of the subject property, refer to Response to Comment PC 1 of this document. This comment does not identify any specific concern with the adequacy of EIR No. 548 or any environmental issues. Removing the property from the project would not result in a new significant environmental impact and would not alter any of the impact determinations within the EIR. No further response is necessary.

**Minegar, Peter**

**From:** Emanuel Lin <linemanuel@gmail.com>  
**Sent:** Thursday, July 21, 2016 1:15 PM  
**To:** Gayk, Bill  
**Subject:** My support to GPA1122 and CZ7902 re my APN 326-250-011 in Good Hope Neighborhood 1  
**Attachments:** p.13 MeadValleyAreaPlan in DEIR548, GoodHopeNeighborhood1 Map - BellamoNeitzelt7thStEllisAve.pdf; pm081\_078 T4S R4W §36, SE 7th St. & Hwy 74 (44' to Webster, Ruby Hardy) 1980-08-22.pdf; pm077\_053 1980-04-18 44' Bellamo Ln road easement from Veria Ct.tif

Dear Bill,

On July 18, 2016, I received the subject Notice of Public Hearing for August 3, 2016 on the proposed Project referenced above. It listed you as Project Manger with your email address.

I live in Houston, Texas and own a 10-acre APN 326-250-011 commonly addressed on the sale contractor as 23886 Bellamo Lane, Perris, CA 92570 when I bought it in 1979. It is located in Good Hope Neighborhood 1 as depicted on page 13 of Mead Valley Area Plan in DEIR548 - Housing Element. (See attached "p.13 ....")

Upon the receipt of subject Notice, I downloaded and studied the Mead Valley Area Plan in DEIR548. It has a lot to learn. But so far, it appears to propose the Highest Density Residential (HHDR) land use for the Good Hope Neighborhood 1 where my property resides. Am I correct generally speaking?

Would you kindly answer following questions to help me conduct further research?

Q1. Is it true the Project is proposing a Highest Density Residential (HHDR) land use for the Good Hope Neighborhood 1 where my property resides?

Q2. I would love to develop a mixed-use project on my 10 acres property with an electronic assembly plant producing something like iPhone on the ground floor and dormitory on the upper floors for the workers. Is it permissible if and when the proposed Project passes? I would like it to pass.

Q3. On the attached subject Neighborhood 1 site map, it has a side note "(MUA: 50% HHDR)". What does it mean? Does it mean I can only use 50% of my 10 acres for Mixed-Use?

Q4. On the attached subject Neighborhood 1 site map, it identifies my property with lot number "27". Where did you get this number 27?

Q5. The subject Good Hope Neighborhood 1 is bound by Bellamo Lane on the east that intersects Ellis Avenue on its southern boundary as shown in the attached site map. However, I only found lot 46 (Parcel Map No. 12,615 attached) and lot 19 (Parcel Map No. 12,427 attached) have such dedications to the Bellamo Lane. Will the proposed Project help the community to fully develop the entire Bellamo Lane from 7th Street on the north to Ellis Avenue on the south?

Q6. How did Riverside County recognize this undeveloped and unpaved dirt road as Bellamo Lane and used it to describe as subject Neighborhood 1's eastern boundary? Is it because Bellamo Lane has been a public street for decades? How come houses along Bellamo Lane get their addresses as Bellamo Lane even though continuous Bellamo Lane technically does not exist on a parcel map? Can you shed some light? Can you cite some California state regulations, such as Street and Highway Code, for me to study more? In short, when does a street become a named street in California before it is fully dedicated and developed?

I feel it will be good for the community for the proposed Project to move forward. I support it.

Sincerely yours  
S. Emanuel Lin

### **Response to Comment Letter PC 4: Emanuel Lin**

The commenter, who owns property within the Mead Valley Area Plan, indicated support for the proposed project. The commenter owns a 10-acre parcel (APN 326-250-011) that is located in Neighborhood 1 of the proposed Good Hope Community. Further, the commenter requested information regarding the implementation of future projects on his parcel, and potential uses that he would be able to develop on his parcel. Staff directed the commenter to the proper resources to address his questions and appreciates the commenters support for the proposed project. This comment does not identify any specific concern with the adequacy of EIR No. 548 or any environmental issues. No further response is necessary.

**Minegar, Peter**

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**From:** Nanthavongdouangsy, Phayvanh <PNANTHAV@rctlma.org>  
**Sent:** Monday, August 01, 2016 12:16 PM  
**To:** Minegar, Peter  
**Cc:** Gayk, Bill; Clack, Shellie; Jolliffe, Jerry; Weiss, Steven; Lovelady, Kristi  
**Subject:** FW: GPA 1122, Planning Commission, August 3, 2016, Item 4.1

Hi Peter,

Please include this letter in the memo to PC.

Thank you,  
Phayvanh

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**From:** Dan Silver [mailto:dsilverla@me.com]  
**Sent:** Monday, August 01, 2016 12:06 PM  
**To:** Stark, Mary  
**Cc:** Johnson, George; Perez, Juan; Weiss, Steven; Nanthavongdouangsy, Phayvanh; Clack, Shellie; North, Tiffany; Balderrama, Olivia; Field, John; Magee, Robert; Mike Gialdini; Hernandez, Steven  
**Subject:** GPA 1122, Planning Commission, August 3, 2016, Item 4.1

*VIA ELECTRONIC MAIL*

August 1, 2016

Planning Commission  
Riverside County  
ATTN: Mary Stark  
4080 Lemon St  
Riverside CA 2501

**RE: GENERAL PLAN AMENDMENT NO. 1122 (Agriculture Foundation and Entitlement/Policy), ORDINANCE NO. 348.4840, CHANGE OF ZONE NO. 7902, ENVIRONMENTAL IMPACT REPORT NO. 548, Planning Commission, August 3, 2016, Item 4.1**

Dear Chair and Members of the Commission:

Endangered Habitats League (EHL) wishes to pose basic questions for your consideration as you review GPA 1122 in detail. As you know, this GPA would bring the County into compliance with State law to meet its share of the Regional Housing Needs Assessment (RHNA). In EHL’s view, the various cities should take on a greater share of the RHNA, as infrastructure and services can almost always be better provided in these more urban locations. But granted that the County must provide these thousands of lower income and more affordable housing units, the proposed use of Mixed Use Areas with Highest Density Residential (MUA/HHDR) and Town Centers makes the most sense. However, please examine the following closely:

1) Will the MUA/HHDR units actually be built out, or will they remain “paper units”? To what extent will market forces work, and to what extent might financial incentives be needed?

2) Do the locations for MUA/HHDR and Town Centers represent good planning? Are they in locations that are served by transit now or are likely to be served in the future? Are the locations proximate to job centers, or will they simply perpetuate the long commutes and the regional jobs-housing imbalance? Will they provide walkability to schools and activity centers?

3) Would the MUA/HHDR units reduce vehicle miles traveled (VMT) compared to other scenarios or make the County's greenhouse gas emissions reduction requirements even harder to attain? What is the relationship between these new designations and the County's Climate Action Plan?

Locating MUA/HHDR in what have historically been low density, completely automobile dependent rural locations is problematic, and we urge your attention to the above considerations.

Thank you for your considering our views, and sincerely,

Dan Silver  
Executive Director

Dan Silver, Executive Director  
Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

213-804-2750  
[dsilverla@me.com](mailto:dsilverla@me.com)  
[www.ehleague.org](http://www.ehleague.org)

## **Response to Comment Letter PC 5: Endangered Habitats League**

The commenter noted a number of general questions related to the proposed project, for consideration by the Planning Commission. The commenter stated that the cities within the County should be required to provide housing to assist in meeting the County's RHNA. It should be noted that the cities within the County (and throughout the State) are required to meet a separate RHNA for their respective jurisdiction. As such, the County must also provide housing opportunities in addition to those provided within incorporated areas.

In regards to market forces and their impact on project implementation, market forces will control the development of future units. It is anticipated that units will be developed as proposed by the project; however, the rate at which these units are developed would be in response to market demands. The updated Housing Element would allow for projects to receive grant funding that could allow for some incentives for development.

In regards to the locations of the MUA/HHDR neighborhoods, as extensively explained in the Housing Element, the County undertook a lengthy site selection process in order to locate future development sites in areas that would best facilitate future development. This was done through the use of a set of site selection criteria (refer to Housing Element page H-125). These criteria included lands within the existing General Plan Community Development Foundation, the availability/proximity of local community-supportive facilities and services (existing or prospective future facilities), availability/proximity of intra- and interregional transportation facilities (existing or prospective future facilities), availability/proximity of supportive on-site and site-edge land use and environmental characteristics, availability/proximity of existing or prospective future primary on-site infrastructure (roads, sewer, and water), and flexibility in individual site development options. Further, the location of neighborhood sites considered proximity to multiple beneficial uses, including existing and future job centers, retail opportunities, and school facilities. While no one site contains all of these features, the County selected sites that contain as many of these features as possible while apportioning development throughout the County to provide greater potential future housing options for its citizens.

In regards to the MUA/HHDR units and future VMT, it is anticipated that the higher density and mixed use sites will allow for internal trip capture due to the proximity of some commercial and other non-residential uses. Further, sites have been located proximal to existing urban centers in order to allow for service uses in the vicinity of the proposed neighborhoods and facilitate and capitalize on future public transit options. The proposed project, and future implementing projects, would be subject to the requirements of the County's Climate Action Plan.

In regards to the location of sites in historically low density areas, refer to the response related to site selection above.

August 1, 2016

Mr. Bill Gayk  
County of Riverside  
TLMA Planning Department  
PO BOX 1409  
Riverside, CA 92502-1409  
[bgayk@rctlma.org](mailto:bgayk@rctlma.org)

**Subject: Proposed General Plan Amendment No. 1122, Change of Zone No. 1902, and Ordinance No. 348.4840**

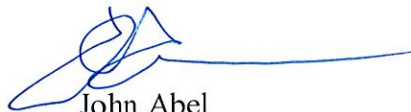
Mr. Gayk,

MPLC Lakeview Estates, LLC has received Notice of Public Hearing for Planning Commission meeting scheduled for August 3, 2016. The notice states the commission will hear proposed countywide land use changes per GPA No. 1122, CZ No. 1902, and Ord. No. 348.4840. MPLC Lakeview Estates, LLC owns property that is impacted by the referenced land use cases. Specifically, APN's: 308-140-005, 308-140-003, 308-150-005, 308-160-003 thru 009, 308-170-001 thru 019, 308-170-021, 308-170-022, 308-170-024, 308-180-002, 308-180-004 thru 016, 308-190-001 thru 012.

After reviewing the documents provided, we have concerns with the proposed land use changes. MPLC Lakeview Estates, LLC, an affiliate of Mission Pacific Land Company purchased the property based on the current MDR land use designation. The proposed change to MUA with 25% HHDR is not consistent with the approved Tentative Tract Map on the property (TTM 29315), and negatively impacts the development potential.

Based on the above, MPLC Lakeview Estates, LLC respectfully requests Planning to remove the subject parcels from the proposed land use change being heard on August 3, 2016 by the Planning Commission.

Sincerely,



John Abel  
MPLC Lakeview Estates, LLC



## **Response to Comment Letter PC 6: Mission Pacific Land Company**

The commenter noted opposition to the proposed project due to an existing tentative tract map (TTM 29315, Approved in 2004) that consists of 96 acres of MDR development located in the proposed Lakeview Nuevo Area Plan Lakeview Town Center. The proposed Lakeview Town Center consists of seven neighborhoods, of which neighborhoods 1-4 contain/are adjacent to the existing 96 acres within TTM 29315. The development proposed under TTM 29315 is consistent with the MDR land use designation, and does not propose HHDR development as included in the MUA (25% HHDR requirement).

County staff have reviewed the Mission Pacific Land Company tentative tract map, in conjunction with the proposed project, and recommend the removal of the tract from the proposed project. This has been noted in the Planning Commission Staff Report Post Production Land Use Change Request Table. This comment does not identify any specific concern with the adequacy of EIR No. 548 or any environmental issues. Removing the property from the project would not result in a new significant environmental impact and would not alter any of the impact determinations within the EIR. No further response is necessary.



**San Bernardino Valley  
Audubon Society**

Dear Riverside County Planning Commission:

August 1, 2016

Re: DEIR/FEIR No. 548 (Housing Element) and GPA No. 1122 and CZ No. 7902

This letter is submitted on behalf of the San Bernardino Valley Audubon Society (SBVAS) and the Sierra Club on the Riverside County Housing Element and DEIR/FEIR No. 548. The Sierra Club and the SBVAS finds it difficult to understand how with several good comment letters submitted, there is basically no acceptance of their constructive information. With a Housing Element (HE) for as many as “73,255 more housing units and 240,805 more people in the unincorporated County in comparison to build out of GPA 960” there will be significant impacts.(3.0-3) “The Riverside County General Plan Update Project No. 960 was approved after environmental impacts of the plan were evaluated in Environmental Impact Report No. 521 (State Clearinghouse #200904105). This previous analysis was considered in evaluating the impacts associated with the proposed project and is incorporated by reference.” (2.2-2)

The San Bernardino Valley Audubon Society (“SBVAS”) is a non-profit 501(c)(3) corporation and a local chapter of the National Audubon Society. In spite of its name, the chapter covers almost all of San Bernardino and Riverside counties. SBVAS has about 2000 members, with over a thousand of those living in Riverside County. SBVAS is an

educational and public interest environmental organization. Its mission is to help educate the public as to the importance of the natural environment, and to preserve habitat for birds and other wildlife. SBVAS and its members, while primarily interested in birds, are acutely aware that birds flourish only when an entire ecosystem is healthy and viable. They are therefore very concerned about the subject under discussion.

The Sierra Club is a national nonprofit organization of over 732,000 members dedicated to exploring, enjoying, and protecting the wild places of the earth; to practicing and promoting the responsible use of the earth's ecosystems and resources; to educating and enlisting humanity to protect and restore the quality of the natural and human environment; and to using all lawful means to carry out these objectives. Over 193,500 Sierra Club members reside in California and the San Geronio Chapter of the Sierra Club has 2,600 members that live in Riverside County

The GPA 960 EIR purported to analyze the impacts of its Plan assuming "mid-range" projections for population, dwelling units, and floor-area ratios, rather than analyzing the impacts associated with the scope of development actually authorized by the Plan. CEQA, however, requires lead agencies to analyze the impacts associated with the "whole of an action" and does not permit the lead agency to assume that some of the authorized development will not be built. CEQA Guidelines § 15378(a).

The GPA 960 RDEIR attempts to justify its failure to describe and analyze the entirety of the proposed Plan by stating that mid-range projections would be most representative of a reasonably foreseeable future build-out. The County has taken the "reasonably foreseeable" language from the definition of project under the CEQA Guidelines, but has misinterpreted its meaning. Under CEQA, a project means "*the whole of an action*", which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable

indirect physical change in the environment . . . .” CEQA Guidelines § 15378(a). “Reasonably foreseeable” describes the likelihood of indirect impacts; it does not suggest that an EIR need only evaluate the “reasonably foreseeable” aspects of a project. Here, the whole of the action is the level of development permitted under the General Plan.

The response to Sierra Club’s Draft EIR comments concerning mid-range doesn’t resolve the concerns we raise. Simply saying that the EIR provides substantial support as does the General Plan Appendix E-1 to justify the mid-range use fails, as stated in our last letter, to provide convincing information. As you acknowledge the GPA 960 and the Climate Action Plan are “under litigation”. The Sierra Club believe it would be wise to wait for the outcome before proceeding with the HE. As is mentioned above, much of this plan relies on “previous analysis” of the approval of GPA 960. Current land use patterns as well as those in GPA 960 and this HE undercut the County’s ability to reduce its greenhouse gas emissions so that it can help avoid the catastrophic effects of climate change or, as the Sierra Club says, Climate Disruption. In our opinion this makes all of your cumulative, direct, and indirect as well as growth inducing impacts required by CEQA inaccurate and misleading to the public and decision makers.

Section 3.7 of the Draft EIR on Greenhouse Gas (GHG) emissions concludes with Mitigation Measures and the words “None feasible” (3.0-94) Table 3.7-2 lists potential statewide impacts, but the document fails to address specific impacts to Riverside County. The HE environmental documents need to address GHG impacts in our County to public health, water resources, floods and droughts as well as forests and landscapes. What mitigation measures can be implemented to reduce these impacts also needs to be included?

Directing growth to urban areas would have many benefits, including reductions in energy consumption, road and infrastructure costs, vehicle miles traveled, air pollution, and greenhouse gas emissions. It would also protect the County's farmland, open space, plant and

wildlife habitat, and water quality and quantity. This document and those with GPA 960 on which this one relies fail to fully address the impacts of climate change on water supply or to adequately analyze how the County will meet water demands of future residents in times of prolonged drought. The Sierra Club and SBVAS believes that the GPA 960 EIR sidesteps this issue as well as increased water demand of new residents by citing unpredictability and uncertainty of future water supply. Therefore the HE EIR must analyze and answer the above concerns on water or it will violate CEQA.

There is no scientific or factual basis supporting this EIR or GPA 960 EIR's assertion that new development that is merely 25 percent below "business-as-usual" will not interfere with California's near term emission objectives. The HE's environmental documents reliance on those of GPA 960's makes them flawed. The HE document also relies on the County's recently approved Climate Action Plan (CAP) that "has a process to incorporate ranked GHG-reducing Implementation Measures (IM)" (2.2-22) The CAP's EIR and therefore this EIR mistakenly assumes — without substantial evidence and with limited enforcement mechanisms — that a series of IM's for new development outlined in the CAP will result in significant GHG emission reduction. "The emission reduction program contained in the CAP were developed to comply with the requirements of AB 32 and achieve the goals of AB 32 Scoping Plan." (2.3-22) This shows that the HE EIR is relying on the flawed CAP which is currently in litigation. The Sierra Club and SBVAS again recommends that the County waits until this litigation is resolved before approving the HE.

The County in this EIR and GPA 960 EIR failed to explain to the public and decision-makers how the air pollution resulting from both plans will adversely impact human health — especially the young and elderly. While both EIR's acknowledge such effects will be significant and unavoidable, they fail to disclose the actual public health consequences in Riverside County other than the generic information in table 3.3-1. While there are methodologies to perform this analysis

in the project area, the County's refusal to analyze these impacts to health violates CEQA. The HE puts too many people near freeways and major roads as well as railroad tracks. It is widely acknowledged that living within 1,500 feet of such transportation corridors impacts people's health and that is why the Los Angeles Department of Public Health recommends that schools, housing and other sensitive land uses adhere to best-practices mitigations like proper air filtration systems when this occurs. Unless you can make sure those living in these units stay inside all the time and can afford the necessary filters, then it would be better not to site these uses within 1,500 feet of transportation corridors. The Housing Element would allow a considerable amount of residential development adjacent to freeways, highways, and railroad tracks at the following locations:

- SR 111 and the railroad tracks in North Shore Town Center. Housing Element .
- SR 79 in Winchester Town Center..
- Ramona Expressway/Mid County Parkway in Lakeview Town Center.
- Highway 74 in Good Hope Community. .
- Cajalco Road in Mead Valley Town Center.
- I-10 within the Desert Edge, Southeast Desert Hot Springs Communities.
- I-10 and railroad tracks within the I-10/Haugen Lehmann Ave. Community.

While their EIR's do state the traffic induced by the HE and GPA 960 Plans will emit toxic air contaminants, diesel particulate matter and particulate matter, they provide no study of the Plans' impacts to public health and no mitigations for these effects. The County continues to approve too many logistic centers/warehouses with their many toxic

diesel trucks, but fails to even acknowledge in the HE's EIR that these trucks are accountable for any of our PM10 and PM 2.5 pollution. (table 3.3-1) Because you do not acknowledge this, you do not offer any mitigation. The County could require only 2010 or newer trucks and only Tier IV or better off road construction equipment and electric fork lifts/hostlers for warehouses in Riverside County. The County could also begin implementing the California Freight Action Plan which is available at the following link: <http://www.casustainablefreight.org/> .

Riverside County has portions of three air basins and each contains pollution standards that are hazardous to human health. The HE EIR acknowledges this, but fails to offer significant mitigations. Those living in the northwest section of the County are exposed to toxic air contaminants that create additional inhalation cancer risks of greater than 250 persons per million and many more hospitalizations as well as lost days of work. In the Salton Sea Basin there is no mention of the toxic dust that will result from the Salton Sea continuing to decrease in size for lack of water or the smell which I can sometimes detect in western Riverside County. Both are a concern to the SCAQMD and need to be thoroughly discussed in the HE environmental documents. The Mojave Desert Air Basin is also in nonattainment for ozone, PM10 and PM2.5 Directing growth towards urban areas would have many benefits, including reduction in energy consumption, road and infrastructure costs, vehicle miles traveled, air pollution, and greenhouse gas emissions. It would also protect open space, farmlands, and wildlife habitat, and water quality and quantity. The County continues with the HE to promote sprawl and lose the opportunity to promote sustainability. In 2014 Smart Growth America designated the Riverside area the fourth worst metropolitan area for sprawling land use development, based on the County's lack of density, lack of connectivity, and high separation of land uses. The Sierra Club and the SBVAS urges the County to develop a land use

alternative that places HHDR/MUA's where they reduce environmental impacts and promote sustainability. We hope the County will realize the importance of actually putting these HHDR/MUA's much closer to urban areas instead of saying we put them where they are after thorough review and study.

The HHDR/MUA neighborhoods in eastern Coachella Valley and the Lakeview/Nuevo area are leapfrog development and need to be put much closer to urban areas where public services are much easier to access. People in these units need easy access to libraries, health services, educational and recreational opportunities, public transportation and jobs. How will the County reimburse cities that will have to provide many of these services to those who are not their residents — if they are able to reach the cities? In eastern Coachella Valley how will you make sure there are services available for both water and wastewater as well as other public services? The Lakeview/Nuevo area is subject to significant flooding and dam inundation. The response to our DEIR comments on this does not do justice to our serious concern and don't solve a worse case scenario as required by CEQA. As this letter is being written there is flooding beyond the 100 year event taking place throughout much of the United States. When you have that type of flooding combined with the collapse of the Lake Perris Dam and/or the Hemet Dam what will happen to this area that you are recommending 1,000's of families should live as part of the HE?

The Lakeview/Nuevo area is being placed where it will also be growth inducing and impact the biological resources of the San Jacinto Wildlife Area (SJWA). The Western Riverside County Multiple Species Habitat Conservation Plan relies on the SJWA and the adjacent Lake Perris as a Core Reserve. They also are major lands for the Stephens' Kangaroo Rat Habitat Conservation Plan. The Audubon Society has



made the SJWA and its surrounding lands an Important Birding Area (IBA) as shown in the following link:

[http://media.wix.com/ugd/09ca00\\_728292545f674c7b8b52209faafbf723.pdf](http://media.wix.com/ugd/09ca00_728292545f674c7b8b52209faafbf723.pdf) .

The HE and GPA 960 environmental documents do not adequately disclose and analyze each Plan's impacts to biological resources. Both Plans minimize and disregard the impacts to sensitive species and habitats from anticipated new development. In violation of CEQA the EIR's rely on the Western Riverside County Multiple Species Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan mitigation measures, despite the uncertainty and potential ineffectiveness of many of those measures.

Housing for those with very low income can be a percentage of regular apartment units for a designated number of years. Why hasn't the County provided this much needed housing by using this method? There are many positive benefits in providing low income housing by doing this. The Final EIR needs to show how many units over the life of the Housing Element could be provided in this manner.

While the County tries to convince people that it is a model for concentrated growth and reduced sprawl in order to protect its diverse environmental resources and rural, agricultural, and open spaces, the GPA 960 and this HE are far from achieving these sustainable goals. They both facilitate the conversion of rural, semi-rural, agricultural, and vacant lands to the detriment of environmental resources.

Between 2008 and 2013 Riverside County lost 23,000 acres of cultivated farmland. These lands also provided significant open space resources and habitat for many biological species. The EIR's analysis of agricultural resources impacts are deficient as were those in GPA

960. The EIR doesn't even address the growth inducing impacts caused by Lakeview/Nuevo HHDR/MUA and what will happen to those agricultural lands in the area. Draft EIR 548 also needs to address the Villages of Lakeview (VOL) with its 8,900 units. It is on the Planning Department's website and was last updated on 7-19-2016. With the VOL Draft EIR coming out before the end of the year, it would be very easy to factor in the additional units and include them with cumulative impacts. The same is true with Paradise Valley, which is also on the Planning Departments website. Its NOP has already been circulated and its Draft EIR is expected to be out one year from now. Its 8,500 units is also a reasonably foreseeable project which needs to be included in your list of projects and units, or your Final EIR will be inadequate. While there has been no Draft EIR review of these two massive projects, they will almost assuredly result in many of the same impacts as the General Plan Update (GPU) and the proposed HE. The County's failure to analyze the cumulative environmental effects of both of these planned developments, together with the HE and the GPU, is an egregious CEQA violation. CEQA guidelines 15355.

As the cornerstone of the CEQA process, the EIR must disclose and analyze a project's potentially significant environmental impacts. In addition, the EIR also must inform decision-makers and the public of feasible mitigation measures and alternative project designs or elements that would lessen or avoid the project's significant adverse environmental impacts. The HE's DEIR 548, environmental documents and errata fail to adequately disclose, analyze, or mitigate the Plan's significant impacts on the environment, including but not limited to the Plan's direct, indirect, and cumulative impacts on biological resources, air quality, public health, climate change, agriculture, and water. The HE's reliance on GPA 960 and the CAP previous approvals make its environmental documents inadequate. Our decision makers would be wise to wait until the litigation on these

documents is settled before approving the Housing Element. The Sierra Club incorporates by reference our NOP and Draft EIR comments on Riverside County's Housing Element.

Please keep the Sierra Club and the SBVAS informed of all future meetings and documents related to Riverside County's Housing Element by using the addresses below.

Sincerely,

George Hague

Sierra Club

Moreno Valley Group

Conservation Chair

26711 Ironwood Ave

Moreno Valley, CA 92555

Drew Feldman

Conservation Chair

San Bernardino Valley Audubon Society

P.O. Box 10973

San Bernardino, CA 92423-0973

## **Response to Comment Letter PC 7: Sierra Club San Gorgonio Chapter/ San Bernardino Audubon Society**

The commenter noted a number of concerns regarding the proposed project, and EIR No. 548. The comments were submitted in addition to the Sierra Club's comments submitted on Draft EIR No. 548 (Refer to Final EIR No. 548, Response 12 and Response 15).

The commenter notes a number of concerns related to the General Plan Update (GPA No. 960) Environmental Impact Report (EIR No. 521) and the methods used within the EIR No. 521 analysis, specifically the use of a mid-range socioeconomic forecast for the project. While these comments are noted, County staff thoroughly addressed the use of this analysis methodology in EIR No. 521, EIR No. 521 Response to Comments, and the staff report for GPA No. 960/EIR No. 521 for the Planning Commission and Board of Supervisors in 2015. EIR No. 521/GPA No. 960 are separate from the current GPA No. 1122 effort, as such while these comments are noted they are not related to the proposed project. The commenter also notes the pending litigation of GPA No. 960, and asserts that the current planning process should be halted until GPA No. 960 is no longer under litigation. While this comment is noted, due to the unknown length of the GPA No. 960 litigation and the required timeline of State housing law, the proposed project must continue despite litigation on other General Plan projects. The Draft EIR for the proposed project provides detailed analysis as it relates to direct, indirect, and cumulative environmental impacts. The Draft EIR, counter to the commenter's opinion, is neither inaccurate nor misleading and instead provides suitable analysis for meaningful public review and informed decision-making.

In regards to the GHG analysis contained within the EIR, the GHG analysis provides extensive information related to potential GHG impacts in EIR No. 548 Section 3.7. As described in Section 3.7, emissions associated with the full development potential allowed under the proposed project would not surpass the year 2020 or year 2035 significance thresholds. However, impacts were determined to be significant and unavoidable due to the programmatic and conceptual nature of the proposed project and the uncertainties related to future individual projects. It should be noted that the thresholds utilized in the analysis were developed by the SCAQMD and the GHG CEQA Significance Threshold Working Group which are intended to allow the region meet the State's GHG reduction targets. The State's GHG reduction targets were developed in order to avoid impacts associated to public health, floods and droughts, water resources, and forests and landscapes. As such, an analysis of the project against the proposed SCAQMD thresholds also addresses impacts to these issue areas. In addition, projects required to obtain a grading permit would be subject to a CEQA review, as the County of Riverside requires discretionary review of all grading permits. As such, future individual projects developed under the proposed Housing Element would be required to undergo an evaluation of potential GHG emissions-related impacts specific to the individual project, on a case-by-case basis and comply with the provisions of the Climate Action Plan.

The commenter notes concerns about the EIR's analysis related to water supply. The EIR extensively addresses public services and utilities throughout the EIR, including in the Greenhouse Gas (Section 3.7), Hydrology and Water Quality (Section 3.9), and Utility and Service Systems (Section 3.17) analysis sections.

The EIR, as noted in Section 3.7, analyzes the proposed project and its impacts on Greenhouse Gas emissions. As stated above, the EIR analysis incorporates analysis methods that quantify cumulative

impacts and long-term climate change impacts including, but not limited to, public health, water resources, and biological resources.

The commenter states that the EIR should address potential health impacts related to air pollutants generated from mobile emissions, specifically adjacent to freeways. The analysis provides sufficient information related to air quality emissions and potential health effects as required by CEQA (Appendix G). The commenter also notes the Los Angeles Department of Public Health 1,500 foot buffering requirement for roadways, speculating that 1,500 feet must therefore be the “safe zone” for air quality impacts. The EIR provides a detailed analysis of mobile source pollution, and potential impacts from these pollutants in Section 3.3, Air Quality, of the EIR. In regards to the 1,500 foot Los Angeles Department of Public Health standard, the SCAQMD has adopted the California Air Resources Board 500 foot buffer standard as it has been proven that the concentration of criteria pollutants drops significantly at the 500 foot buffering distance, and that the 1,500 foot distance provides minimal benefit beyond the 500 foot buffer. For further information, refer to the discussion provided starting on Page 3.0-22 of the EIR. The comment related to logistic centers and warehouses is not relevant to the proposed project and requires no further response.

In regards to the Salton Sea, and potential impacts to air quality as a result of dropping water levels, the Salton Sea is a critical issue for the County and is addressed specifically on page 4.8-5 of EIR No. 548. The EIR states, “The sea’s decreased water level, increased salinity level, and exposed water bed has created economic, environmental, and public health issues for this community as well as the surrounding desert communities. Implementation of this Town Center MUA and HHDR development is largely dependent on the Salton Sea Authority Salton Sea restoration efforts.” The commenter does not raise any particular environmental issues or shortcoming on the part of the EIR, only a general reference to the Salton Sea and its potential air quality and odor issues. Although the projected exposure of the Salton Sea bottom due to dropping water levels has the potential to become a new dust source, it should be noted that air quality and fugitive dust in this portion of the County are managed by the South Coast Air Quality Management District. The SCAQMD has an adopted Coachella Valley PM10 State Implementation Plan that identifies control strategies and measure commitments to reduce fugitive dust emissions and attain ambient air quality standards. The California Irrigation Management Information System (CIMIS) operates a series of meteorological stations throughout agricultural areas of California, including the Coachella and Imperial Valleys. Several stations are located around the Salton Sea. Nothing associated with the proposed project would conflict with the implementation of the Coachella Valley PM10 State Implementation Plan.

Additionally, the California Air Resources Board maintains monitoring stations that measure pollutant concentrations (including PM10) throughout the state. A total of seven stations monitor PM10 in the Salton Sea Air Basin, and two of those stations are located in Riverside County. Potential air quality impacts from a reduction in water levels at the Salton Sea are not a recent issue. As noted above, the SCAQMD has a demonstrated history of adopting and implementing PM10 dust controls (e.g., 1990 Coachella Valley State Implementation Plan, 1994 Best Available Control Measures State Implementation Plan, SCAQMD Rules 403 and 403.1, local dust control ordinances, clean streets management program) to ensure healthful air. Additionally, sand fences are being used as one control element for the Coachella Valley PM10 State Implementation Plan. Fugitive dust problems at the Salton Sea were also analyzed in a 2002 white paper by the Salton Sea Science Office Workshop.

The Salton Sea is also managed by the Salton Sea Authority and the Imperial Irrigation District. Potential impacts to the Salton Sea have been addressed in the Imperial Irrigation District QSA EIR, as well as by the Salton Sea Authority.

The commenter asserts that the proposed project should concentrate development in developed areas to reduce VMT. As noted in the Site Selection discussion of the Housing Element (See Page H-125), County staff underwent an exhaustive process to select site close to existing development while also providing opportunities for housing throughout the County. While not all development is located directly adjacent to existing development, proposed neighborhood sites are located near areas where future growth may occur. Furthermore, the proposed project includes land uses that would facilitate development of multiple uses in close proximity and higher density development, which are two key smart growth strategies. Refer to Response PC5, Endangered Habitats League, for further discussion regarding the site selection process.

In regards to the locations of the MUA/HHDR neighborhoods, as extensively explained in the Housing Element, the County undertook a lengthy site selection process in order to locate future development sites in areas that would best facilitate future development. This was done through the use of a set of site selection criteria (refer to Housing Element page H-125). These criteria included lands within the existing General Plan Community Development Foundation, the availability/proximity of local community-supportive facilities and services (existing or prospective future facilities), availability/proximity of intra- and interregional transportation facilities (existing or prospective future facilities), availability/proximity of supportive on-site and site-edge land use and environmental characteristics, availability/proximity of existing or prospective future primary on-site infrastructure (roads, sewer, and water), and flexibility in individual site development options. Further, the location of neighborhood sites considered proximity to multiple beneficial uses, including existing and future job centers, retail opportunities, and school facilities. While no one site contains all of these features, the County selected sites that contain as many of these features as possible while apportioning development throughout the County to provide greater potential future housing options for its citizens.

The commenter asserts that the proposed neighborhoods in the Coachella Valley should be located in closer proximity to existing development. Refer to the discussion above regarding site selection, as well as page H-125 of the Housing Element. In regards to dam inundation, refer to Final EIR No. 548 Response 15.2.

The commenter asserts that the Lakeview/Nuevo neighborhoods are being placed in areas where biological resources may be impacted. Potential impacts were analyzed for the Lakeview Nuevo Area Plan specifically in section 4.9 of the EIR. In regards to the EIR, and use of the MSHCP, when the County of Riverside developed both MSHCPs, comprehensive data was collected under the purview of a scientific committee. The final conservation strategy in the MSHCPs was developed to fully mitigate impacts to sensitive biological resources. The issuance of the Section 10(a) permit by the US Fish and Wildlife Service (USFWS) acknowledged the adequacy of the conservation programs as full mitigation. As described in Section 2.3 of the Draft EIR, each covered project in the county must comply with the requirements of the MSHCPs, including conducting habitat assessments and focused surveys, mandatory conservation of lands identified to have conservation value that would support the assemblage of several Conservation Areas in Western Riverside County and Coachella Valley, and payment of mitigation fees. Compliance must occur prior to any project approval.

RCA, CVAG, the County of Riverside, USFWS, and CDFW meet routinely throughout the year to review all actions, including project approvals, resulting from conservation activities and other required mitigation measures taken under the MSHCPs. A series of meetings are held each year between all of the above agencies to ensure that the MSHCPs are being successfully implemented and managed. Annual reports are prepared and work plans for the subsequent year are prepared, reviewed, approved, and implemented. This robust process is a joint effort by the federal, state, and local governments to ensure the sensitive biological resources found in Western Riverside County and Coachella Valley are successfully protected and conserved for the future.

It should be noted that as part of an applicant's participation in the MSHCPs, habitat assessments and focused surveys will be required to assess the ongoing status of sensitive biological resources in specific areas. The results of these surveys will be used by the County, RCA, and the wildlife agencies to verify the ongoing adequacy of the MSHCPs in protecting biological resources and to make the adjustments to guide the development of the annual work plans for the conservation programs authorized by USFWS and CDFW. This process will ensure that the ongoing conservation programs are protecting and managing sensitive biological resources as required by the federal and state Endangered Species Acts, the Migratory Bird Treaty Act, and other applicable natural resources laws, as well as required by CEQA.

The commenter asserts that housing could be provided using a mix of affordable and market rate housing. This comment is noted, and the proposed project would not preclude such developments.

In regards to location of the proposed neighborhoods, and potential loss of agricultural land, refer to the response above regarding the site selection process. Potential impacts to agricultural resources is outlined and analyzed in the EIR, on both a countywide and area plan level in Section 3.2 and Section 4.9, respectively. Further, after more detailed analysis from staff, 836 acres of land in Agricultural Preserves has been removed from the project. The commenter asserts that the EIR does not evaluate potential growth inducing impacts. Draft EIR No. 548, Section 6.1, *Growth Inducing Impacts*, specifically addresses potential growth inducement that could result from the proposed Project.

The commenter asserts that the EIR should analyze local developments currently in various phases of the entitlement process, including the Villages of Lakeview and Paradise Valley projects. While these comments are noted, the County has not approved the Villages of Lakeview and Paradise Valley projects, and if they are approved, these projects would require the approval of a General Plan amendment. It would be speculative for EIR No. 548 to evaluate a project proposing development that is inconsistent with existing land use designations, as this would require the assumption that the entirety of the County could be developed at high intensity levels, including those areas designated for low intensity uses such as open space and agriculture.

Lastly, the commenter inaccurately surmises that the County has somehow failed to fully disclose and/or analyze the potential physical environmental impacts that may occur as part of the proposed project. In actuality, the County has portrayed a realistic assessment of the potential direct, indirect, and cumulative impacts that may occur due to the State mandated housing requirements; including the incorporation of enforceable, effective, and feasible mitigation measures that are reasonably related to a planning document of this nature.

Minegar, Peter

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**From:** Weiss, Steven <SWeiss@rctlma.org>  
**Sent:** Tuesday, August 02, 2016 12:18 PM  
**To:** Nanthavongdouangsy, Phayvanh; Minegar, Peter; Jolliffe, Jerry  
**Subject:** Fwd: General Plan Housing Element ...

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**From:** Jannlee Watson [<mailto:jannlee.watson@ca.rr.com>]  
**Sent:** Tuesday, August 02, 2016 11:58 AM  
**To:** Jeff Greene <[jtgreene@rcbos.org](mailto:jtgreene@rcbos.org)>  
**Cc:** Jerry Sincich <[jsincich1@ca.rr.com](mailto:jsincich1@ca.rr.com)>; Huyck, Kristen <[KHuyck@rcbos.org](mailto:KHuyck@rcbos.org)>; Aaron Hake <[ahake@rctc.org](mailto:ahake@rctc.org)>; Aaron Hake <[aaronhake@gmail.com](mailto:aaronhake@gmail.com)>; Charissa Leach <[CLEach@adkan.com](mailto:CLEach@adkan.com)>  
**Subject:** General Plan Housing Element ...

Hi, Jeff!

Wow – we didn't have a clue about Agenda Item No. 4-1 on the Planning Commission agenda for tomorrow. (General Plan Amendment No. 1122, Ordinance No. 348.4840 and Change of Zone No.7902.) We found it when we were perusing the agenda for a non-related item.

We have an active MAC and an active citizens' group – why did we not receive communication from the county? Also, can you please tell me when these two parcels were added to the mix for HHDR and MUA consideration? About 18 months ago, maybe longer, when the county was first suggesting areas for affordable housing, I searched all documentation and found nothing being planned in Temescal Valley. Maybe I overlooked it, or maybe The Temescal Valley parcels were added later in the process. Or maybe Temescal Valley should NOT BE divided between two General Plan areas.

County planner Jerry Jolliffe, at our request, spoke at the October 2014 MAC meeting about changes to the General Plan that would affect Temescal Valley. He made no mention of a Housing Element change planned here. Eight months later, the county is holding public workshops to address the Housing Element changes. Were the two Temescal Valley parcels included in those June 2015 workshops or were they added later?



Included in the staff report for tomorrow's agenda item (Page 5), is a recap of how the public was notified of the anticipated changes to the Housing Element. Included on the list pertaining to workshop notifications ... "community organizations and other governmental agencies."

I do not believe the county has given us adequate time to research and educate ourselves on this matter.

jannlee

### **Response to Comment Letter PC 8: Janlee Watson**

The commenter noted opposition to the proposed project due to a lack of knowledge of time to review the proposed project. The commenter noted that sufficient review as not provided in order for her, and fellow residents, to review the project. The County provided extensive noticing for the project including public outreach, CEQA, and public hearing notices including three outreach meetings in the summer of 2015 to which members of the community and Municipal Advisory Committees were invited. The proposed Lee Lake Neighborhoods were included in the proposed project during the public outreach process, which was initiated in 2014.

Ms. Watson noted concerns about the placement of housing along the freeway and required travel distances to utilities and public services. These concerns, while noted, have been addressed throughout the EIR document, specifically in Section 4.1 of EIR No. 548. As a result of further discussions between County staff and representatives of the Temescal Valley MAC following the August 3, 2016 Planning Commission hearing, staff is proposing to modify the northern Lee Lake Neighborhood from a HHDR to MUA in order to facilitate more community based commercial opportunities and public services within the Temescal Valley area. This change has been included in the Planning Commission Staff Report, Post Production Land Use Changes Table. This comment does not identify any specific concern with the adequacy of EIR No. 548 or any environmental issues. Removing the property from the project would not result in a new significant environmental impact and would not alter any of the impact determinations within the EIR. No further response is necessary

**From:** Weiss, Steven <SWeiss@rctlma.org>  
**Sent:** Tuesday, August 02, 2016 2:33 PM  
**To:** Minegar, Peter  
**Cc:** Nanthavongdouangsy, Phayvanh; Gayk, Bill  
**Subject:** FW: Housing Element, Objection to HHDR Designation, APN 255-060-008  
**Attachments:** Page 398 from Agenda Item 4.1 Part-1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[Here's another one!](#)

**From:** Jo Faris [mailto:jo@alcasainc.com]  
**Sent:** Tuesday, August 02, 2016 1:42 PM  
**To:** Ashley, Marion; Perez, Juan; Weiss, Steven  
**Cc:** Wheeler, Timothy; Bugtai, Wendell; Lovelady, Kristi; Jolliffe, Jerry  
**Subject:** Housing Element, Objection to HHDR Designation, APN 255-060-008

Supervisor Ashley, Mr. Perez and Mr. Weiss,

On behalf of Highgrove Property Owner, LLC ("Owner"), please be advised that Owner objects to the designation of its property, APN 255-060-008, located north of Spring Street and east of Garfield Avenue, being designated as 75% HHDR in the Housing Element.

Owner's objection is based on the fact that this property is subject to a valid Approved Tentative Tract Map, No 28957. Please see attached map from the online information regarding the proposed Housing Element with the location of TTM No. 28957 indicated.

Given that this property has an approved Tentative Tract Map, has processed all final engineering plans, has received bond and fee letters and agreements from the County, and has a Final Map ready to record, changing the designation or use of this property at this time could potentially constitute a "taking" of the property.

On behalf of Owner, we respectfully request that TTM No. 28957 (APN 255-060-008) be removed from the 75% HHDR designation in the Housing Element.

I am available at (949) 648-8127 if you have any questions.

Best regards,

Jo Faris



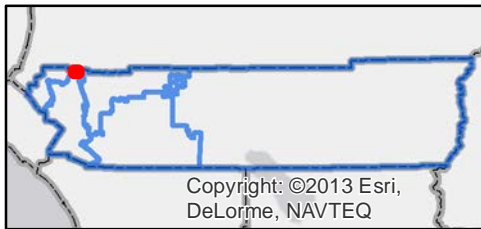
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

### Supervisorial District 2 Highgrove Area Plan

### Riverside County General Plan Housing Element

- Proposed HHDR/MUA Neighborhoods
- PARCELS
- Supervisorial District
- Roads
- Rail Roads
- Cities
- Criteria Cells
- Area Plans
- General Plan Land Use**
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Commercial Retail
- Light Industrial
- Public Facilities
- Rural Residential
- Rural Mountainous
- Conservation
- Open Space Recreation
- Water
- CITY
- Freeway

6/16/2015

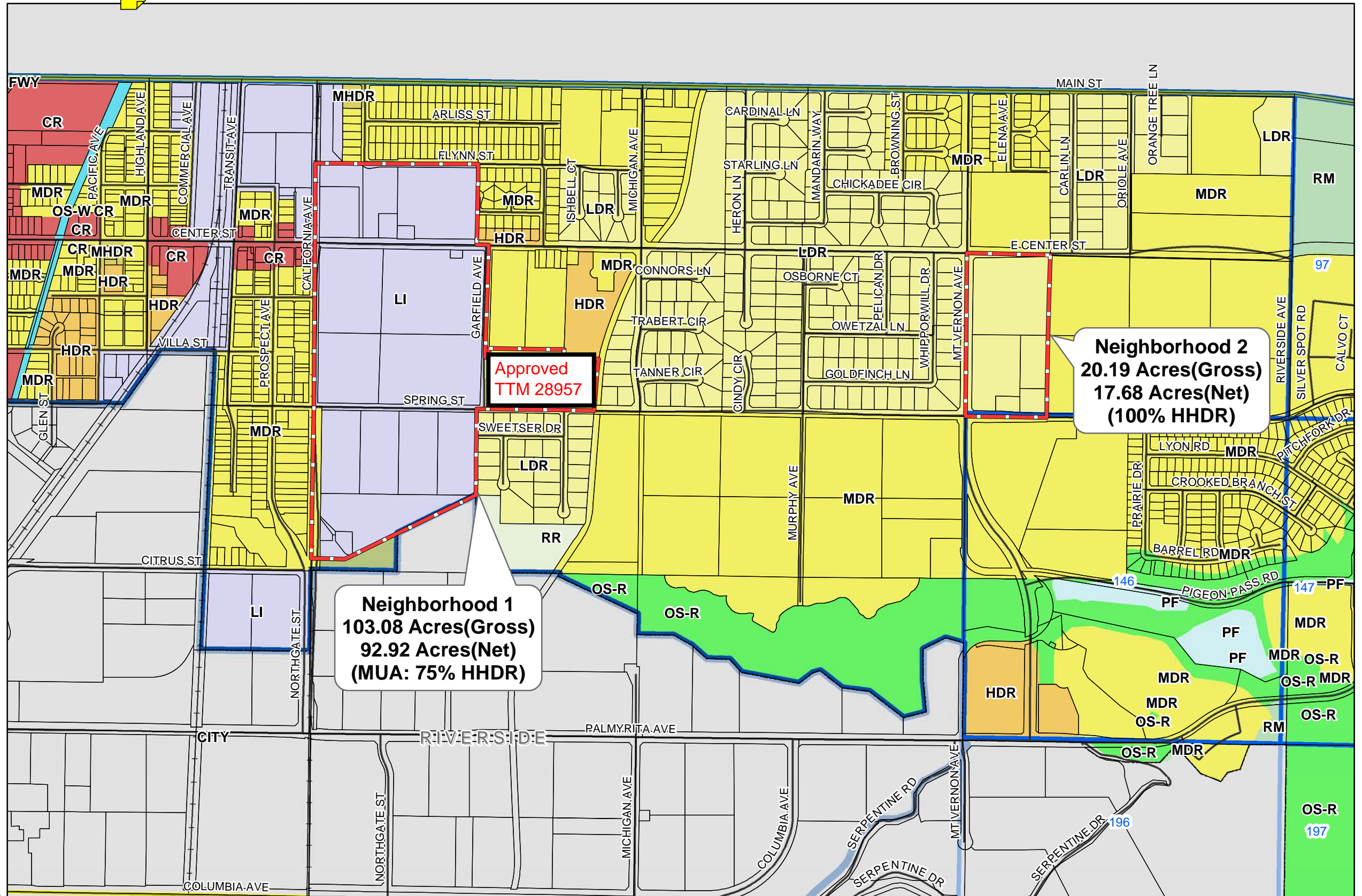


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# High Grove Town Center

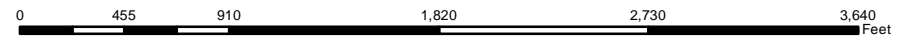
*(Preliminary Draft for Review and Discussion Purposes)*



**Neighborhood 1**  
103.08 Acres(Gross)  
92.92 Acres(Net)  
(MUA: 75% HHDR)

**Neighborhood 2**  
20.19 Acres(Gross)  
17.68 Acres(Net)  
(100% HHDR)

Approved  
TTM 28957



1 inch = 833 feet



### **Response to Comment Letter PC 9: Highgrove Property Owner, LLC**

The commenter notes an existing tentative tract map (TTM 28957) is located in the Highgrove Town Center. The TTM consists of one 8.86-acre parcel (APN: 255-060-008-6) located in Neighborhood 1 of the Highgrove Town Center. The noted TTM consists of 8.86 acres proposed for single family development. The commenter requests the removal of the property from the proposed project. Staff have reviewed the noted property and recommends the removal of TTM 28957 from the project. The proposed removal has been noted in the Post Production Land Use Change attachment to the October 5, 2015 Planning Commission Staff Report. This comment does not identify any specific concern with the adequacy of EIR No. 548 or any environmental issues. Removing the property from the project would not result in a new significant environmental impact and would not alter any of the impact determinations within the EIR. No further response is necessary.

Joel Morse

From: Joel Morse
Sent: Tuesday, August 02, 2016 4:59 PM
To: Weiss, Steven; Jerry Joliffe (JJoliff@rctlma.org); 'Gayk, Bill'
Subject: GPA 1122, CZ 7902 and Ordinance 348.4840

Steve, Jerry and Bill:

Thank you for your call earlier this afternoon. We were happy to hear that the majority of the issues we were concerned about have already been addressed. As we discussed, there are still a few (small?) cleanup items I'd like to propose be changed in the GPA text and CZ text.

GPA Text

We suggest that the language of Policy HVWAP 8.27 be revised to state, "The portions of Mixed-Use Areas that are not developed for HHDR development within Mixed-Use Area neighborhoods should utilize mutually supportive mixes of retail, commercial, office, industrial, civic, park and recreational, and other types of uses, including additional residential development at varying densities that result in vibrant compatible neighborhoods." This language is generally consistent with the language of Policy WCVAP 8.18, which we believe provides more flexibility for developing a variety of residential densities in the Mixed-Use Neighborhoods.

Also, as we've discussed in the past, we believe the County should create a policy defining qualified parkland for HHDR developments. We suggest two new policies that will help mitigate the amount of required parkland for HHDR developments while still ensuring residents have adequate recreational amenities:

- 1. Establish 100% park credit for recreation uses found in urban areas, such as public plazas, parks with limited green space (i.e. Washington Square Park in New York City).
2. Establish 100% park credit for Private Recreation within HHDR developments; such as rooftop gardens, pools, bbq facilities and similar outdoor uses, whether on the roof, within a courtyard between buildings or elsewhere on site.
3. While the MU Zone identifies common recreational Open Space requirements for residential uses in the MU zone (Section 9.87. B. 3), such as , it does not indicate whether such open space areas qualify for Quimby credits nor if they would receive 100% credit.

CZ Text

Following is a list of requested revisions to the Zoning Ordinance text:

- 1. Article VIIIg. Section 303. DEVELOPMENT STANDARDS, Subsection B. 5. INDIVIDUAL USEABLE OPEN SPACE: "Individual Useable Open Space. A residential dwelling shall include at least one hundred (100) square feet 200 square feet (200') of attached useable open space such as patios or balconies, which is not encumbered with structures. No length or width of the useable space shall be less than eight feet (8')." We believe that 200 square feet of private open space for attached residential uses is excessive, and will be very difficult to achieve for most attached products, such as stacked flat apartments. We were unable to find this requirement for development within the R-3 Zone. Therefore, we respectfully request that this requirement is removed or modified as shown above.

Article VIIIg. Section 304. DEVELOPMENT DESIGN AND PHASING, Subsection A. PHASING PLAN: "For phased developments, a site development phasing plan shall be submitted with the land use application ..... and a description of the following: ..... the viability of future development within the neighborhood and adjoining neighborhoods; .... " The meaning of the phrase "the viability of future development within the neighborhood and adjoining neighborhoods;" is highly subjective and vague. This should either be removed, or a more clear description of what specific material needs to be submitted to meet this standard should be provided.

3. Article IXf. Section 9.87 DEVELOPMENT STANDARDS, Subsection A.4.: TRANSPARENCY: “~~Along predominantly retail streets~~ **At least fifty percent (50%) of the ~~street building~~-wall area **of commercial uses in mixed use or commercial buildings facing the adjacent street,** between three feet (3’) and ten feet (10’), shall be transparent with clear windows that allow views of indoor space and display areas.” We believe that as written, the phrase “Along predominantly retail streets...” is vague, so we would like to propose that it be removed. Additionally, as written, this standard would apply to a residential uses in buildings on a “predominantly retail street”, and therefore recommend revising the language as shown above to ensure the transparency requirement only applies to the commercial uses of a mixed-use and commercial buildings.**
  
4. Article IXf. Section 9.87 DEVELOPMENT STANDARDS, Subsection B.4.: USEABLE OPEN SPACE: “*Individual Useable Open Space. A residential dwelling shall include at least **one hundred (100) square feet** ~~200 square feet (200’)~~ of attached useable open space such as patios or balconies, which is not encumbered with structures. No length or width of the useable space shall be less than eight feet (8’).*” This change is identical to comment #1 above.
  
5. Article IXf. Section 9.88 DEVELOPMENT DESIGN AND PHASING, Subsection A. PHASING PLAN: “*For phased developments, a site development phasing plan shall be submitted with the land use application ..... and a description of the following: ..... the viability of future development within the neighborhood and adjoining neighborhoods; .....*” Our comment here is identical to comment #2 above.

If staff supports these revisions, we respectfully request that you read them into the record as part of your presentation to Planning Commission tomorrow.

Thank you for your assistance.

Joel Morse  
Principal



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PLANNING □ DESIGN □ ENVIRONMENTAL □ GRAPHICS

□ Please consider the environment before printing this e-mail

## Response to Comment Letter PC 10: Joel Morse

The commenter notes a number of small proposed textual changes to the proposed project. The commenter requested the addition of minor textual edits to Policy HVWAP 8.26, which staff has reviewed and recommends for inclusion to the General Plan amendment. As proposed, HVWAP 8.26 would state the following:

*HVWAP 8.26 The Portions of Mixed-Use Areas that are not developed for HHDR ~~Non-HHDR~~ development within MUA-designated neighborhoods should utilize mutually supportive mixes of retail, commercial, office, industrial, civic, park and recreational, and other types of uses including additional residential development at varying densities that result in vibrant neighborhoods with internal compatibility.*

The revisions, as proposed, are reflected in Section 4, Errata, of this document.

The commenter also requests the addition of a new parkland credit program that would better define the requirements for parkland to meet the Quimby Act parkland standards. While these comments are noted, staff has reviewed the comment and feels a parkland credit program would require substantial work and would be best handled in the next General Plan update.

The commenter requests the revision of the Ordinance 348, Article VIIIg. Section 304 to reflect a requirement of at least 100 square feet of individual open space for dwelling units, as opposed to 200 square feet. The recommended changes have been reviewed by staff and are recommended for inclusion into the proposed project. The proposed changes have been reflected in Section 4, Errata of this document, as follows:

“INDIVIDUAL OPEN SPACE. A residential dwelling shall include at least ~~two hundred (200) square feet~~ *one hundred square feet (100)* of attached useable open space such as patios, balconies...”

The commenter requests the removal of the phrase “the viability of future development within the neighborhood and adjoining neighborhoods” from Article VIIIg. Section 304 as they feel it is vague. The recommended changes have been reviewed by staff and are recommended for inclusion into the proposed project. The proposed changes have been reflected in Section 4, Errata of this document, as follows:

“For phased developments, a site development phasing plan shall be submitted with the land use application and include maps, exhibits and a description of the phasing for development and infrastructure, ~~the viability of future development within the neighborhood and adjoining neighborhoods~~, and the development of multi-modal transportation connectivity with the neighborhood and adjoining community areas.”

The commenter also requests the revision of Ordinance 348, Article IXf. Section 9.87, Subsection A.4 to better clarify window requirements for developments. The recommended changes have been reviewed by staff and are recommended for inclusion into the proposed project. The proposed changes have been reflected in Section 4, Errata of this document, as follows:



“TRANSPARENCY. *The retail portion of any commercial building that has a street facing wall with customer access shall have at least 50% of the total wall area transparent with clear windows. Such windows shall allow views of the indoor space or display areas and start at least 3 feet (3’) above the adjacent sidewalk, but not exceed ten feet (10’) in height. Along predominantly retail streets least fifty percent (50%) of the street building wall area, between three feet (3’) and ten feet (10’) shall be transparent with clear windows that allow views of indoor space or display areas.*

The commenter requests the revision of the public open space requirement to be reduced from two hundred feet to one hundred feet, as noted above, for Article IXF. Section 9.87. The recommended changes have been reviewed by staff and are recommended for inclusion into the proposed project. The proposed changes have been reflected in Section 4, Errata of this document, as follows:

“Development with one hundred (100) residential dwellings or less shall provide two hundred (200) square feet square feet of ~~attached~~ *contiguous or non-contiguous* useable open space such as but not limited to pools, gyms, parks and recreational facilities. *At least one hundred (100) square feet of usable open space shall attached to the dwelling unit. ...*”

The commenter requests the removal of the phrase “the viability of future development within the neighborhood and adjoining neighborhoods” from Article IXF. Section 9.88 as they feel it is vague. The recommended changes have been reviewed by staff and are recommended for inclusion into the proposed project. The proposed changes have been reflected in Section 4, Errata of this document, as follows:

“For phased developments, a site development phasing plan shall be submitted with the land use application and include maps, exhibits and a description of the phasing for development and infrastructure, ~~the viability of future development within the neighborhood and adjoining neighborhoods~~, and the development of multi-modal transportation connectivity with the neighborhood and adjoining community areas.”

These comments do not identify any specific concern with the adequacy of EIR No. 548 or any environmental issues. Incorporating the proposed changes identified above would not result in a new significant environmental impact and would not alter any of the impact determinations within the EIR.



# COLORADO RIVER INDIAN TRIBES

## *Tribal Historic Preservation Office*

26600 MOHAVE RD.

PARKER, ARIZONA 85344

PH (928) 669-5822 • FAX (928) 669-5843

June 2, 2016

William Gayk, Project Manager  
 Riverside County Planning Department  
 4080 Lemon Street, 12<sup>th</sup> Floor  
 Riverside, CA 92502-1409

RE: 5<sup>th</sup> Cycle Housing Element Update Project

Dear Mr. Gayk:

The Colorado River Indian Tribes' Tribal Historic preservation office ("CRIT THPO") has received your letter dated April 14, 2016 regarding the 5<sup>th</sup> Cycle Housing Element Update Project.

As a preliminary matter, the Colorado River Indian Tribes are a federally recognized Indian tribe comprised of over 4,200 members belonging to the Mohave, Chemehuevi, Hopi and Navajo Tribes. The almost 300,000 acre Colorado River Indian Reservation sits astride the Colorado River between Blythe, California and Parker, Arizona. The ancestral homelands of the Tribe's members, however, extend far beyond the Reservation boundaries. Significant portions of public and private lands in California, Arizona and Nevada were occupied by the ancestors of the Colorado River Indian Tribes' Mohave and Chemehuevi members since time immemorial. These landscapes remain imbued with substantial cultural, spiritual and religious significance for the Tribes' current members and future generations. For this reason, we have a strong interest in ensuring that potential cultural resource impacts are adequately considered and mitigated.

In particular, the Colorado River Indian Tribes are concerned about the removal of artifacts from this area and corresponding destruction of the Tribes' footprint on this landscape. As such, the Tribes request that all prehistoric cultural resources, including both known and yet-to-be-discovered sites, be avoided if feasible. If avoidance of the site is infeasible, then the Tribes request that the resources be left in-situ or reburied in a nearby area, after consultation. This language should be incorporated into enforceable mitigation measures.

In addition, we respond as follows:

- \_\_\_\_\_ Given the potential impact of the project on important cultural resources, the Colorado River Indian Tribes request in-person government-to-government consultation. Please contact the CRIT THPO to discuss our concerns and schedule a meeting with Tribal Council.

CRIT THPO

Project Name: 5<sup>th</sup> Cycle Hosing Element Update Project

Date: June 2, 2016

Page 2

In the event any human remains or objects subject to provision of the Native American Graves Protection and Repatriation Act, or cultural resources such as sites, trails, artifacts are identified during ground disturbance, please contact the CRIT THPO within 48 hours.

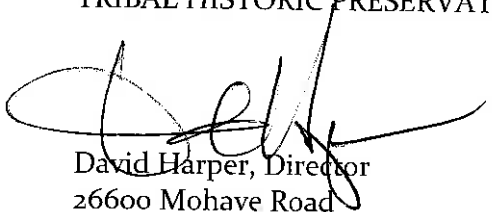
The Colorado River Indian Tribes request tribal monitoring of any ground disturbing activity as a condition of project approval. The Tribes request notification of any opportunities to provide tribal monitoring for the project.

The Colorado River Indian Tribes do not have any specific comment on the proposed project and instead defer to the comments of other affiliated tribes.

Thank you for your consideration. Please contact the undersigned if you have any questions or concerns.

Sincerely,

COLORADO RIVER INDIAN TRIBES  
TRIBAL HISTORIC PRESERVATION OFFICE



David Harper, Director  
26600 Mohave Road

Parker, AZ 85344

Phone: (928) 669-5822

E-mail: [david.harper@crit-nsn.gov](mailto:david.harper@crit-nsn.gov)

[critthpo@crit-nsn.gov](mailto:critthpo@crit-nsn.gov)

## **Response to Comment Letter PC 11: Colorado River Indian Tribes**

The Colorado River Indian Tribes notes that they have reviewed the proposed project. The commenter noted a request to be notified of any findings related to any human remains or objects subject to the Native American Graves Protection and Repatriation Act or cultural resources. Further, the Colorado River Indian Tribes notes they have no specific comments and defers to affiliated tribes to provide comment as needed. The submitted comments are noted, and while the proposed project does not propose specific development (and disturbance) currently, future implementing projects will be required to comply with federal, state, and local regulations regarding cultural resources.

The County of Riverside has a number of policies and regulations that have been developed to preserve cultural resources. These include Federal and State regulations, such as the Native American Graves Protection and Repatriation Act, Ab-52, SB-18, as well as many others. Further, the County of Riverside has General Plan Policy OS 19.2, which states:

Policy OS 19.2 The County of Riverside shall establish a Cultural Resources Program in consultation with Tribes and the professional cultural resources consulting community that at a minimum, would address each of the following: application of the Cultural Resources Program to projects subject to environmental review; government-to-government consultation; application processing requirements; information database(s); confidentiality of site locations; content and review of technical studies; professional consultant qualifications and requirements; site monitoring; examples of preservation and mitigation techniques and methods; curation and the descendant community consultation requirements of local, state and federal law. (AI 144)

This comment is duly noted, and the County appreciates the commenter's statements regarding cultural resources.

### **Section 3: Oral Comments and Responses**

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## Oral Comments and Responses

During the August 3, 2016 Planning Commission Hearings, the County had a number of speakers who gave public testimony during the public comment period of the Hearing. The list of speakers from the Planning Commission hearing is as follows:

- Greg Cowdery
- Annie Borrel\*
- Alexander Ray Borrel\*
- Joy Bedrose
- Angela Little
- Josephine Young<sup>1</sup>
- Mariela Magana
- Hakan Jackson<sup>1</sup>
- Michele Hasson
- Jerry Sincich
- Trip Hord
- C. Deitemeyer
- Janlee Watson\*
- Norm Gritton
- Josh Bourgeois
- Theodore Gaines

*Note: Only speakers who did not submit a comment letter are addressed in this section. All speakers who gave spoken testimony and also submitted a comment letter have been denoted with an asterisk (\*) in the list above. Also note that two speakers donated their time to others who wished to speak, their names are annotated with a (1)*

Many of the public speakers also submitted written comments, which have been responded to in Section 2 of this document. For those who did not provide a written comment (in addition to a spoken comment), a response has been provided below.

### Greg Cowdery

Mr. Cowdery noted that he is a resident of the community of Winchester and serves on the Winchester Town Association. Mr. Cowdery noted that he is neutral to the Project as a resident of Winchester, and that the Winchester Town Association has elected not to take a position towards the Project. Mr. Cowdery noted that the County is working alongside the community of Winchester in order to help create a viable community for the residents who live there. Mr. Cowdery expressed that the County must move forward with the Fifth Cycle Housing Element approval process to ensure the Project meets the State grant funding deadlines.

### Joy Bedrose

Ms. Bedrose asked questions and noted concerns pertaining to the Nuevo Area Plan. Ms. Bedrose asked whether R-7 and MUA zones are interchangeable. Staff responded to explain that the R-7 and MUA zones are not interchangeable, although properties designated HHDR can be zoned R-7, and mixed-use designations involve an HHDR component, which would be implemented through the MUA zone. Ms. Bedrose noted concerns that the Fifth Cycle Housing Element would allow a fifty foot building could be constructed adjacent to her property in the Nuevo Area Plan without setbacks. Staff responded to explain that the County would ensure proposed developments adjacent to existing properties would respect adjacent land uses, and that the County would ask that developers scale down development in instances where development was proposed adjacent to SFR. Staff also explained that properties within the MUA/R-7 zones could have an allowable building height of 75 feet.

Ms. Bedrose expressed concern that the Project would allow apartment development to surround her property, which would jeopardize the rural lifestyle of the Nuevo Area Plan, and would cause parking and noise impacts. It should be noted that while there is potential for increased development capacity under the proposed project, all future development would be required to meet setback requirements as outlined in Ordinance No. 348, as well as undergo design review to ensure that appropriate buffering and site design techniques are incorporated into proposed developments.

Ms. Bedrose asked how residents would know if the County was planning on developing the parcels adjacent to her property, and noted that she has an easement on the adjacent property for her septic system. Staff explained that the County would take Ms. Bedrose's easement into consideration during future site design and survey. Staff also explained that multi-family dwelling development which has a commercial component would include a land use public hearing process, as they would not be considered a "use by right."

County staff noted that multi-family dwelling development without a commercial component would be considered a "use by right," and thus would not include a public hearing process. Ms. Bedrose asked whether she would be notified for "use by right" development adjacent to her property. Staff explained that the Fifth Cycle Housing Element includes a provision which requires a 30-day public comment period to allow residents to provide comments on the site design for consideration by the County Planning Director, but the proposed land use itself would not be subject to public comment. Ms. Bedrose noted concern that the County would fail to notify her of the 30-day comment period. The Fifth Cycle Housing Element incorporates a discussion pertaining to "use by right noticing." Noticing would include a direct mailing to adjacent property-owners to inform them that they could comment on the site design and where to submit those comments to the planning director. However, project noticing would not require newspaper publication.

### **Angela Little**

Ms. Little noted that she feels that the Winchester Town Association and Land Use Committee's comments on the Fifth Cycle Housing Element were not fully addressed and that there are still significant challenges pertaining to infrastructure improvements and the neighborhood concept which the Project has overlaid on the Winchester Area Plan. Ms. Little's concerns have been noted, and the County intends to continue coordination with the Winchester Town Association to further integrate the proposed neighborhoods into the existing downtown area.

Ms. Little also noted that the Winchester Area Plan is an important component of the County as it is a logical extension of the Perris Valley Line, realignment of Highway 79, important area for transportation, commercial development, and HHDR development. County staff agree that the Winchester Area Plan is an important component of Riverside County.

Ms. Little requested that the County continue coordination with the Winchester Town Association during future projects which affect the Winchester Area Plan. County staff will continue to coordinate with the Winchester Town Association for current and future projects which may affect this area.

### **Josephine Young**

Ms. Young indicated that she is opposed to the Project, and donated her time to Mariela Magana.



**Mariela Magana**

Ms. Magana noted that she works for the Leadership Counsel for Environmental Justice and Accountability. Ms. Magana's comments generally pertained to the Eastern Coachella Valley Area Plan. Ms. Magana noted concern that development which would be accommodated by the Fifth Cycle Housing Element would not be "equitable" for residents, particularly immigrant farmworkers and gardeners, living in the Eastern Coachella Valley. Staff provided an extensive analysis of underserved and special needs groups who require additional housing opportunities in the Special Needs Section of the Housing Element (Beginning on Page H-91).

Ms. Magana also noted that the Housing Element needs to incorporate a "holistic approach" to evaluate affordable housing, access to water and sewer, environmental injustices. These comments are noted; however, the Housing Element and EIR No. 548 thoroughly address public services including water and sewer (EIR No. 548 Section 3.14). Further, the EIR and Housing Element provide analysis of future development, impacts locally and cumulatively, and access to affordable housing units in order to provide equitable housing throughout the County.

Ms. Magana noted that the General Plan is not in compliance with SB-244, which assesses these needs to disadvantaged unincorporated communities. An SB-244 analysis was included, and is explained on page H-11 of the Housing Element. Further, Appendix P-2 of the General Plan includes the SB-244 analysis completed for this project.

Ms. Magana noted concern that the overlays proposed for the Eastern Coachella Valley Area Plan would not address the existing infrastructure issues which affect this area, which would detract affordable housing developers to come into those areas. As noted in the site selection section of the Housing Element (Page H-125), the Housing Element provides a thorough explanation of the process used during the site selection process. While not all site contained all desired features, the sites that included most of the desired site features were selected. Future infrastructure needs will be continually evaluated as the development of the proposed sites in undertaken.

Ms. Magana also opined that the EIR fails to evaluate alternatives which mitigate GHG impacts. Residents in Eastern Coachella Valley must travel long distances to access grocery stores, doctors, other amenities. An extensive analysis of greenhouse gas impacts has been provided in Section 3.7 of EIR No. 548.

**Hakan Jackson**

Mr. Jackson noted that he is opposed to the Project on their Speaker Card and donated his time to Michele Hasson.

**Michelle Hasson**

Ms. Hasson stated that the proposed project would further deteriorate air quality in rural areas of the County due to a lack of goods and services in proximity to proposed development. Ms. Hasson noted concerns regarding the baseline use in the document, as well as concern about a lack of discussion of Ozone in EIR No. 548. Ozone (O<sub>3</sub>) is formed by a chemical reaction between volatile organic compounds (VOC) and nitrous oxides (NOX) in the presence of sunlight. VOCs are also commonly referred to as reactive organic gases (ROGs). Common sources of these precursor pollutants include motor vehicle exhaust, industrial emissions, gasoline storage and transport, solvents, paints, and

landfills. As O<sub>3</sub> is formed by precursor pollutants and not directly emitted, the SCAQMD and MDAQMD have developed thresholds of significance for NO<sub>X</sub> and ROG emissions in order to attain the O<sub>3</sub> National Ambient Air Quality Standard. Emissions from the project were quantified and analyzed in Section 3.3 of EIR No. 548 and all feasible mitigation was identified for potentially significant emissions.

### **Jerry Sincich**

Mr. Sincich's noted concerns pertaining to the Lee Lake Community of Temescal Valley and indicated that he is opposed to the Project. Mr. Sincich noted concerns pertaining to the Project's notification process, explaining that his notification came when they looked at the Planning Commission Agenda. Mr. Sincich explained that the zoning proposed for the Lee Lake Community would be subjected to potential hazards. These hazards have been specifically addressed in EIR No. 548 Section 4.1.

Mr. Sincich also noted concerns with lack of jobs in Temescal Valley, and opined that the Project's proposed rezoning of existing commercial/industrial uses to residential would worsen the community's job outlook.

Mr. Sincich also noted concerns with the area's overall lack of public services, utilities, and recreational opportunities. Mr. Sincich opined that cumulatively considerable proposed development, in combination with the Fifth Cycle Housing Element, would exacerbate existing gridlock on I-15 and Temescal Valley Road. An extensive cumulative analysis, including traffic impacts, is included in section 3.0 of EIR No. 548.

Finally, Mr. Sincich requested that the 45.6 acres of HHDR proposed for the Lee Lake Community be removed from the Project.

### **Trip Hord**

Mr. Hord noted concerns for the Lakeview Nuevo Area Plan (Lakeview Town Center) as a representative of Hillcrest Homes. Mr. Hord questioned whether the Fifth Cycle Housing Element is consistent with the goals and objectives of the Western Riverside County- Multiple Species Habitat Conservation Plan (WRC-MSHCP).

Mr. Hord indicated that he is in possession of a list of individual APNs located within the Lakeview Town Center which are included in the proposed Project but are actually proposed for WRC-MSCHP conservation. Mr. Hord explained that Neighborhood 2 of the Lakeview Town Center includes 233 acres which should be identified as MSHCP and that approximately 108 acres of Neighborhood 4 are about to be purchased by RCA for MSHCP conservation. Mr. Hord requested that these parcels are excluded from Fifth Cycle Housing Element. The noted parcels have been removed from the project, and are included in the October 5, 2016 Planning Commission Staff Report Post Production Land Use Designation Change Document.

### **C. Deitemeyer**

Individual did not provide oral testimony but indicated that they were opposed to the Project on their Speaker Card.

**Norm Gritton**

Mr. Gritton explained that the Fifth Cycle Housing Element affects his properties located in the Meadowbrook Town Center. Mr. Gritton indicated that he is not opposed to the Project but is concerned about how development accommodated by the Fifth Cycle Housing Element would occur with the lack of sewage facilities in the community.

Mr. Gritton is also concerned with the split zonings identified for the Meadowbrook Town Center, specifically along the corner of Meadowbrook, Greenwall, and Highway 74. Mr. Gritton requested to meet with the Planning Commission to resolve some of these issues. Staff agreed with Mr. Gritton's comments that split designations were an issue, but indicated that the proposed General Plan incorporates split designations as the County limited themselves to areas which were already proposed for higher intensity development. County Staff also noted that the proposed General Plan for the Meadowbrook Town Center is surrounded by community development foundation land use designations, so property owners with split designations could apply to expand their split designation to encompass their entire parcel or apply for a variable boundary in the form of a General Plan Amendment, and this way property owners would not be limited by the eight year foundation cycle requirements. Planning Director Weiss explained the "visionary" ideals of the Housing Element and that the County Planning Department would be in consultation with Mr. Gritton in order to rectify these issues.

**Josh Bourgeois**

Mr. Bourgeois indicated that he is representing the Southern California Environmental Justice Alliance and he is opposed to the Project. Mr. Bourgeois noted the written comments the Southern California Environmental Justice Alliance provided on the Fifth Cycle Housing Element Environmental Impact Report. These comments have been responded to in Final EIR No. 548, Response to Comment, Response 13.

**Theodore Gaines**

Mr. Gaines declined his opportunity to provide oral comments on the Project.

## **Section 4: Errata**

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**SUPPLEMENTAL ERRATA**

General Plan Amendment No. 1122, Ordinance No. 348.4840, Change of Zone No. 7902,  
 Environmental Impact Report No. 548

*Note: This supplemental document includes ALL of the proposed errata for project, as of September 14, 2016]. This document supersedes the errata contained in the previously distributed draft Final documents. This document does not contain the mapping changes that may result from the inclusion of Post-Production Parcel Specific Land Use Changes [As explained below]. If Post-Production Land Use Changes are included in the project, all necessary mapping updates would be included in the Final General Plan Document.*

*Changes made to GPA No. 1122, EIR No. 548, Ordinance No. 348.4840, or CZ No. 7902 after the close of the circulation of Draft EIR No. 548 and throughout the public hearing process are noted in the Errata. The changes to the documents do not affect the overall policies and conclusions of the project document and instead represent changes to provide clarification, amplification and/or “insignificant modifications” as needed as a result of public comments on the documents or due to additional information received during the public review period. These clarifications and corrections do not warrant recirculation of the EIR pursuant to CEQA Guidelines §15088.5. None of the Errata reflect a new significant environmental impact, a “substantial increase” in the severity of an environmental impact for which mitigation is not proposed, or a new feasible alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted, nor do the Errata reflect a “fundamentally flawed” or “conclusory” Draft EIR.*

*In order to clearly display all of the changes that have been made during the Housing Element update process, the document text has been formatted to show changes made in each step of the process. This includes:*

- *Black Text: General Plan text prior to GPA No. 1122 is noted in black text.*
- *Red Text: Textual changes made to the documents prior to the release of the Draft EIR in April 2016 are noted in red text.*
- *Green Text: Textual changes made to the documents after the completion of the Draft EIR 45-day public review period are noted in green text.*
- *Orange Text: Textual changes made to the documents during the Planning Commission hearing process are noted in orange text.*

*The color coding of the edits allows the reader to distinguish more clearly between the original General Plan text, and proposed changes to the project as it is taken through the hearing process. Added or modified text is shown by italicizing (example) while deleted text is shown by striking (~~example~~).*

**GPA No. 1122 Errata**

PAGE NUMBER	TEXT CHANGE (ERRATA)	CHANGE INITIATED/ REQUESTED BY
<u>All Sections</u>	<i>Note: County Staff have reviewed a number of Post-Production Land Use Designation Changes, which have been included in the Attachment B of the Planning Commission Staff Report. Redesignation of the subject parcels, or removal of the parcels from the project. These changes would need to be incorporated into the document once adopted.</i>	<u>Various, see staff report.</u>
<u>All Area Plans</u>	<i>Note: Minor editorial changes have been completed for the policies included in the</i>	<u>County Staff as a</u>

**GPA No. 1122 Errata**

PAGE NUMBER	TEXT CHANGE (ERRATA)	CHANGE INITIATED/ REQUESTED BY
	<i>General Plan Area Plans. Changes have been indicated using green italic text (example) for additions, and green strikeout for deletions (example). Refer to Attachment A (Area Plan Revisions) of this document to review the updated policy language.</i>	<u>result of FEIR No. 548</u>
<u>HVWAP Page 35</u>	<i><b>HVWAP 8.26</b> <del>HHDR</del> <del>HHDR</del> <del>development within MUA-designated neighborhoods should utilize mutually supportive mixes of retail, commercial, office, industrial, civic, park and recreational, and other types of uses including additional residential development at varying densities that result in vibrant neighborhoods with internal compatibility.</del></i>	<u>Joel Morse, Planning Commission Comment Letter</u>
<u>Appendix A-1</u>	<i><b>Walkable:</b> A continuous network of sidewalks, paths and street crossings that encourages pedestrian travel between origins and destinations free of obstructions and in a safe and comfortable environment.</i>	<u>Winchester Town Association, FEIR No. 548 Comment Letter</u>

**EIR No. 548 Errata**

PAGE NUMBER	TEXT CHANGE (ERRATA)	CHANGE INITIATED/ REQUESTED BY
<u>Sections 4.1-4.10</u>	Note: Minor editorial changes have been completed for the policies included in the General Plan Area Plans. Changes have been indicated using green italic text ( <i>example</i> ) for additions, and green strikeout for deletions ( <del>example</del> ). Refer to the General Plan Errata document, Attachment A (Area Plan Policy Revisions) to review the updated policy language.	<u>County Staff, FEIR No. 548</u>
<u>3.0-65</u>	<b>MM 3.5.1</b> Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, <del>capping of the cultural resource site and</del> avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be placed within permanent conservation easements or dedicated open space.	<u>Pechanga Tribe of Luiseño Indians, FEIR No. 548 Comment Letter</u>

EIR No. 548 Errata

PAGE NUMBER	TEXT CHANGE (ERRATA)	CHANGE INITIATED/ REQUESTED BY
<p><u>3.0-68</u></p>	<p><b>MM 3.5.1</b> If human remains are encountered during a public or private construction activity, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The Riverside County Coroner must be notified within 24 hours. If the Coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission must be contacted to determine the most likely descendant for this area. <i>The decision as to the treatment and disposition of the remains shall be made consistent with the procedures and standards contained in Health and Safety Code Section 5097.98 and CEQA Guidelines Section 15064.5(e).</i><del>The most likely descendant may become involved with the disposition of the burial following scientific analysis.</del></p>	<p><u>Pechanga Tribe of Luiseño Indians, FEIR No. 548 Comment Letter</u></p>
<p><u>4.5-21</u></p>	<p>The project site is within the boundaries of the Hemet <del>Union</del> <i>Unified</i> School District (HUSD), which operates one K-5 school, one 6-8 middle school, and one high school for the plan area.</p>	<p><u>Hemet Unified School District, FEIR No. 548 Comment Letter</u></p>
<p><u>4.5-59</u></p>	<p>If fully developed, the proposed project could result in new student enrollment at Hemet <del>Union</del> <i>Unified</i> School District (HUSD) schools serving the neighborhood sites.</p>	<p><u>Hemet Unified School District, FEIR No. 548 Comment Letter</u></p>
<p><u>4.7-44</u></p>	<p>Most CVWD domestic water customers also receive <del>sewer</del> <i>wastewater</i> services from the water district. The CVWD provides wastewater service to more than <del>91,000</del> <i>93,000</i> home and business accounts. The CVWD operates <del>6</del> <i>5</i> water reclamation plants and maintains more than <del>4,000</del> <i>1,129</i> miles of sewer pipelines and <del>37</del> <i>33</i> lift stations that collect and transport wastewater to the nearest regional water <del>reclamation facility (RWRF)</del> <i>Reclamation Plants (WRP)</i>. The current and planned treatment capacity at each of the reclamation plants is shown in <b>Table 4.7-5</b> below.</p>	<p><u>CVWD, FEIR No. 548 Comment Letter</u></p>



EIR No. 548 Errata

PAGE NUMBER	TEXT CHANGE (ERRATA)	CHANGE INITIATED/ REQUESTED BY																																																				
4.7-44	<table border="1" data-bbox="272 401 1105 751"> <thead> <tr> <th rowspan="2">Plant #</th> <th colspan="2">Current</th> <th colspan="2">Planned</th> <th rowspan="2">Total Capacity (MGD)</th> </tr> <tr> <th>Treatment</th> <th>Capacity/Ave. (MGD)</th> <th>Additional Capacity (MGD)</th> <th>Treatment</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>WRP-1 Secondary</td> <td>0.15 / <del>0.016</del> <i>ave</i></td> <td>-</td> <td>-</td> <td>0.15</td> </tr> <tr> <td>2</td> <td>WRP-2 Secondary</td> <td><del>0.18/0.03</del> <i>ave</i> 0.33/0.012</td> <td>-</td> <td>-</td> <td>0.18</td> </tr> <tr> <td>3</td> <td>WRP-4 Secondary</td> <td>9.9 / <del>4.75</del> <i>4.57</i> <i>ave</i></td> <td><i>Tertiary</i></td> <td>-</td> <td>9.90</td> </tr> <tr> <td>4</td> <td>WRP-7 Secondary and Tertiary</td> <td><del>5.0 / 2.69</del> <i>and 2.57</i> <del>3.0</del> <i>ave</i></td> <td><i>Tertiary</i></td> <td><del>5.0</del> <i>Additional</i></td> <td>7.50</td> </tr> <tr> <td>5</td> <td>WRP-9 Secondary</td> <td>0.40 / <del>0.210</del> <del>0.33</del></td> <td>-</td> <td>-</td> <td><i>0.40</i></td> </tr> <tr> <td>6</td> <td>WRP-10 Secondary and Tertiary</td> <td>18.0 / <del>9.49</del> <i>and</i> <del>10.8/10.8</del> <i>ave</i></td> <td>-</td> <td>-</td> <td><del>18.50</del> <i>18.0</i></td> </tr> <tr> <td colspan="2">Totals</td> <td>33.083</td> <td>-</td> <td><del>5.0</del></td> <td><del>33.083</del> <i>36.63</i></td> </tr> </tbody> </table> <p data-bbox="318 753 846 781">Source: <del>CVWD 2012</del> <i>CVWD, Draft EIR Comment, June 2016</i></p>	Plant #	Current		Planned		Total Capacity (MGD)	Treatment	Capacity/Ave. (MGD)	Additional Capacity (MGD)	Treatment	1	WRP-1 Secondary	0.15 / <del>0.016</del> <i>ave</i>	-	-	0.15	2	WRP-2 Secondary	<del>0.18/0.03</del> <i>ave</i> 0.33/0.012	-	-	0.18	3	WRP-4 Secondary	9.9 / <del>4.75</del> <i>4.57</i> <i>ave</i>	<i>Tertiary</i>	-	9.90	4	WRP-7 Secondary and Tertiary	<del>5.0 / 2.69</del> <i>and 2.57</i> <del>3.0</del> <i>ave</i>	<i>Tertiary</i>	<del>5.0</del> <i>Additional</i>	7.50	5	WRP-9 Secondary	0.40 / <del>0.210</del> <del>0.33</del>	-	-	<i>0.40</i>	6	WRP-10 Secondary and Tertiary	18.0 / <del>9.49</del> <i>and</i> <del>10.8/10.8</del> <i>ave</i>	-	-	<del>18.50</del> <i>18.0</i>	Totals		33.083	-	<del>5.0</del>	<del>33.083</del> <i>36.63</i>	CVWD, FEIR No. 548 Comment Letter
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4.7-90	<p data-bbox="277 852 1224 1255">Future development of the neighborhood sites under the project would contribute to increased generation of wastewater needing treatment. As previously described, the CVWD treats approximately <del>33.083</del> <del>36.63</del> <i>mgd</i> via <del>six</del> <i>five</i> <del>RWRF</del> <i>WRP's</i>. As discussed under Impact Analysis 4.7.12 future development of the neighborhood sites under the proposed project could result in up to 19,988 more dwelling units and 48,610 more persons than anticipated for buildout of the sites under the adopted Western Coachella Valley Area Plan. This increase in population and housing would generate an increased demand for wastewater conveyance and treatment. The average wastewater generation rate for a residential unit in Riverside County is 230 gallons per day per capita (County of Riverside 2015b). Therefore, future development would result in the generation of 4,597,240 gallons per day (4.597 million gallons daily).</p> <p data-bbox="277 1293 1224 1545">The <del>4.59724</del> <i>mgd</i> wastewater demand generated by the proposed project would represent approximately <del>12.5</del> <i>13.89</i> percent of the current design capacity at the CVWD RWRF. This increase in service is not considered a substantial increase over existing capacity. Additionally, future development would be required to pay development impact fees and connection fees, which would fund any potential future expansion of the RWRF in the CVWD's jurisdiction. Actual expansion of any RWRF would be subject to subsequent project-level environmental review.</p>	CVWD, FEIR No. 548 Comment Letter																																																				
4.8-47	<p data-bbox="277 1619 1224 1871">Most CVWD domestic water customers also receive <del>sewer</del> <i>wastewater</i> services from the water district. The CVWD provides wastewater service to more than <del>91,000</del> <i>93,000</i> home and business accounts. The CVWD operates <del>6</del> <i>5</i> water reclamation plants, maintains more than <del>1,000</del> <i>1,129</i> miles of sewer pipelines, and maintains <del>37</del> <i>33</i> lift stations that collect and transport wastewater to the nearest water reclamation <del>facility</del> <i>Plant (WRP)</i>. The current and planned treatment capacity at each reclamation plant is shown in <b>Table 4.8-6</b>.</p>	CVWD, FEIR No. 548 Comment Letter																																																				

EIR No. 548 Errata

PAGE NUMBER	TEXT CHANGE (ERRATA)					CHANGE INITIATED/ REQUESTED BY
4.8-48	Plant #	Current		Planned		Total Capacity (MGD)
	Treatment	Capacity/Ave. (MGD)	Additional Capacity (MGD)	Treatment		
	1	WRP-1 Secondary	0.15 / <del>0.016</del> <i>ave</i>	-	-	0.15
	2	WRP-2 Secondary	<del>0.18/0.03</del> <i>ave 0.33/0.012</i>	-	-	0.18
	3	WRP-4 Secondary	9.9 / <del>4.75</del> <i>4.51</i> <i>ave</i>	<i>Tertiary</i>	-	9.90
	4	WRP-7 Secondary and Tertiary	<del>5.0 / 2.69</del> <i>and 2.5 / 3.0</i> <i>ave</i>	<i>Tertiary</i>	<del>5.0</del> <i>Additional</i>	7.50
	5	WRP-9 Secondary	0.40 / <del>0.210</del> <i>0.33</i>	-	-	<del>0.40</del> <i>0.40</i>
	6	WRP-10 Secondary and Tertiary	18.0 / <del>9.49</del> <i>and 10.8 / 10.8</i> <i>ave</i>	-	-	<del>18.50</del> <i>18.0</i>
Totals		33.083	-	<del>5.0</del> <i>5.0</i>	<del>33.083</del> <i>36.63</i>	
<p>Source: <del>CVWD 2012</del> <i>CVWD, Draft EIR Comment, June 2016</i></p>						

CVWD, FEIR No.  
 548 Comment  
 Letter

Ord No. 348 Errata

PAGE NUMBER	TEXT CHANGE (ERRATA)	CHANGE INITIATED/ REQUESTED BY
<p><u>Article VIIIg.</u>  <u>Section 303</u>                      (B)(5)</p>	<p>USABLE OPEN SPACE. A residential dwelling shall include at least <del>two hundred (200) square feet</del> <i>one hundred (100) square feet</i> of attached useable open space such as patios or balconies, which is not encumbered with structures. No length or width of the useable open space shall be less than eight feet (8').</p>	<p><u>Joel Morse,</u>  <u>Planning</u>  <u>Commission</u>  <u>Comment Letter</u></p>
<p><u>Article VIIIg.</u>  <u>Section 304</u>                      (A)</p>	<p>PHASING PLAN. For phased developments, a site development phasing plan shall be submitted with the land use application and include maps, exhibits and a description of the phasing for development and infrastructure, <del>the viability of future development within the neighborhood and adjoining neighborhoods,</del> and the development of multi-modal transportation connectivity with the neighborhood and adjoining community areas.</p>	<p><u>Joel Morse,</u>  <u>Planning</u>  <u>Commission</u>  <u>Comment Letter</u></p>
<p><u>Article IXf</u>  <u>Section</u>  <u>9.87(A)(4)</u></p>	<p>TRANSPARENCY. <i>The retail portion of any commercial building that has a street facing wall with customer access shall have at least 50% of the total wall area transparent with clear windows. Such windows shall allow views of the indoor space or display areas and start at least 3 feet (3') above the adjacent sidewalk, but not exceed ten feet (10') in height. Along predominantly retail streets least fifty percent (50%) of the street building wall area, between three feet (3') and ten feet (10') shall be transparent with clear windows that allow views of indoor space or display areas.</i></p>	<p><u>Joel Morse,</u>  <u>Planning</u>  <u>Commission</u>  <u>Comment Letter</u></p>
<p><u>Article IXf</u>  <u>Section</u>  <u>9.87(B)(4)</u></p>	<p>Development with one hundred (100) residential dwellings or less shall provide two hundred (200) square feet square feet of <del>attached-contiguous or non-contiguous</del> useable open space such as but not limited to pools, gyms, parks and recreational facilities. <i>At least one hundred (100) square feet of usable open space shall attached to the dwelling unit.</i></p>	<p><u>Joel Morse,</u>  <u>Planning</u>  <u>Commission</u>  <u>Comment Letter</u></p>
<p>Article IXf.                      Section 9.88(A)</p>	<p>For phased developments, a site development phasing plan shall be submitted with the land use application and include maps, exhibits and a description of the phasing for development and infrastructure, <del>the viability of future development within the neighborhood and adjoining neighborhoods,</del> and the development of multi-modal transportation connectivity with the neighborhood and adjoining community areas.</p>	<p><u>Joel Morse,</u>  <u>Planning</u>  <u>Commission</u>  <u>Comment Letter</u></p>

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**COUNTY OF RIVERSIDE  
GENERAL PLAN AMENDMENT 1122  
CHANGE OF ZONE CZ No. 7902**

STATE CLEARINGHOUSE NO. 2015061083

DRAFT ENVIRONMENTAL IMPACT REPORT NO. 548

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*Prepared for:*

COUNTY OF RIVERSIDE

RIVERSIDE, CA

*Prepared by:*

MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA, SUITE 100  
SAN DIEGO, CA 92124

**APRIL 2016**



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# **ES EXECUTIVE SUMMARY**

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Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15123, this section of the Draft Environmental Impact Report (DEIR; Draft EIR) provides a brief summary of the project, significant impacts, and proposed mitigation measures. In addition, this section includes a summary of the areas of controversy regarding the project as presented to the county by agencies and the public during the Notice of Preparation (NOP) comment period.

### **ES1 PURPOSE AND SCOPE OF THE DRAFT ENVIRONMENTAL IMPACT REPORT**

This Draft Environmental Impact Report (Draft EIR; DEIR) has been prepared by Riverside County to evaluate the potential impacts from adoption and implementation of General Plan Amendment No. 1122 General Plan Amendment No. 1122 (project; proposed project).

### **ES2 PROJECT SUMMARY**

The proposed project consists of General Plan Amendment No. 1122 (project; proposed project), which includes a comprehensive review of and updates to Riverside County's Housing Element (2013–2021 Housing Element Update) along with proposed changes to the General Plan Land Use Element and Safety Element, proposed changes to 10 Area Plans, and proposed changes to the Riverside County Land Use Ordinance No. 348 to include two new zone classifications. The proposed project is a countywide project encompassing the unincorporated land in Riverside County. The land use designation and zone classification changes would affect the following Area Plans:

- Eastern Coachella Valley Area Plan
- Elsinore Area Plan
- Harvest Valley/Winchester Area Plan
- Highgrove Area Plan
- Lakeview/Nuevo Area Plan
- Mead Valley Area Plan
- Southwest Area Plan
- Temescal Canyon Area Plan
- The Pass Area Plan
- Western Coachella Valley Area Plan

### **ES3 PROJECT ALTERNATIVES SUMMARY**

California Environmental Quality Act (CEQA) Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. Further, CEQA Guidelines Section 15126.6(e) requires that a “no project” alternative be evaluated in an EIR. Section 4.0, Project Alternatives, provides a detailed discussion and a qualitative analysis of the following scenario:

- **Alternative 1 – No Project Alternative.** CEQA Guidelines Section 15126.6(e) requires that a No Project alternative be evaluated in an EIR. The No Project analysis must discuss the circumstance under which the project does not proceed. The comparison is that of the proposed project versus what can reasonably be expected to occur on the properties should the proposed project not be approved. The analysis allows decision-makers to compare the impacts of approving the project with the impacts of not approving the project (CEQA Guidelines Section 15126.6(e)(3)(B)).

- **Alternative 2 - Remove All Lands Designated for Agricultural Land Use.** The proposed project would rezone approximately 525 acres of land in the Eastern Coachella Valley Area Plan that are currently both designated and zoned for agriculture uses. Of those, approximately 472 acres are Prime Farmland, with the remaining 52 acres being a mixture of Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Urban and Built-Up Land, and lands designated as 'Other' lands. While other property may be similarly designated, the existing General Plan and the previous General Plan designated the properties for development and made findings of overriding considerations addressing the conversion of agricultural land to nonagricultural purposes. The proposed project would add an additional 131.48 acres of agricultural land that was not previously designated for development. This additional agricultural land conversion is considered a significant and unavoidable impact. Alternative 2 would eliminate the significant impact by removing the 131.48 acres identified for redesignation to nonagricultural purposes. The reduction of 131.48 acres would result in the potential for 4,154 fewer housing units and 19,418 fewer residents than the proposed project. This is a reduction of approximately 17 percent from the potential units and population estimated.
- **Alternative 3 - Remove HHDR on All Lands Affected by MARB Land Use.** On August 17, 2015, the County received a letter from Edward Cooper from the Riverside County Airport Land Use Commission (ALUC). This letter states that the 50 percent Highest Density Residential (HHDR) for both Neighborhoods 1 and 2 are inconsistent with the provisions of the 2014 March Air Reserve Base/Inland Port ALUC Plan. According to the plan, these neighborhoods are located in Airport Compatibility Zone C2, where residential densities are limited to a maximum of six dwelling units per acre. Further, because these neighborhoods are within an airport compatibility zone, they are subject to mandatory ALUC review. The only alternative that would address this potential impact is to reduce density to six dwellings per acre. The two neighborhoods total approximately 88 acres and with a 50 percent proposed HHDR designation represent a potential for 1,320 housing units. Housing could still be permitted in the area subject to the six or fewer units per acre restriction of the Airport Compatibility Zone C-2; however, at this density, the housing would be considered market rate.

**ES4 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED**

In accordance with Section 15082 of the state CEQA Guidelines, the County prepared and issued an NOP for the EIR on June 26, 2015. The County solicited comments on the scope and content of the environmental analysis and the EIR for the project from June 26, 2015, through August 10, 2015. The project was subsequently revised to include additional parcels not included in the original project description. Therefore, a Revised NOP was prepared and issued on October 9, 2015 to include the new parcels. The County extended the NOP comment through November 9, 2015.

Areas of controversy/issues to be resolved as presented to the county by agencies and the public during the NOP review period were considered during preparation of the Draft EIR. The complete text of the NOP, Revised NOP and responses by interested parties are presented in **Appendix 1.0-1** and summarized in **Table ES-1**.

ES5 SUMMARY OF NOP COMMENTS

TABLE ES-1  
NOP COMMENT SUMMARIES

Commenter Name	Comment Summary
South Coast Air Quality Management District	The commenter gives recommendations regarding the analysis of potential air quality impacts.
Sierra Club, Moreno Valley Group	The commenter states that GPA 960 and the Housing Element environmental documents need to be processed together/same time due to cumulative impacts including traffic, air quality, and housing.
California Department of Conservation	The commenter gives recommendations regarding the analysis of agricultural resources.
Mojave Desert Air Quality Management District	The commenter concurs with the proposed AQ and GHG analysis for project.
Advocated Coalition for Coachella Valley Community and Environmental Health	The commenter is concerned with communities in Eastern Coachella Valley, including residents that live in mobile home communities, including "Polanco" parks that lack basic infrastructure including sanitary sewer collection systems and domestic potable water.
Winchester Town Association	The commenter needs clarification that the communities Downtown Winchester vision and housing element are consistent with each other.
Airport Land Use Commission Riverside County (August 17, 2015)	The commenter states that neighborhoods 1 and 2 are located in Airport Compatibility Zone C2, where residential densities are limited to a maximum of six dwelling units per acre.
Airport Land Use Commission Riverside County (November 9, 2015)	The commenter states that neighborhoods 1 and 2 are located in Airport Compatibility Zone C2, where residential densities are limited to a maximum of six dwelling units per acre.
City of Riverside	Comments on 5 separate areas of concern (as seen to the left) stating that the proposed amendments will substantially increase development intensity of multiple areas surrounding the City of Riverside, and has the potential of creating significant impacts to the City. The DEIR needs to particularly focus on traffic impacts.
Board of Forestry and Fire Protection	The commenter is concerned about the potential for high density development in Very High Fire Hazard Severity Zones (VHFHSZ).
California Rural Legal Assistance, Inc.	The commenter requests that the document analyze impacts on low income residents and communities of color; assess the feasibility of HHDR and MUA designation and rezone on the ability to meet housing needs; conduct a health impact assessment; analyze the impact of drought and water scarcity, and; discuss the methodology used to select the parcels identified for rezoning.

Commenter Name	Comment Summary
City of Lake Elsinore	Comments included applicable goals and policies from the City of Lake Elsinore's for the Lee Lake Community and applicable goals and policies of the North Peak District of the General Plan to the Meadowbrook Town Center.
City of Temecula Community Development	The commenter requests that mitigation measures requiring coordination with the Riverside Transit Agency and the City of Temecula Public Works Department be included in the document.
Coachella Valley Archaeological Society	No comments related to the proposed project.
Coachella Valley Leadership Counsel	The commenter requests that the EIR analyze and address impacts the project will have on low income residents and communities of color.
Coachella Valley Mosquito and Vector Control	The commenter recommends developers follow Best Management Practices (BMPs) for mosquito control in California.
Colton Unified School District	The letter includes general comments related to developer fees and that they are analyzed in the EIR
Department of Fish and Wildlife	The commenter gives recommendations for the DEIR regarding the Biological Resources section.
Caltrans (District 8)	The commenter lists facilities that transit could utilize to provide service to the mixed use areas and suggests transit route plans to provide service from the identified areas for rezone to current and proposed Metrolink and Amtrack stations.
Harper & Burns LLP	Home Gardens Sanitary District (HGSD) notes that additional treatment capacity has been purchased to address current needs in the WRCRWA Plant. Additionally, new development must pay sewer capacity charges to buy-in to the existing sewer capacity.
Jurupa Area Recreation and Park District	This commenter had no project related comments.
Metropolitan Water District	MWD requests review of any design plans associated with the proposed project for any activity in the area of MWDs pipelines or facilities.
Mojave Desert Air Quality Management District	The commenter includes the website for where the significance thresholds can be found.
Morongo Band of Mission Indians	The Project is outside of the tribes current reservation boundaries but within an area considered to be a traditional use area or one in which the Tribe has cultural ties. Therefore, mitigation measures will need to be incorporated.
Pala Tribal Historic Preservation Office	Not within the boundaries of the recognized Pala Indian Reservation and beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA).
Riverside County Dept. o Environmental Health	The commenter requests that the EIR address water and wastewater since some of the areas designated do not already have water and wastewater facilities supported by purveyors/water districts.



**ES EXECUTIVE SUMMARY**

Commenter Name	Comment Summary
San Bernardino County Dept. of Public Works	The commenter states that any work encroaching into the San Bernardino Flood Control District ROW is required to obtain a permit.
Sierra Club/ Moreno Valley Group	The commenter states that the DEIR must include a Health Risk Assessment otherwise it is inadequate.
South Coast Air Quality Management District	The commenter included information for which criteria to use for AQ analysis when assessing impacts. To offset potential impacts, resources to develop mitigation measures have been included in the letter.
Southern California Association of Governments	The commenter requested for future documents pertaining to the project.
Strata Equity Group, Inc.	The commenter recommends relocating potential development associated with APNs 310-270-011; -012, -013, -014; and 310-230-027 to areas that would better accommodate the higher intensity/density development such as along major transportation corridors instead of the current locations proposed by the project.
T&B Planning Inc.	The commenter requested to be contacted regarding TTM 36668 (a 65.2-acre site in High Grove Community) which has active applications to develop single family residential and are being scheduled for Planning Commission hearing.
Val Verde Unified School District	The commenter recommends that it be appraised of any traffic flow changes.
DR. F. Hormoza	The commenter owns land in Mecca and would like to know about the potential rezoning of approximately 1,700 parcels addressed in the 3rd paragraph of the NOP.
Ron Roy	The commenter states that the proposed project is in violation of SB 375 and the Sustainable Communities Strategy (SCS) and lists the SCS requirements. The commenter also suggests a joint meeting be held with other local governments and the public to collaboratively identify areas within and on fringes of cities for future land uses, residential densities, and building intensities.
George Hague	Comment regarding how each site will help meet Executive order B-30-15 to reduce Greenhouse Gas (GHG) emissions, especially Lakeview/Nuevo. Comment about horse trails in this area plan, Assembly Bill 32, public services, etc.

**ES6 SUMMARY OF ENVIRONMENTAL IMPACTS**

Table ES-2 displays a summary of project impacts and proposed mitigation measures that would avoid or minimize potential impacts. In Table ES-2, the level of significance is indicated both before and after the implementation of each mitigation measure. For detailed discussions of all mitigation measures that would provide mitigation for each type of environmental impact addressed in this Draft EIR, refer to the appropriate environmental topic section (i.e., Section 3.0 and Sections 4.1 through 4.10).

CEQA Guidelines Section 15126.2(b) requires an EIR to discuss unavoidable significant environmental effects, including those that can be mitigated but not reduced to a level of insignificance. Section 6.0, Other CEQA Considerations, identifies impacts determined by the analysis in the Draft EIR to be significant and unavoidable (Table 6.3-1).

**ES7 AREAS OF NO IMPACT**

Table ES-2 includes a summary of environmental impacts that are either reduced to a less than significant level through the application of required mitigation, as well as summaries of impacts where no impact would occur because of the nature of the proposed project. Note that this is a summary table and that the text of the EIR contains a detailed analysis of all of the impact and thresholds that apply to the proposed project and to future development.

NI	No Impact
LS	Less than Significant Impact
LS-M	Less than Significant with Mitigation Measures incorporated
SU	Significant and Unavoidable
LCC	Less than Cumulatively Considerable
LCC-M	Less than Cumulatively Considerable with Mitigation Measures incorporated
CC & SU	Cumulatively Considerable and Significant and Unavoidable
NA-CW	Not Applicable, Countywide impact

TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<b>I. Aesthetics</b>											
1) Have a substantial adverse effect on a scenic vista.	LCC-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	LCC-M	LS	LS	NI	NI	NI	NI	LS	LS	LS	NI
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	LCC-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
<b><i>Aesthetics Mitigation Measures</i></b>											
<p><b>MM 3.1.1</b> Development projects shall be subject to the requirements of all relevant guidelines, including the community center guidelines, Riverside County supervisorial district guidelines and all applicable standards, policies and/ or regulations of the County of Riverside or other affected entities pertaining to scenic vistas and aesthetic resources. Factors considered in these guidelines include the scale, extent, height, bulk or intensity of development; the location of development; the type, style and intensity of adjacent land uses; the manner and method of construction, including materials, coatings and landscaping; the interim and/or final use of the development; the type, location and manner of illumination and signage; the nature and extent of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vista or aesthetic resource.</p> <p><i>Timing/Implementation:</i> Prior to and during construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>											

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<b>II. Agriculture and Forestry Resources</b>											
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.	LCC	NI	NI	NI	NI	NI	NI	NI	SU	NI	NI
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.	LCC	NI	LS	NI	NI	LS	LS	NI	SU	NI	NI
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)).	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
4) Result in the loss of forestland or conversion of forestland to non-forest use.	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI

**ES EXECUTIVE SUMMARY**

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
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.	LCC	NI	LS	NI	NI	LS	LS	NI	SU	NI	NI
<b>III. Air Quality</b>											
1) Conflict with or obstruct implementation of the applicable air quality plan.	CC & SU	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	CC & SU	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
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).	CC & SU	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
4) Expose sensitive receptors to substantial pollutant concentrations.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
5) Create objectionable odors affecting a substantial number of people.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
<b>Air Quality Mitigation Measures</b>												
<b>MM 3.3.1</b>	<p>All individual, future development instigated by the Housing Element are required to prepare an analyses of potential air quality impacts in accordance with SCAQMD promulgated methodology protocols. Projects estimated to exceed SCAQMD significance thresholds are required, per GPA 960 Policy AQ 4.7 (RCIP GP Policy AQ 4.7), to implement mitigation measures in order to reduce air pollutant emissions to the greatest extent possible.</p> <p><i>Timing/Implementation:</i> Prior to construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>											
<b>MM 3.3.2</b>	<p>Implement the following applicable Rule 403 measures:</p> <ul style="list-style-type: none"> <li>• Apply nontoxic chemical soil stabilizers according to manufacturer specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).</li> <li>• Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)</li> <li>• All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).</li> <li>• Pave construction access roads at least 100 feet onto the site from main road.</li> <li>• Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.</li> </ul> <p><i>Timing/Implementation:</i> During construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>											
<b>MM 3.3.3</b>	<p>Implement the following additional SCAQMD CEQA Air Quality Handbook dust measures:</p> <ul style="list-style-type: none"> <li>• Revegetate disturbed areas as quickly as possible.</li> <li>• All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.</li> <li>• All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</li> <li>• Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.</li> </ul> <p><i>Timing/Implementation:</i> During construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>											
<b>MM 3.3.4</b>	<p>Implement the following mitigation measures for construction equipment and vehicles exhaust emissions:</p> <ul style="list-style-type: none"> <li>• The construction contractor shall select the construction equipment used on-site based on low emission factors and high energy efficiency.</li> <li>• The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer specifications.</li> <li>• The construction contractor shall utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.</li> </ul>											

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
	<ul style="list-style-type: none"> <li>The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</li> <li>The construction contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.</li> <li>The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.</li> <li>Dust generated by the development activities shall be retained on-site and kept to a minimum by following the dust control measures listed below.               <ol style="list-style-type: none"> <li>During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.</li> <li>During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the late morning, after work is completed for the day and whenever wind exceeds 15 miles per hour.</li> <li>Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur.</li> <li>Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</li> <li>Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be tarped from the point of origin.</li> </ol> </li> </ul> <p><i>Timing/Implementation:</i> During construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.3.5</b>	<p>The construction contractor shall ensure that all disturbed areas and stock piles are watered at least three times per day or soil stabilizers are applied as necessary to prevent visible dust plumes from these areas. Stock piles not in use may be covered with a tarp to eliminate the need for watering or other stabilizers.</p> <p><i>Timing/Implementation:</i> During construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.3.6</b>	<p>All construction equipment shall have EPA-rated engines of Tier 3 or better.</p> <p><i>Timing/Implementation:</i> During construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.3.7</b>	<p>As soon as electric utilities are available at construction sites, the construction site shall be supplied with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators.</p> <p><i>Timing/Implementation:</i> During construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.3.8</b>	<p>All new development shall ensure that all interior and exterior architectural coatings used are low in reactive organic gases.</p> <p><i>Timing/Implementation:</i> Prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.3.9</b>	<p>If hearths are included in new residential developments, they shall be energy-efficient natural gas appliances. No wood-burning hearths or stoves shall be permitted in new residential developments.</p>										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
MM 3.3.10	<p><i>Timing/Implementation:</i> Prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p> <p>New developments shall include the following requirements to reduce emissions associated with toxic air contaminants (TACs):</p> <ul style="list-style-type: none"> <li>a. Electrical outlets shall be included in the building design of any loading docks to allow use by refrigerated delivery trucks. Signage shall also be installed, instructing commercial vehicles to limit idling times to five minutes or less. If loading and/or unloading of perishable goods would occur for more than five minutes and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off.</li> <li>b. Electrical outlets shall be installed on the exterior of new structures for use with electrical landscaping equipment. Further, the property owner(s) shall ensure that the hired landscape companies use electric-powered equipment where available to a minimum of 20 percent of the equipment used.</li> </ul> <p><i>Timing/Implementation:</i> Prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
	MM 3.3.11	<p>The County of Riverside shall require minimum distances between potentially incompatible land uses, as described below, unless a project-specific evaluation of human health risks defines, quantifies, and reduces the potential incremental health risks through site design or the implementation of additional reduction measures to levels below applicable standards (e.g., standards recommended or required by CARB, SCAQMD or MDAQMD).</p> <p><b>SCAQMD Jurisdiction:</b></p> <ul style="list-style-type: none"> <li>a. Proposed dry cleaners and film processing services that use perchloroethylene must be sited at least 500 feet from existing sensitive land uses including residential, schools, day care facilities, congregate care facilities, hospitals, or other places of long-term residency for people.</li> <li>b. Proposed auto body repair services shall be sited at least 500 feet from existing sensitive land uses.</li> <li>c. Proposed gasoline dispensing stations with an annual throughput of less than 3.6 million gallons shall be sited at least 50 feet from existing sensitive land uses. Proposed gasoline dispensing stations with an annual throughput at or above 3.6 million gallons shall be sited at least 300 feet from existing sensitive land uses.</li> <li>d. Other proposed sources of TACs, including furniture manufacturing and repair services that use methylene chloride or other solvents identified as a TAC, shall be sited at least 300 feet from existing sensitive land uses.</li> <li>e. Proposed sensitive land uses shall be sited at least 500 feet from existing freeways, major urban roadways with 100,000 vehicles per day or more, and major rural roadways with 50,000 vehicles per day or more.</li> <li>f. Proposed sensitive land uses shall be sited at least 500 feet from existing dry cleaners and film processing services that use perchloroethylene.</li> <li>g. Proposed sensitive land uses shall be sited at least 500 feet from existing auto body repair services.</li> <li>h. Proposed sensitive land uses shall be sited at least 50 feet from existing gasoline dispensing stations with an annual throughput of less than 3.6 million gallons and 300 feet from existing gasoline dispensing stations with an annual throughput at or above 3.6 million gallons.</li> <li>i. Proposed sensitive land uses shall be sited at least 300 feet from existing land uses that use methylene chloride or other solvents identified as a TAC.</li> </ul> <p><b>MDAQMD Jurisdiction:</b></p> <ul style="list-style-type: none"> <li>a. Proposed industrial projects must be sited at least 1,000 feet from existing sensitive land uses.</li> <li>b. Proposed distribution centers with 40 or more trucks per day shall be sited at least 1,000 feet from existing sensitive land uses.</li> </ul>									



Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<p>c. Proposed dry cleaners using perchloroethylene shall be sited at least 500 feet from existing sensitive land uses.</p> <p>d. Proposed gasoline dispensing facilities shall be sited at least 300 feet from existing sensitive land uses.</p> <p>e. Proposed sensitive land uses shall be sited at least 500 feet from existing freeways, major urban roadways with 100,000 vehicles per day or more, and major rural roadways with 50,000 vehicles per day or more.</p> <p>f. Proposed sensitive land uses shall be sited at least 1,000 feet from existing industrial facilities or distribution centers with more than 40 trucks per day.</p> <p>g. Proposed sensitive land uses shall be sited at least 500 feet from existing dry cleaners using perchloroethylene.</p> <p>h. Proposed sensitive land uses shall be sited at least 300 feet from existing gasoline dispensing stations.</p> <p><i>Timing/Implementation: Prior to project approval</i></p> <p><i>Enforcement/Monitoring: County of Riverside</i></p> <p><b>MM 3.3.12</b> Locate potential new odor sources predominantly down- or cross-wind from existing sensitive receptors and potential new sensitive receptors predominantly upwind from existing odor sources. As indicated by the Right-to-Farm ordinance, agricultural uses that have been operated for more than three years cannot be reclassified as a public or private nuisance by new development.</p> <p><i>Timing/Implementation: Prior to project approval</i></p> <p><i>Enforcement/Monitoring: County of Riverside</i></p> <p><b>MM 3.3.13</b> Maintain an adequate buffer between potential new odor sources and receptors such that emitted odors are dissipated before reaching the receptors (minimum of 500 feet depending on odor source). As indicated by the Right-to-Farm ordinance, agricultural uses that have been operated for more than three years cannot be reclassified as a public or private nuisance by new development.</p> <p><i>Timing/Implementation: Prior to project approval</i></p> <p><i>Enforcement/Monitoring: County of Riverside</i></p>											
<b>IV. Biological Resources</b>											
<p>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).</p>	LCC-M	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
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.	LCC-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M
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.	LCC-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M
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.	LCC-M	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	NI	NA-	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
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.	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
<b>Biological Resources Mitigation Measures</b>												
<b>MM 3.4.1</b>	<p>Prior to discretionary project approval for projects with the potential to substantially adversely affect sensitive (listed, candidate, or special-status) species or habitats, a general biological resource assessment (BRA) shall be performed. The following requirements shall apply:</p> <ol style="list-style-type: none"> <li>a. The BRA shall be performed by a Riverside County-approved biologist pursuant to a Memorandum of Understanding executed between the biologist and the County of Riverside.</li> <li>b. The biology/environmental firm or biologist preparing the BRA must be on Riverside County’s list of qualified consultants.</li> <li>c. Fieldwork must be performed by qualified biologists according to professional standards.</li> <li>d. If included in the BRA, presence/absence surveys for specific plants must be conducted during the applicable blooming season or other conditions as deemed scientifically appropriate and valid.</li> <li>e. Should affected species or habitat occur on the project site, then a “Focused Protocol Survey” must be prepared for those species using existing protocols established by the USFWS or CDFW. If no such protocols exist, the survey must be based on generally accepted biological survey protocols appropriate to the species.</li> </ol> <p>The BRA requirement may be waived if any of the following conditions are documented to exist.</p> <ol style="list-style-type: none"> <li>I. The area affected by the proposed project (“footprint” herein) consists entirely of built environment (structures, pavement, etc.) and none of the biota or plant material present (i.e., landscaping) represent likely habitat used by a sensitive species.</li> <li>II. The Riverside County Ecological Resources Specialist (ERS) finds in writing that the proposed footprint does not have any biological resources expected to be used by a protected species or plant.</li> <li>III. The project or activity proposed is to be performed under an existing incidental take permit, habitat conservation plan or other governing permit, license or authorization (i.e., Section 7 consultation) and no new significant effect to the covered species or other protected species or resource is expected to occur.</li> </ol> <p>In addition to the items herein, the BRA shall also be prepared in accordance with the Riverside County “Guide to Preparing General Biological Resource Assessments,” as well as any other requirements of the Riverside County Environmental Programs Department, Planning Department, or other County of Riverside agency.</p> <p>Upon receipt of the BRA, the Riverside County ERS shall review it and all supporting documentation. If the Riverside County ERS finds that the project does not have the potential to substantially affect sensitive species or habitat, no further mitigation is required. If the Riverside County ERS finds that the project has the potential to substantially adversely affect sensitive species or habitat, then additional mitigation will be developed and imposed to reduce such impacts</p>											

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
	<p>to below a level of significance. Such mitigation may include but not be limited to obtaining incidental take permits from the USFWS and/or CDFW, as applicable, and acquisition and conservation of replacement habitat at appropriate ratios.</p> <p><i>Timing/Implementation:</i> Prior to discretionary project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.4.2</b>	<p>A general biological resources assessment (BRA) shall be required as part of the discretionary project review process at Riverside County’s discretion. For example, a BRA would be required if site inspection, aerial or other photos, resource agency data, or any other information indicates potential for sensitive habitat to occur on or be adversely affected by the proposed project. The BRA shall be prepared and reviewed as per the requirements outlined in mitigation measure <b>MM 3.4.1</b>.</p> <p><i>Timing/Implementation:</i> Prior to discretionary project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.4.3</b>	<p>For sites not governed by an existing MSHCP, where site conditions (e.g., topography, soils, vegetation) indicate a project could adversely affect any riparian or riverine resources, an appropriate assessment shall be prepared by a qualified professional. An assessment shall include, but not be limited to, identification and mapping of any riparian/riverine areas and evaluation of species composition, topography/hydrology and soil analysis, as applicable. An assessment shall be completed as part of the environmental review for the development proposal prior to its approval. Upon receipt of an assessment, the Riverside County Ecological Resources Specialist (ERS) shall review the document and make a finding that:</p> <ol style="list-style-type: none"> <li>a. Riparian/riverine areas do not exist on site; or</li> <li>b. Project-specific avoidance measures have been identified that would be sufficient to ensure avoidance of riparian/riverine areas; or</li> <li>c. Impacts to riparian/riverine areas are significant and unavoidable. If avoidance is not feasible, a practicable alternative that minimizes direct and indirect effects to riparian/riverine areas and vernal pools and associated functions and values to the greatest extent possible must be developed.</li> </ol> <p>If impacts remain significant and unavoidable, then the ERS will require the project applicant to obtain a Section 404 permit from the US Army Corps of Engineers (USACE) and/or a Fish and Game Code Section 1600 agreement from the CDFW prior to the issuance of any grading permit or other action by the County of Riverside that would lead to the disturbance of the riparian resource.</p> <p><i>Timing/Implementation:</i> Prior to discretionary project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.4.4</b>	<p>For sites not governed by an MSHCP, a general biological resources assessment (BRA) shall be required as part of the discretionary project review process at Riverside County’s discretion. For example, a BRA would be required if site inspection, aerial or other photos, resource agency data, or any other information indicates potential for sensitive habitat to occur on or be adversely affected by the proposed project. The BRA shall be prepared and reviewed as per the requirements outlined in mitigation measure <b>MM 3.4.3</b>.</p> <p><i>Timing/Implementation:</i> Prior to discretionary project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.4.5</b>	<p>If site conditions (for example, topography, soils, vegetation, etc.) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands as defined by Section 404 of the CWA, then an appropriate assessment shall be prepared by a qualified professional as part of Riverside County’s project review process. An assessment shall include, but not be limited to, identification and mapping of any wetland(s) or riparian resources present; evaluation of plant species composition, topography and hydrology; a soils analysis (where appropriate) and conclusions stating the presence or absence of jurisdictional wetlands. An assessment shall be completed as part of the development review process. Should any grading or construction be proposed within</p>										

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
<p>or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the Riverside County Planning Department that the alteration of any watercourse or wetland, located either on site or on any required offsite improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.</p> <p><i>Timing/Implementation:</i> During development review process</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p> <p><b>MM 3.4.6</b> If site conditions (e.g., topography, soils, vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands as defined by Fish and Game Code Section 1600 et seq., then an appropriate assessment shall be prepared by a qualified professional as part of Riverside County’s project review process. An assessment shall include, but not be limited to, identification and mapping of any wetland(s) or riparian resources present; evaluation of plant species composition, topography, and hydrology; a soils analysis (where appropriate); and conclusions stating the presence or absence of jurisdictional wetlands. An assessment shall be completed as part of the development review process.</p> <p>Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the Riverside County Planning Department that the appropriate CDFW notification pursuant to Sections 1601/1603 of the Fish and Game Code has taken place. Or, the land divider shall obtain an “Agreement Regarding Proposed Stream or Lake Alteration” (Section 1601/1603 Permit). Copies of any agreements shall be submitted along with the notification.</p> <p><i>Timing/Implementation:</i> During development review process</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p> <p><b>MM 3.4.7</b> Should a wildlife nursery site or native resident or migratory wildlife corridor be uncovered through a biological resources assessment (BRA), then a consultation with a Riverside County Ecological Resources Specialist (ERS) shall occur. The ERS shall make a determination if the site is essential for the long-term viability of the species. If such a determination is made, then the ERS shall work with the project applicant to avoid the effects of development on the resource in question and condition the land use case accordingly. Should significant impacts to a nursery site or corridor not be avoidable, the applicant shall be required to ensure the preservation of comparable nursery or corridor habitat off-site.</p> <p><i>Timing/Implementation:</i> Prior to discretionary project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>												
	<p><b>V. Cultural Resources</b></p>											
1) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
2) Cause a substantial adverse change in the significance of an archaeological	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
resource pursuant to Section 15064.5.											
3) Disturb any human remains, including those interred outside of formal cemeteries.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
<b>Cultural Resources Mitigation Measures</b>											
<b>MM 3.5.1</b>	<p>Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, capping of the cultural resource site and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be placed within permanent conservation easements or dedicated open space.</p> <p><i>Timing/Implementation:</i> Prior to and during construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.5.2</b>	<p>If avoidance and/or preservation in place of cultural resources is not feasible, the following mitigation measures shall be initiated for each impacted site:</p> <ol style="list-style-type: none"> <li>Discoveries shall be discussed with the Native American tribal (or other appropriate ethnic/cultural group representative) and the Riverside County Archaeologist, and a decision shall be made with the concurrence of the Planning Director, as to the mitigation (documentation, recovery, avoidance, etc.) appropriate for the cultural resource.</li> <li>Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to appropriate preservation or mitigation measures.</li> </ol> <p><i>Timing/Implementation:</i> Prior to and during construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.5.3</b>	<p>If human remains are encountered during a public or private construction activity, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The Riverside County Coroner must be notified within 24 hours. If the Coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission must be contacted to determine the most likely descendant for this area. The most likely descendant may become involved with the disposition of the burial following scientific analysis.</p> <p><i>Timing/Implementation:</i> During construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<b>VI. Geology and Soils</b>											
1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving: <ul style="list-style-type: none"> <li>a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to California Geological Survey (formerly Division of Mines and Geology) Special Publication 42.</li> <li>b) Strong seismic ground shaking.</li> <li>c) Seismic-related ground failure, including liquefaction.</li> <li>d) Landslides.</li> </ul>	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
2) Result in substantial soil erosion or the loss of topsoil.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
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.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
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.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
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.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
6) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
<b>Geology and Soils Mitigation Measures</b>												
<b>MM 3.6.1</b>	<p>Before a project is approved or otherwise permitted within an Alquist-Priolo Zone, County Fault Zone, within 150 feet of any other active or potentially active fault mapped in a published US Geologic Survey or California Geological Survey reports, or within other potential earthquake hazard area (as determined by the County Geologist), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of the project site. The site-specific geotechnical investigation shall incorporate up-to-date data from government and nongovernment sources.</p> <p>Based on the site-specific geotechnical investigation, no structures intended for human occupancy shall be constructed across active faults. This site-specific evaluation and written report shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the</p>											



Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
	<p>issuance of building permits. If an active fault is discovered, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence presented to and accepted by the County Geologist.</p> <p><i>Timing/Implementation:</i> Prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.6.2</b>	<p>The design and construction of structures and facilities shall adhere to the standards and requirement detailed in the California Building Code (California Code of Regulations, Title 24), County Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Conformance with these design standards shall be enforced through building plan review and approval by the Riverside County Department of Building and Safety prior to the issuance of building permits for any structure or facility.</p> <p><i>Timing/Implementation:</i> During building plan review and prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.6.3</b>	<p>As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential ground shaking impacts resulting from development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and nongovernment sources and may be included as part of any site-specific geotechnical investigation required in mitigation measure <b>MM 3.6.1</b>. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.6.4</b>	<p>As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential liquefaction impacts resulting from development. The site-specific liquefaction assessment shall incorporate up-to-date data from government and nongovernment sources and may be included as part of any site-specific geotechnical investigation required in mitigation measure <b>MM 3.6.1</b>. This site-specific liquefaction assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.6.5</b>	<p>Where development is proposed within an identified or potential liquefaction hazard area (as determined by the County Geologist), adequate and appropriate measures such as (but not limited to) design foundations in a manner that limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of structures in areas with a lower liquefaction risk, shall be implemented to reduce potential liquefaction hazards. Any such measures shall be submitted to the Riverside County Geologist and the County Department of Building and Safety for review prior to the approval of the building permits.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.6.6</b>	<p>New development in identified or potential (as determined by the County Geologist) wind hazard areas shall adhere to applicable provisions of Riverside County Ordinance No. 484.2 or other local, state, or federal requirements established to control or limit the windborne erosion of soil. Prior to the approval of development permits, the County Building and Safety Department shall confirm that the design of any proposed structure, facility, or use incorporates appropriate features to control and/or limit the windborne erosion of soil.</p>										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<b>MM 3.6.7</b>	<p><i>Timing/Implementation:</i> Prior to issuance of building permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p> <p>Riverside County, where required, and in accordance with issuance of a National Pollutant Discharge Elimination System permit, shall require the construction and/or grading contractor for individual developments to establish and implement specific best management practices at time of project implementation.</p> <p><i>Timing/Implementation:</i> Prior to and during construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.6.8</b>	<p>Prior to any development in the County, a grading plan shall be submitted to the Riverside County Building and Safety Department and/or Riverside County Geologist for review and approval. As required by the County, the grading plan shall include erosion and sediment control plans. Measures in individual erosion control plans may include, but shall not be limited to, the following:</p> <ol style="list-style-type: none"> <li>a. Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification.</li> <li>b. Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes.</li> <li>c. Structures shall not be sited on or below identified landslides unless landslides are stabilized.</li> <li>d. The extent and duration of ground-disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils.</li> <li>e. To the extent possible, the amount of cut and fill shall be balanced.</li> <li>f. The amount of water entering and exiting a graded site shall be limited though the placement of interceptor trenches or other erosion control devices.</li> <li>g. Erosion and sediment control plans shall be submitted to the County for review and approval prior to the issuance of grading permits.</li> </ol> <p><i>Timing/Implementation:</i> Prior to issuance of grading permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.6.9</b>	<p>Where required, drainage design measures shall be incorporated into the final design of individual projects on-site. These measures shall include, but will not be limited to, the following:</p> <ol style="list-style-type: none"> <li>a. Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages.</li> <li>b. Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages.</li> <li>c. Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses.</li> <li>d. Disturbed areas that have been identified as highly erosive shall be (re)vegetated.</li> <li>e. Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff.</li> <li>f. The landscape scheme for projects within the project site shall utilize drought-tolerant plants.</li> <li>g. Erosion control devices such as rip-rap, gabions, and small check dams may be utilized in gullies and active stream channels to reduce erosion.</li> </ol> <p><i>Timing/Implementation:</i> During site plan review and prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<p><b>MM 3.6.10</b> Proponents of new development in Riverside County shall adhere to applicable policies and standards contained in the most recent version of the California Building Code related to the construction of structures and facilities on expansive soils.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>											
<b>VII. Greenhouse Gas Emissions</b>											
1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	CC & SU	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	CC & SU	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
<b>VIII. Hazards and Hazardous Materials</b>											
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
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.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
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.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.	LCC	NI	SU	NI	LS	LS	LS	NI	NI	LS	NI	NI
6) For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
7) Impair implementation of or physically interfere with an adopted emergency response plan	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

**ES EXECUTIVE SUMMARY**

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
or emergency evacuation 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.	LCC	NI	NI	NI	NI	LS	NI	NI	NI	NI	NI
<b>IX. Hydrology and Water Quality</b>											
1) Violate any water quality standards or waste discharge requirements.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
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).	<u>Groundwater Supplies</u> CC & SU	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	SU	LS-M	LS-M	SU
	<u>Groundwater Recharge</u> LCC-M										
3) Substantially alter the existing drainage pattern of the site or area, including through the	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.												
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.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
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.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
6) Otherwise substantially degrade water quality.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
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.	LCC-M	NI	LS-M	NI	LS-M	NI	LS-M	NI	LS-M	LS-M	NI	

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	LCC-M	NI	LS-M	NI	LS-M	NI	LS-M	NI	LS-M	LS-M	NI
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.	LCC	NI	NI	LS	NI	NI	LS-M	NI	NI	LS-M	NI
10) Inundation by seiche, tsunami, or mudflow.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
<b>Hydrology and Water Quality Mitigation Measures</b>											
<b>MM 3.9.1</b>	The development of septic systems shall be in accordance with applicable standards established by Riverside County and other responsible authorities. <i>Timing/Implementation:</i> Prior to and during construction activities <i>Enforcement/Monitoring:</i> County of Riverside										
<b>MM 3.9.2</b>	Point source pollution reduction programs shall fully adhere to applicable standards required by federal, state, and local agencies. Prior to the approval of individual projects, Riverside County shall verify that the provisions of applicable point source pollution programs have been satisfied. <i>Timing/Implementation:</i> Prior to project approval <i>Enforcement/Monitoring:</i> County of Riverside										
<b>MM 3.9.3</b>	Where development may contribute to a worsening of local or regional ground or surface water quality (as determined by the RCDEH and/or applicable RWQCB), a water quality analysis shall be prepared. The water quality analysis shall include but not be limited to: an analysis of existing surface and subsurface water quality; an assessment of how the proposed development would affect existing water quality; an assessment of how the proposed development would affect beneficial uses of the water; and specific measures to limit or eliminate potential water quality impacts and/or impacts to beneficial uses of ground/surface water. Where determined necessary by the County of Riverside or other responsible entities, the water quality analysis shall include, at an equal level of detail, potential impacts to tributary or downstream areas. The water quality analysis shall be submitted to the County of Riverside and the applicable RWQCB for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site. <i>Timing/Implementation:</i> Prior to issuance of any entitlement that would result in the physical modification of the project site <i>Enforcement/Monitoring:</i> County of Riverside										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<b>MM 3.9.4</b>	<p>The project applicant shall submit to the County of Riverside and the applicable RWQCB, for review and approval, evidence that the specific measures to limit or eliminate potential water quality impacts resulting from the entire development process will be implemented as set forth in the water quality analysis. Said evidence shall be submitted and approved prior to the issuance of any entitlement that would result in the physical modification of the project site.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any entitlement that would result in the physical modification of the project site</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.9.5</b>	<p>Riverside County shall enforce compliance with federal, state, and local standards for water conservation within residential, commercial, or industrial projects. Prior to approval of any development within the County of Riverside, the applicant shall submit evidence to Riverside County that all applicable water conservation measures have been met.</p> <p><i>Timing/Implementation:</i> Prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.9.6</b>	<p>In areas where it is not practical to conserve soils suitable for recharge (as determined by the Riverside County Flood Control and Water Conservation District), water harvesting and recharge facilities shall be built within the same groundwater basin in which the recharge area is lost. The construction of replacement recharge areas shall equal the amount of recharge area lost and/or shall incorporate equipment or facilities capable of replacing (at an equal volume) the amount of groundwater recharge capacity lost as a result of development. The identification, designation, location, or installation of replacement groundwater recharge capacity shall be reviewed and approved by the Riverside County Flood Control and Water Conservation District prior to the issuance of grading permits.</p> <p><i>Timing/Implementation:</i> Prior to issuance of grading permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.9.7</b>	<p>New development that includes more than 1 acre of impervious surface area (e.g., roofs, parking areas, streets, sidewalk) shall incorporate features to facilitate the on-site infiltration of precipitation and/or runoff into groundwater basins. Such features shall include but not be limited to: natural drainage systems (where economically feasible); detention basins incorporated into project landscaping; and the installation of porous areas within parking areas. Where natural drainage systems are utilized for groundwater recharge, they shall be managed using natural approaches (as modified to safeguard public health and safety). Groundwater recharge features shall be included on development plans and shall be reviewed by the Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District prior to the issuance of grading permits.</p> <p><i>Timing/Implementation:</i> Prior to issuance of grading permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.9.8</b>	<p>For each new development project, the following principles and policies shall be considered and implemented:</p> <ol style="list-style-type: none"> <li>a. Avoid or limit disturbance to natural water bodies and drainage systems (including ephemeral drainage systems) when feasible. Provide adequate buffers of native vegetation along drainage systems to lessen erosion and protect water quality.</li> <li>b. Appropriate BMPs must be implemented to lessen impacts to waters of the United States and/or waters of the state resulting from development. Drainages should be left in a natural condition or modified in a way that preserves all existing water quality standards where feasible. Any discharges of sediment or other wastes, including wastewater, to waters of the United States or waters of the state must be avoided to the maximum extent practicable. All such discharges will require an NPDES permit issued by applicable RWQCB.</li> <li>c. Small drainages shall be preserved and incorporated into new development, along with adequate buffer zones of native vegetation, to the maximum extent practicable.</li> </ol>										



Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
	<p>d. Any impacts to waters of the United States require a Section 401 Water Quality Standards Certification from the RWQCB. Impacts to these waters shall be avoided to the maximum extent practicable. Where avoidance is not practicable, impacts to these waters shall be minimized to the maximum extent practicable. Mitigation of unavoidable impacts must, at a minimum, replace the full function and value of the affected water body. Impacts to waters of the United States also require a Clean Water Act Section 404 Permit from the USACE and a Streambed Alteration Agreement from the CDFW.</p> <p>e. The County of Riverside shall encourage the use of pervious materials in development to retain absorption and allow more percolation of stormwater into the ground. The use of pervious materials, such as grass or permeable/porous pavement, for runoff channels and parking areas shall also be encouraged. Lining runoff channels with impermeable surfaces, such as concrete or grouted riprap, will be discouraged.</p> <p>f. The County of Riverside shall encourage construction of detention basins or holding ponds and/or constructed wetlands within a project site to capture and treat dry weather urban runoff and the first flush of rainfall runoff. These basins should be designed to detain runoff for a minimum time, such as 24 hours, to allow particles and associated pollutants to settle and to provide for natural treatment.</p> <p>g. The County of Riverside shall encourage development to retain areas of open space as natural or landscaped to aid in the recharge and retention of runoff. Native plant materials shall be used in replanting and hydroseeding operations, where feasible.</p> <p>h. The County of Riverside shall require that environmental documents for proposed projects in areas tributary to Canyon Lake Reservoir, Lake Elsinore, sections of the Santa Ana River, Fulmar Lake, and Mill Creek (as a result of the proposed 2002 303 (d) listing of these water bodies) include discharge prohibitions, revisions to discharge permits, or management plans to address water quality impacts in accordance with the controls that may be applied pursuant to state and federal regulation. Environmental documents shall acknowledge that additional requirements may be imposed in the future for projects in areas tributary to the water bodies listed above.</p> <p>i. The County of Riverside shall ensure that in new development, post development stormwater runoff flow rates do not differ from the predevelopment stormwater runoff flow rates.</p> <p>j. All construction projects should be designed and implemented to protect, and if at all possible, to improve the quality of the underlying groundwater.</p> <p>k. The County of Riverside shall encourage the enhancement of groundwater recharge wherever possible. Measures such as keeping stream/river channels and floodplains in natural conditions or with pervious surfaces, as well as keeping areas of high recharge as open space, will be considered.</p> <p>l. The County of Riverside shall prohibit the discharge of waste material resulting from any type of construction into any drainage areas, channels, streambeds, streams, lakes, wetlands, or rivers. Spoil sites shall be prohibited within any streams or areas where spoil material could be washed into a water body.</p> <p>m. The County of Riverside shall require that appropriate BMPs be developed and implemented during construction efforts to control the discharge of pollutants, prevent sewage spills, and to avoid discharge of sediments into the streets, stormwater conveyance channels, or waterways.</p> <p><i>Timing/Implementation: Prior to issuance of any entitlement that would result in the physical modification of the project site</i></p> <p><i>Enforcement/Monitoring: County of Riverside</i></p>										
<b>MM 3.9.9</b>	<p>Where development may interfere with, disrupt, or otherwise affect surface or subsurface hydrologic baseline conditions (as determined by the Riverside County Flood Control and Water Conservation District, the USACE, the CDFW, and/or the RWQCB), preparation of a project-specific hydrologic study shall be required. The hydrologic study shall include but shall not be limited to: an inventory of surface and subsurface hydrologic conditions existing at the time of the study; an analysis of how the proposed development would affect these hydrologic baseline conditions; and specific measures to limit or eliminate the interference or disruption of the on-site hydrologic process. The hydrologic study shall evaluate the feasibility of incorporating bioengineering measures into any project that may alter the hydrologic process. Where required by the County of Riverside, the hydrologic study shall include analysis of, at an equal level</p>										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
	<p>of detail, potential impacts to tributary or downstream areas. The hydrologic study shall be submitted to the County or responsible entity for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any entitlement that would result in the physical modification of the project site</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.9.10</b>	<p>The project applicant shall submit to the County of Riverside, for review and approval, evidence that the specific measures to limit or eliminate the disruption or interference to the hydrologic process resulting from the entire development process will be implemented as set forth in the hydrologic study. Such evidence may take the form of but shall not be limited to: a development agreement; land banking; the provision of adequate funds to guarantee the construction, maintenance, or restoration of hydrologic features; or any other mechanism that will achieve said goals. Said evidence shall be submitted and approved prior to the issuance of any entitlement that would result in the physical modification of the project site.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any entitlement that would result in the physical modification of the project site</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.9.11</b>	<p>Where determined feasible by Riverside County or a responsible entity, bioengineering measures shall be incorporated into any project that may alter the hydrologic process.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any entitlement that would result in the physical modification of the project site</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.9.12</b>	<p>Riverside County shall not necessarily require all land uses to withstand flooding. These may include land uses such as agricultural, golf courses, and trails. For these land uses, flows shall not be obstructed, and upstream and downstream properties shall not be adversely affected by increased velocities, erosion backwater effects, concentration of flows, and adverse impacts to water quality from point and nonpoint sources of pollution.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any entitlement that would result in the physical modification of the project site</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.9.15</b>	<p>Riverside County shall require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. In some cases, this may involve elevating the finished floor more than 1 foot.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permit</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.9.16</b>	<p>Riverside County shall require that fully enclosed areas that are below finished floors have openings to equalize the forces on both sides of the walls.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permit</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>MM 3.9.17</b>	<p>Provided the applicant does hydrological studies, engineers structures to be safe from flooding, and provides evidence that the structures will not adversely impact the floodplain, Riverside County may allow development into the floodway fringe.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permit</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
<b>X. Land Use and Planning</b>											

**ES EXECUTIVE SUMMARY**

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
1) Physically divide an established community.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
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.	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
<b>XI. Mineral Resources</b>											
1) Loss of availability of a known mineral resource that would be of value to the region and the residents of California.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
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.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
<b>XII. Noise</b>												
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.	CC & SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	CC & SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project	LCC	NI	LS	NI	LS	LS	LS	LS	NI	NI	LS	NI

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
area to excessive noise levels.											
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
<b>Noise Mitigation Measures</b>											
<b>MM 3.12.1</b>	<p>All new residential developments in Riverside County shall conform to a noise exposure standard of 65 dBA L<sub>dn</sub> for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA L<sub>dn</sub> for indoor noise in bedrooms and living/family rooms. New development that does not and cannot be made to conform to this standard shall not be permitted.</p> <p><i>Timing/Implementation: Prior to project approval</i></p> <p><i>Enforcement/Monitoring: County of Riverside</i></p>										
<b>MM 3.12.2</b>	<p>Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all new residential developments with a noise exposure greater than 65 dBA L<sub>dn</sub>. The studies shall also satisfy the requirements set forth in Title 24, Part 2 of the California Building Code (Noise Insulation Standards), for multiple-family attached homes, hotels, motels, etc. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the Riverside County Planning Department.</p> <p><i>Timing/Implementation: Prior to issuance of any development permit and/or approval of any land use application</i></p> <p><i>Enforcement/Monitoring: County of Riverside</i></p>										
<b>MM 3.12.3</b>	<p>Acoustical studies shall be required for all new noise-sensitive projects that may be affected by existing noise from stationary sources.</p> <p><i>Timing/Implementation: Prior to issuance of any development permit and/or approval of any land use application</i></p> <p><i>Enforcement/Monitoring: County of Riverside</i></p>										
<b>MM 3.12.4</b>	<p>To permit new development of residential and noise-sensitive land uses where existing stationary noise sources exceed Riverside County's noise standards, effective mitigation measures shall be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.</p> <p><i>Timing/Implementation: Prior to issuance of any development permit and/or approval of any land use application</i></p> <p><i>Enforcement/Monitoring: County of Riverside</i></p>										
<b>MM 3.12.5</b>	<p>Prior to the issuance of any grading permit for new development involving vibration-sensitive land uses (which shall include, but not be limited to, hospitals, residential areas, concert halls, libraries, sensitive research operations, schools and offices), the project proponent shall provide evidence to the County of Riverside that placement of such uses within the area would not exceed ground borne vibration or ground borne noise impact criteria identified by the FTA (for example, the standards shown in <b>Table 3.12-1</b> of this EIR) or as otherwise deemed appropriate for the situation by the County of Riverside.</p>										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<p><b>MM 3.12.6</b></p> <p><i>Timing/Implementation:</i> Prior to issuance of grading permit <i>Enforcement/Monitoring:</i> County of Riverside</p> <p>Prior to the issuance of any grading plans, the County of Riverside shall condition approval of subdivisions adjacent to any developed/occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the County for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through use of such methods as the following:</p> <ul style="list-style-type: none"> <li>• The construction contractor shall use temporary noise attenuation fences where feasible, to reduce construction noise impacts on adjacent noise-sensitive land uses.</li> <li>• During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.</li> <li>• The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</li> <li>• The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays.</li> </ul> <p><i>Timing/Implementation:</i> Prior to issuance of grading permit <i>Enforcement/Monitoring:</i> County of Riverside</p>											
<p><b>MM 3.12.7</b></p> <p><i>Timing/Implementation:</i> Prior to issuance of grading permit <i>Enforcement/Monitoring:</i> County of Riverside</p> <p>The construction-related noise mitigation plan required shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by Riverside County staff.</p> <p><i>Timing/Implementation:</i> Prior to issuance of grading permit <i>Enforcement/Monitoring:</i> County of Riverside</p>											
<b>XIII. Population and Housing</b>											
<p>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).</p>	CC& SU	LS	SU	SU	SU	SU	SU	SU	SU	SU	SU

**ES EXECUTIVE SUMMARY**

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
<b>XIV. Public Services</b>											
1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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: a. Fire protection b. Police protection c. Schools d. Parks e. Other public facilities	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<b>XV. Parks and Recreation</b>											
1) Result in growth that increases the use of existing neighborhood parks, regional parks, or other recreational facilities resulting in or accelerating substantial physical deterioration of the facility.	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
2) Result in the need for construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
<b>XVI. Transportation/Traffic</b>											
1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	CC & SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU



Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
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.	CC & SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
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.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
5) Result in inadequate emergency access.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
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.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
<b>Transportation/Traffic Mitigation Measures</b>												
<b>MM 3.16.1</b>	As part of its review of land development proposals, the County of Riverside shall require project proponents to make a fair share contribution to required intersection and/or roadway improvements. The required intersection and/or roadway improvements shall be based on maintaining the appropriate level of service (LOS D or better). The fair share contribution shall be based on the percentage of project-related traffic to the total future traffic. <i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application <i>Enforcement/Monitoring:</i> County of Riverside											
<b>MM 3.16.2</b>	As part of its review of land development proposals, the County of Riverside shall ensure sufficient right-of-way is reserved on critical roadways and at critical intersections to implement the approach lane geometrics necessary to provide the appropriate levels of services. <i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application <i>Enforcement/Monitoring:</i> County of Riverside											
<b>XVII. Utilities and Service Systems</b>												
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
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.	<u>Water</u> CC & SU  <u>Wastewater</u> r LCC	<u>Water</u> LS-M  <u>Waste</u> <u>water</u> LS	<u>Water</u> LS-M  <u>Wastewat</u> <u>er</u> LS	<u>Water</u> LS-M  <u>Wastewat</u> <u>er</u> LS	<u>Water</u> LS-M  <u>Wastewat</u> <u>er</u> SU	<u>Water</u> LS-M  <u>Wastewat</u> <u>er</u> SU	<u>Water</u> LS-M  <u>Wastewat</u> <u>er</u> LS	<u>Water</u> SU  <u>Wastewat</u> <u>er</u> LS	<u>Water</u> LS-M  <u>Wastewat</u> <u>er</u> LS	<u>Water</u> LS-M  <u>Wastewat</u> <u>er</u> LS	<u>Water</u> LS-M  <u>Wastewat</u> <u>er</u> LS	<u>Water</u> SU  <u>Wastewat</u> <u>er</u> SU
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.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

**ES EXECUTIVE SUMMARY**

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	CC & SU	LS-M	LS-M	LS-M	LS-M	LS-M	LS	SU	LS-M	LS-M	SU
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.	LCC	LS	LS	LS	NI	NI	LS	LS	LS	LS	NI
6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	LCC-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M
7) Comply with federal, state, and local statutes and regulations related to solid waste.	LCC-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M
<b>Utilities and Service Systems Mitigation Measures</b>											
<b>MM 3.17.1</b>	Conventional septic tanks/subsurface disposal systems shall be prohibited within any designated Zone A of an EPA wellhead protection area. Where a difference between Riverside County and EPA septic tank setback distance requirements exists, the more restrictive standard shall apply. <i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application <i>Enforcement/Monitoring:</i> County of Riverside										
<b>MM 3.17.2</b>	The development of septic systems shall be in accordance with applicable standards established by Riverside County and other responsible authorities. <i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application <i>Enforcement/Monitoring:</i> County of Riverside										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<p><b>MM 3.17.3</b> Development within unincorporated areas of Riverside County shall not use water of any source of quality suitable for potable domestic use for nonpotable uses, including cemeteries, golf courses, parks, highway landscaped areas, industrial and irrigation uses, or other nondomestic use if suitable recycled water is available as provided in Sections 13550-13566 of the California Water Code and/or PRC Sections 65591-65600 and 65601-65607. Prior to the issuance of any land use permit, the County shall determine to what extent and in which manner the use of recycled water is required for individual water projects. Future development shall be designed, constructed, and maintained in accordance with the recycled water measures mandated by the County.</p> <p><i>Timing/Implementation:</i> Prior to project approval  <i>Enforcement/Monitoring:</i> County of Riverside</p>											
<p><b>MM 3.17.4</b> The County of Riverside shall require all future commercial, industrial, and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass, and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application  <i>Enforcement/Monitoring:</i> County of Riverside</p>											
<p><b>MM 3.17.5</b> The County of Riverside shall require 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. The County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling and composting.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application  <i>Enforcement/Monitoring:</i> County of Riverside</p>											
<b>XVIII. Energy Consumption</b>											
<p>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.</p>	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

*NI* No Impact  
*LS* Less than Significant Impact  
*LS-M* Less than Significant with Mitigation Measures incorporated Significant and Unavoidable

*LCC* Less than Cumulatively Considerable  
*LCC-M* Less than Cumulatively Considerable with Mitigation Measures incorporated  
*CC & SU* Cumulatively Considerable and Significant and Unavoidable

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# **1.0 INTRODUCTION**

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### 1.1 PURPOSE OF THE EIR

In compliance with the California Environmental Quality Act (CEQA), the County of Riverside as the lead agency has prepared this Environmental Impact Report (EIR) to describe the anticipated environmental impacts resulting from the adoption and implementation of General Plan Amendment No. 1122 (project; proposed project). The intent of the EIR is to fully inform decision-makers in Riverside County, other responsible and trustee agencies, and the general public of the potential environmental consequences of approval and implementation of the proposed project.

### 1.2 KNOWN TRUSTEE AND RESPONSIBLE TRUSTEE AGENCIES

For the purpose of CEQA, the term *trustee agency* means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the state of California. The California Department of Fish and Wildlife is a trustee agency with regard to the fish and wildlife of the state and designated rare or endangered native plants.

In CEQA, the term *responsible agency* includes all public agencies other than the lead agency that may have discretionary actions associated with the implementation of the proposed project or an aspect of the proposed project. The following agencies may have some role in implementing the proposed project and have been identified as potential responsible agencies:

- California Department of Housing and Community Development
- California Department of Forestry and Fire Protection (CAL FIRE)
- Santa Ana Regional Water Quality Control Board
- South Coast Air Quality Management District

### 1.3 TYPE OF DOCUMENT

The State CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a program EIR pursuant to State CEQA Guidelines Section 15168(a):

*A program EIR is a first-tier EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:*

- 1) Geographically,
- 2) As logical parts in the chain of contemplated actions,
- 3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or
- 4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

The program-level analysis in this EIR considers the broad environmental effects of the overall proposed project. This EIR will be used to evaluate subsequent projects (public and private) under GPA 1122 consistent with CEQA and the State CEQA Guidelines. When further development plans or individual projects/activities under the project are proposed, the County will be required to examine the proposals or activities to determine whether their effects were adequately analyzed



## 1.0 INTRODUCTION

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in this EIR. If the projects or activities would have no effects beyond those analyzed in this EIR, no further environmental review would be required. If there would be impacts beyond those evaluated in this EIR, the County will need to determine the extent of subsequent environmental analysis. There are two methods by which additional environmental analysis will be conducted. For projects that need a discretionary action such as a use permit or parcel map, the County will conduct additional analysis pursuant to CEQA for those projects.

For those projects allowed by right in the Mixed Use Area and Highest Density Residential R-7 zoning classification, the County will require submittal of documentation with the site plan approval request which shows compliance with the mitigation measures of this EIR, general and specific plan policies, state permit requirements, and other development-related policies and requirements of Riverside County. This separate process is necessary due to the CEQA exemption resulting from Government Code Section 65583.2i which states:

### 65583.2

- (i) For purposes of this section and Section 65583, the phrase “use by right” shall mean that the local government’s review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. A local ordinance may provide that “use by right” does not exempt the use from design review. However, that design review shall not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Use by right for all rental multifamily residential housing shall be provided in accordance with subdivision (f) of Section 65589.5.

This provision of the government code precludes the County from requiring additional CEQA analysis of projects allowed by right on property designated to meet the Regional Housing Needs Assessment. The requirement to demonstrate compliance with all development regulations is included in both the Mixed Use Area and the Highest Density Residential (R-7) zone classifications that are part of the proposed project.

## 1.4 INTENDED USES OF THE EIR

This EIR is intended to evaluate the environmental impacts of adoption and implementation of General Plan Amendment No. 1122. The EIR will serve as a source of information in the review of subsequent planning and development proposals, including environmental review of individual development proposals, as CEQA requires each of those subsequent development projects be evaluated for their particular site-specific impacts. In addition, this EIR may be used by the County to support adoption of CEQA significance thresholds pursuant to State CEQA Guidelines Section 15064.7(b).

## 1.5 ORGANIZATION AND SCOPE

Sections 15122 through 15132 of the State CEQA Guidelines identify the content requirements for Draft and Final EIRs. An EIR must include a description of the environmental setting, an environmental impact analysis, feasible mitigation measures to offset any significant impacts,

alternatives, significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts.

This EIR is organized as follows:

### ES – EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed project, known areas of controversy, and issues to be resolved, and provides a summary table of the project's environmental impacts, and identification of alternatives that might reduce or avoid at least one significant environmental impact of the proposed project.

### SECTION 1.0 – INTRODUCTION

Section 1.0 provides an introduction and overview describing the purpose, type, and intended use of the EIR, responsible agencies, organization and scope of the EIR, and a summary of comments received on the NOP.

### SECTION 2.1 – PROJECT DESCRIPTION

This section provides a detailed description of the proposed project, including project objectives, project location and setting, background information, and components of the project.

### SECTION 2.2 – APPROACH TO ENVIRONMENTAL ANALYSIS

This section explains the EIR's approach to analyzing the environmental impacts of the proposed project. This section also defines the terminology used to describe the environmental effects of the proposed project.

### SECTION 2.3 – REGULATORY FRAMEWORK

This section details the regulatory framework that may apply to the subsequent projects for each environmental issue area, as well as how specifically the policy provisions of the County General Plan coupled with the County development review process work to lessen environmental effects of development.

### SECTION 3.0 – COUNTYWIDE IMPACT ANALYSIS

This section contains an analysis of each environmental issue area for portions of the proposed project that affect all of the unincorporated areas of the County. This section considers the cumulative effect of the proposed project on the County as a whole, in contrast to the analysis in this EIR of the impacts on each of the Area Plans. This section also includes a discussion of the cumulative buildout assumptions under the proposed project.

### SECTIONS 4.1 THROUGH 4.10 – AREA PLANS

These sections contain analyses of each environmental issue area for project impacts unique to each Area Plan where land use changes are proposed.

## 1.0 INTRODUCTION

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### SECTION 5.0 – ALTERNATIVES

State CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project that could feasibly attain the basic objectives of the project and avoid and/or lessen any significant environmental effects of the project. This alternatives analysis provides a comparative analysis between the merits of the project and the selected alternatives.

### SECTION 6.0 – OTHER CEQA CONSIDERATIONS

This section contains discussions and analyses of various topical issues as mandated by CEQA. These include significant environmental effects that cannot be avoided if the project is implemented, significant irreversible environmental changes, and growth-inducing impacts.

### SECTION 7.0 – REPORT PREPARERS

This section lists all authors and agencies that assisted in the preparation of the EIR, by name, title, and company or agency affiliation.

### APPENDICES

This section includes all notices and other procedural documents pertinent to the EIR, as well as all technical material prepared to support the analysis.

## 1.6 ENVIRONMENTAL REVIEW PROCESS

### NOTICE OF PREPARATION

In accordance with Section 15082 of the State CEQA Guidelines, the County prepared and issued a Notice of Preparation (NOP) for the EIR on June 26, 2015. The County was identified as the lead agency for the proposed project. The County solicited comments on the scope and content of the environmental analysis and the EIR for the project from June 26, 2015, through August 10, 2015. The project was subsequently revised to include additional parcels not included in the original project description. Therefore, a Revised NOP was prepared and issued on October 9, 2015, to include the new parcels. The County extended the NOP comment period through November 9, 2015. Both the NOP and Revised NOP were circulated to public, local, state, and federal agencies, and other interested parties to solicit comments on the proposed project. See **Appendix 1.0-1** for the NOP distribution list.

Issues raised in response to the NOP were considered during preparation of the Draft EIR. The NOP and responses by interested parties are presented in **Appendix 1.0-1** and summarized in **Table 1.0-1**.

**TABLE 1.0-1  
COMMENT LETTERS**

<b>Agency/Public Comment</b>	<b>Contact</b>	<b>Date</b>	<b>Area of Concern</b>
South Coast Air Quality Management District	Barbara Radlein	July 1, 2015	Countywide
Mojave Desert Air Quality Management District	Alan J. De Salvio	July 2, 2015	Countywide
Board of Forestry and Fire Protection	Chris Browder	July 20, 2015	Countywide
Department of Transportation District 8	Mark Roberts	July 22, 2015	Countywide
Pala Tribal Historic Preservation Office	Shasta C. Gaughen	August 4, 2015	Countywide
Morongo Band of Mission Indians	Raymond Huaute	August 11, 2015	Countywide
Department of Fish and Wildlife	Leslie MacNair	August 14, 2015	Countywide
Member of Public	Ron Roy	August 16, 2015	Countywide
Southern California Association of Governments	Ping Chang	August 17, 2015	Countywide
San Bernardino County Dept. of Public Works	Nidham Aram Alrayes	August 17, 2015	Countywide
Riverside County Dept. of Environmental Health	Kristine Kim	August 17, 2015	Countywide
Coachella Valley Leadership Counsel	Michelle Hasson	August 17, 2015	Countywide
California Rural Legal Assistance, Inc.	Blaz Gutierrez	August 17, 2015	Countywide
Colton Unified School District	Owen Chang	August 17, 2015	Countywide
Sierra Club/ Moreno Valley Group	George Hague	November 8, 2015	Countywide
Member of Public	Dr. F. Hormozi	June 4, 2015	Eastern Coachella Valley
City of Lake Elsinore	Caroline K. Donahoe	July 15, 2015	Elsinore Area Plan
T&B Planning Inc.	Joel Morse	June 24, 2015	Highgrove Area Plan
Riverside Public Utilities	Jay Eastman	August 17, 2015	Highgrove, Mead Valley, Nuevo, Home Gardens
Harper & Burns LLP	Alan R. Burns	July 29, 2015	Home Gardens Area Plan
Strata Equity Group, Inc.	Eric Flodine	July 7, 2015	Lakeview/Nuevo Area Plan
Airport Land Use Commission Riverside County	Edward C. Cooper	August 17, 2015	Mead Valley
Val Verde Unified School District	Stacy Strawderman	September 9, 2015	Mead Valley
Airport Land Use Commission Riverside County	John Guerin	November 9, 2015	Mead Valley
Jurupa Area Recreation and Park District	Dan Rodriguez	July 3, 2015	No Concern
Coachella Valley Archaeological Society	Fred Clewell	August 3, 2015	No Concern
Member of Public	George Hague	August 17, 2015	Nuevo/Lakeview Area Plans
City of Temecula Community Development	Dana Larsen	July 30, 2015	Southwest Area Plan
Metropolitan Water District	Deborah Drezner	August 13, 2015	Southwest Area Plan
Coachella Valley Mosquito and Vector Control	Jennifer A. Henke	July 30, 2015	Western and Eastern Coachella
Winchester Town Association	Cindy Domenigoni	August 14, 2015	Winchester Area Plan

## 1.0 INTRODUCTION

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### SCOPING MEETINGS

Scoping meetings were held on the following dates to receive comments on the proposed project:

- August 10, 2015 – County Administrative Center, 1st Floor, Conference Room 2A, County of Riverside Administration Building, 4080 Lemon Street, Riverside, CA 92502-1409
- October 19, 2015 – Desert Permit Center, 77588 El Duna Court, Palm Desert, CA 92211

### DRAFT EIR

This document constitutes the Draft EIR. The Draft EIR contains a description of the project, description of the environmental setting, and identification of project impacts, as well as an analysis of project alternatives. The Draft EIR, including all of its appendices and technical studies, was distributed according to CEQA requirements and NOP requests as well as Riverside County procedures. See **Appendix 1.0-1** for distribution lists.

The proposed project, Draft EIR, appendices, and technical studies may be viewed online at:

<http://www.rctlma.org/planning>

The County has made hard copies of the proposed project, Draft EIR, appendices, and technical studies, available at both Planning Department offices in Riverside County:

#### **County Administrative Center**

4080 Lemon Street  
Public Counter, 2nd Floor or  
Planning Department, 12th Floor  
Riverside, California 92502  
Hours of Operation: 8:00 am to 5:00 pm Monday through Friday

#### **County Administrative Center (Palm Desert)**

77588 El Duna Court  
Palm Desert, California 92211  
Hours of Operation: 8:00 a.m. to 5:00 p.m. Monday through Friday

### RESPONSE TO COMMENTS/FINAL EIR

Following the public review period, a Final EIR will be prepared. The Final EIR will respond to written comments received during the public review period and to oral comments made at any public hearing(s) and will contain any minor edits made to the Draft EIR.

### CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

As the final decision-maker regarding the proposed project, the County Board of Supervisors (BOS) will review and consider the Final EIR. If the BOS finds that the Final EIR is "adequate and complete," it will certify the Final EIR.

Following certification of the Final EIR, the BOS may take action to adopt, revise, or reject GPA 1122. A decision to approve the project would be accompanied by written findings in accordance with State CEQA Guidelines Section 15091 and Section 15093 and would explain the project's relationship to alternatives considered in this EIR.

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## **2.1 PROJECT DESCRIPTION**

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### 2.1.1 INTRODUCTION

General Plan Amendment No. 1122 (project; proposed project), which consists of a comprehensive review of and updates to Riverside County's Housing Element (2013–2021 Housing Element Update) along with proposed changes to the General Plan Land Use Element and Safety Element, proposed changes to 10 Area Plans, and proposed changes to the Riverside County Land Use Ordinance No. 348 to include two new zone classifications, is considered the proposed project as evaluated in this environmental impact report (EIR). The full text of each of these project components (GPA 1122) is included in **Appendix 2.1-1**. As stipulated by Section 15124 of the State California Environmental Quality Act (CEQA) Guidelines, the project description that follows provides details about the proposed components of the project to the extent needed for adequate evaluation of environmental impacts. This section also provides an overview of the project's regional location and general setting, project background, project objectives, and an explanation of the intended uses of this EIR.

### 2.1.2 PROJECT LOCATION AND SETTING

The proposed project spans the County that encompasses an area of approximately 7,295 square miles. Riverside County stretches across 200 miles of Southern California from within 15 miles of the Pacific Ocean on the west to the Colorado River and Arizona border on the east. Riverside County is bounded by Orange County (and metropolitan Los Angeles) on the west, San Bernardino County on the north, Arizona on the east, and San Diego and Imperial counties on the south (see **Figure 2.1-1**).

Because of the County's size, most of the County's territory is mapped in a series of 19 Area Plans that include land use designations and policies appropriate for the unique needs of each community. Every part of Riverside County falls within one of these Area Plans, except for the far easternmost portion of the county, which is covered directly in the General Plan Land Use Element. The proposed project will affect the following 10 of the 19 Area Plans:

- Eastern Coachella Valley Area Plan
- Elsinore Area Plan
- Harvest Valley/Winchester Area Plan
- Highgrove Area Plan
- Lakeview/Nuevo Area Plan
- Mead Valley Area Plan
- Southwest Area Plan
- Temescal Canyon Area Plan
- The Pass Area Plan
- Western Coachella Valley Area Plan

The locations of these Area Plans are shown in **Figure 2.1-2**.



## 2.1 PROJECT DESCRIPTION

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### 2.1.3 PROJECT BACKGROUND

State law (Government Code Sections 65580–65589.8) requires that jurisdictions evaluate their housing elements every eight years to determine their effectiveness in achieving county and state housing goals and objectives, and to adopt an updated housing element reflecting the results of this evaluation. The current statutory update in the Southern California Association of Governments (SCAG) region covers the planning period from October 15, 2013, through October 15, 2021. The proposed project represents a comprehensive update of Riverside County’s Housing Element to bring it into compliance with state housing law and to meet the statutory update requirement.

The Housing Element of the General Plan must address all components required by Government Code Section 65583, including:

- A review of the previous housing element’s goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the housing element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year planning period schedule of actions that the jurisdiction is undertaking, or intends to undertake, in implementing the policies set forth in the housing element.

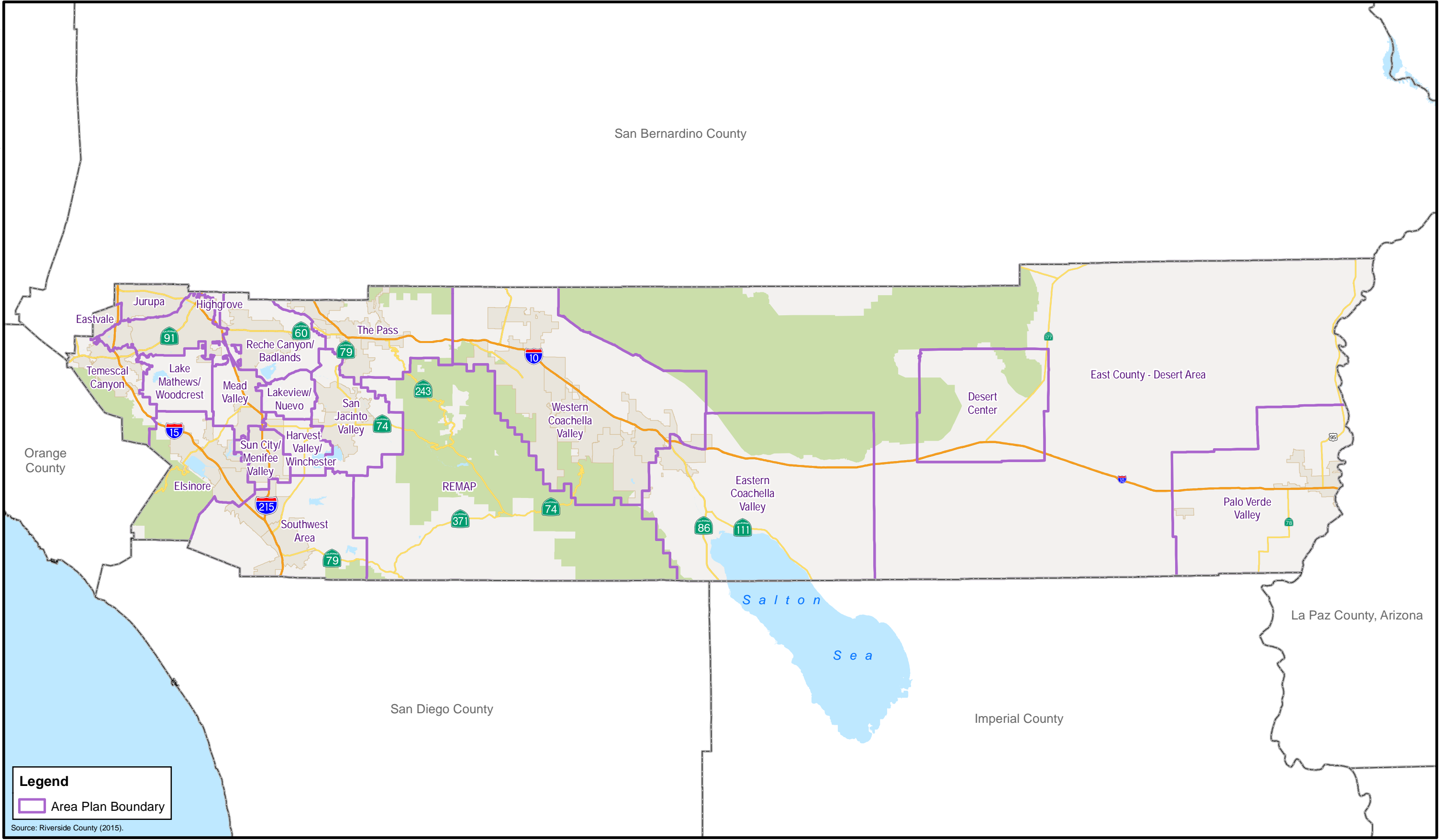
Additionally, the Housing Element must demonstrate sufficient housing resources to meet the jurisdiction’s regional housing need. As the council of governments (COG) for Southern California, SCAG is required by state law to develop a Regional Housing Need Plan (RHNP) allocating its share of the statewide need to the cities and counties in the SCAG region. This is accomplished via the Regional Housing Needs Assessment (RHNA) prepared for specified planning periods; localities are required to update their housing elements to accommodate their RHNA “fair share” of housing needs for all income groups.

A jurisdiction’s fair share of regional housing need is the number of additional dwelling units that would be required to accommodate the anticipated growth in households, replace expected demolitions and conversion of housing units to non-housing uses, and achieve a future vacancy rate that allows the healthy functioning of the housing market. The fair share of the regional housing need is allocated in four income categories—very low, low, moderate, and above moderate—defined as households earning up to 50 percent, 80 percent, 120 percent, and more than 120 percent of the county median income, respectively. The 5th cycle RHNA Final Allocation Plan covers the planning period from October 2013 through 2021 and was adopted by SCAG on October 4, 2012 (SCAG 2012). **Table 2.1-1** presents the 5th cycle RHNA for unincorporated Riverside County.



Figure 2.1-1  
Regional Location





**Legend**  
Area Plan Boundary

Source: Riverside County (2015).

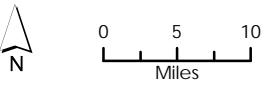


Figure 2.1-2  
Area Plans



**TABLE 2.1-1**  
**UNINCORPORATED RIVERSIDE COUNTY 5TH CYCLE REGIONAL HOUSING NEEDS ALLOCATION**

Income Category	Income Range	2013–2021 RHNA
Extremely Low	\$0–\$20,000	3,586
Very Low	\$20,001–\$33,300	3,587
Low	\$33,301–\$53,300	4,871
<b>Subtotal Extremely Low-, Very Low-, and Low-Income Units</b>		<b>12,044</b>
Moderate	\$53,301–\$74,400	5,534
Above Moderate	Above \$74,401 or more	12,725
<b>Total</b>		<b>30,303</b>

*Source: County of Riverside 2015*

One objective of the proposed project is to include policies and programs designed to help the County meet these RHNA obligations, particularly to demonstrate sufficient housing resources for the extremely low-income, very low-income, and low-income housing categories. State law provides two options for demonstrating that zone classifications identified for extremely low-, very low-, and low-income households are sufficient to encourage such development:

1. Describe market demand and trends, financial feasibility, and recent development experience; or
2. Utilize default density standards deemed adequate to meet the appropriate zoning test.

The default density for Riverside County is 30 units per acre. The California Department of Housing and Community Development (HCD) requires the following land regulations for the County's RHNA shortfall for both the 4th and 5th cycle Regional Housing Needs Allocations:

- Regulations must establish a minimum density of 20 units to the acre and allow up to 30 units to the acre;
- Residential use(s) must be allowed at the above density as an allowed use; and
- Regulations must allow a minimum of 16 units on a parcel used toward the RHNA, which is effectively a minimum parcel size of 1 acre.

The existing Highest Density Residential (HHDR) land use designation allows 20 to 40 units per acre. As shown in **Table 2.1-2**, based on currently approved units as well as projections for second units and/or mobile homes, Riverside County has a shortfall of 23,794 units in the extremely low-, very low- and low-income categories that cannot be accommodated by the existing inventory of vacant and/or residential sites as currently designated/zoned.

## 2.1 PROJECT DESCRIPTION

**TABLE 2.1-2  
RIVERSIDE COUNTY COMPARISON OF REGIONAL HOUSING NEED AND RESIDENTIAL SITES**

Original 5th Cycle RHNA		Remaining Need from 4th Cycle	Total RHNA to Accommodate	Approved Units	Second Unit/ Mobile Home Projection	Remaining RHNA Units Needed
Extremely Low & Very Low	7,173	10,546	17,719	128		17,591
Low	4,871	4,422	9,293	1,710	1,380	6,203
Moderate	5,534	0	5,534	34,238		0
Above Moderate	12,725	0	12,725	23,600		0
<b>Total</b>	<b>30,303</b>	<b>14,968</b>	<b>45,271</b>	<b>59,676</b>	<b>1,380</b>	<b>23,794</b>

Source: County of Riverside 2015

### 2.1.4 PROJECT OBJECTIVES

The proposed project is a comprehensive update of the County's Housing Element pursuant to state housing element law. It is the intent of the proposed project to provide the capacity (i.e., land use designation and zoning) for the housing market to adequately address housing needs for all income groups and to direct that capacity where planned growth is best suited to occur (i.e., located either within or very close to existing community cores and near existing or planned freeway access and public transit opportunities, schools, and other major public services).

- Adopt a Riverside County 2013–2021 Housing Element acceptable to the California Department of Housing and Community Development.
- Continue directing housing and service development to Area Plans and existing services.
- Adopt amendments to the Land Use and Safety Elements of the General Plan in support of the revised Housing Element and to reflect state law.
- Adopt an ordinance to allow housing development at the highest density ranges of the General Plan.
- Adopt an ordinance to allow development of the Mixed Use Area land use designation.
- Rezone property consistent with the Housing Element as necessary to meet the Regional Housing Needs Assessment (RHNA).
- Update existing ordinances to reflect changes in state law.
- Emphasize development potential near transit corridors and existing infrastructure.

### 2.1.5 PROJECT COMPONENTS

The proposed project will do the following (see also **Appendix 2.1-1**):

#### ADOPT THE 2013–2021 HOUSING ELEMENT

The proposed project includes a General Plan Amendment to adopt the 2013–2021 Housing Element, which identifies and establishes the County's policies with respect to meeting the housing needs of existing and future residents. It establishes policies to guide County decision-making and sets forth an action plan to implement its housing goals over the eight-year planning period. The updated Housing Element includes all components required by Government Code Section 65583 as discussed above.

The Housing Element will result in a new Appendix P-2 that includes the results of the disadvantaged unincorporated community analysis required by SB 244.

#### REVISE THE LAND USE ELEMENT

##### **Land Use Element Amendment**

The following text is to be added after the last paragraph under Infrastructure, Public Facilities and Service Provision" on page LU-23:

##### **Senate Bill 244**

*Senate Bill (SB) 244 requires that counties include in their Land Use Elements identification and analysis of underserved disadvantaged unincorporated communities (DUC) within unincorporated areas and outside city spheres of influence (SOI). This information, along with the analysis of each DUC, can be found in Appendix P-2. A DUC is defined as an inhabited and unincorporated community that includes 10 or more dwelling units in close proximity or where 12 or more registered voters reside, and has an annual median household income that is 80 percent or less of the statewide median housing income. In unincorporated county areas outside of SOIs, the only type of DUC is a legacy community which is at least 50 years old. For each identified DUC, Appendix P-2 addresses any water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies. An analysis of benefit assessment districts or other funding or financing alternatives that could make the extension of such services to identified communities financially feasible is included in the appendix.*



## 2.1 PROJECT DESCRIPTION

Table LU-1 shall be amended as follows:

**TABLE LU-1  
UNINCORPORATED RIVERSIDE COUNTY CUMULATIVE ACREAGE SUMMARY**

General Plan Foundation Component	Western County Area Plans Acreage	%	Eastern County Area Plans Acreage	%	Total	%
Agriculture	28,468	2%	<del>157,045</del> 156,641	5%	<del>185,513</del> 185,109	4%
Rural	250,270	21%	<del>42,254</del> 42,250	2%	<del>292,524</del> 292,520	7%
Rural Community	60,479	5%	<del>3,640</del> 3,630	0%	<del>64,119</del> 64,109	2%
Open Space	<del>662,422</del> 662,419	56%	<del>2,631,335</del> 2,631,334	90%	<del>3,293,757</del> 3,293,753	80%
Community Development	<del>111,656</del> 111,659	9%	<del>64,689</del> 65,107	2%	<del>176,345</del> 176,766	4%
Other <sup>1</sup>	79,104	7%	30,648	1%	109,752	3%
<b>Total</b>	<b>1,192,399</b>	<b>100%</b>	<del><b>2,929,611</b></del> <b>2,929,610</b>	<b>100%</b>	<del><b>4,122,010</b></del> <b>4,122,009</b>	<b>100%</b>

Notes:

<sup>1</sup> Includes Indian Lands and Major Roadways. Does not include cities and March JPA within Riverside County.

Table LU-2 shall be amended as follows:

**TABLE LU-2  
UNINCORPORATED RIVERSIDE COUNTY BUILDOUT CAPACITY SUMMARY**

	Western County	%	Eastern County	%	Total
Population	<del>937,784</del> 1,036,558	<del>53</del> 52%	<del>824,959</del> 953,576	<del>47</del> 48%	<del>1,762,743</del> 1,987,565
Dwelling Units	<del>305,958</del> 336,391	<del>58</del> 57%	<del>224,460</del> 257,621	<del>42</del> 43%	<del>530,418</del> 593,162
Employment	<del>314,870</del> 314,328	56%	<del>251,563</del> 251,564	44%	<del>566,433</del> 565,892

Notes: Totals do not include Indian lands or cities within Riverside County.

Table LU-4 shall be amended as follows:

**TABLE LU-4  
LAND USE DESIGNATIONS SUMMARY**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1,2,3,4,5</sup>	Notes
Community Development	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> <li>Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.</li> </ul>
	Mixed Use Planning Area		<ul style="list-style-type: none"> <li>This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.</li> </ul>

Table LU-5 shall be amended as follows:

**TABLE LU- 1 LAND USE DESIGNATION KEY**

Foundation Component	Area Plan Designation
Community Development	Estate Density Residential (2 acre min. lot size) Very Low Density Residential (1 acre min. lot size) Low Density Residential (one-half acre min. lot size) Medium Density Residential (2-5 units per acre) Medium High Density Residential (5-8 units per acre) High Density Residential (8-14 units per acre) Very High Density Residential (14-20 units per acre) Highest Density Residential (20-plus units per acre) Commercial Retail Commercial Tourist Commercial Office Community Center Light Industrial Heavy Industrial Business Park Public Facilities Mixed Use Planning Area

## 2.1 PROJECT DESCRIPTION

Table LU-5 shall be amended as follows:

**TABLE LU-5  
POPULATION PER SQUARE MILE**

Area Plan Designation	Population per Square Mile	
	Western County Area Plans	Eastern County Area Plans
Open Space-Rural	43	50
Agriculture, Rural Mountainous, Rural Desert	91	113
Rural Residential	268	249
Estate Density Residential (Rural and Rural Community Foundation)	<del>567</del> 631	<del>656</del> 692
Very Low Density Residential (Rural and Rural Community Foundation)	<del>1,499</del> 1,547	<del>1,718</del> 1,437
Low Density Residential (Rural and Rural Community Foundation)	<del>2,928</del> 3,060	<del>3,511</del> 3,636
Medium Density Residential	<del>6,539</del> 6,630	<del>7,702</del> 7,746
Medium High Density Residential	<del>12,628</del> 12,605	<del>17,612</del> 17,912
High Density Residential	<del>22,379</del> 22,246	<del>26,132</del> 25,420
Very High Density Residential	<del>32,978</del> 32,971	<del>42,720</del> 41,524
Highest Density Residential/Community Center	<del>30,335</del> 40,372	<del>74,801</del> 78,516

The following text is to be added after the last paragraph under Mixed Use Area on page LU-68:

### Mixed-Use Planning Area

The Mixed-Use Area (MUA) designation is intended to allow for more flexibility in land use than conventionally designated and zoned areas that limit land uses to a singular theme. Flexibility in land use and design provides an incentive for land owners and developers to make efficient use of land and to propose different land uses or mixes of uses unique to each section of their proposed project. While traditional mixed use development is seen as vertical with commercial or offices on the bottom floors and housing above, the diverse nature of the various communities in the County is such that some mixed use developments may be horizontal. Horizontal mixed use allows differing uses to coexist side by side rather than vertically. Horizontal mixed use might allow one use to be seen as a buffer for an adjacent existing neighborhood while allowing more intensive uses within the interior of the property, or allow different types of the same use to coexist on the same site. The MUA designation also encourages creativity in design by allowing flexibility in building spacing, height, and density.

While MUA developments are generally large in size, there are many properties that are small, odd-shaped, or unique which can make them difficult to develop. By including them in a larger area containing the MUA designation, there is an opportunity to combine sites to create a larger development area, or to provide for a design that is connected visually but allows for separate ownerships of each residential unit or different use therein.

## 2.1 PROJECT DESCRIPTION

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*The Mixed-Use Area designation encourages combinations of business, office, retail, and other commercial uses, community facilities, and residential uses in a single building, on a single site, or on adjacent sites where the uses are integrated and include a functional interrelationship and a coherent physical design. Higher density residential uses are encouraged in locations close to transit stations and other areas near transit.*

~~Mixed-use development is any urban, suburban or village development that blends a combination of residential, commercial, cultural, institutional, or industrial uses where these functions are physically and functionally integrated.~~ Mixed-use development provides pedestrian connections and other amenities such as:

~~Mixed-use development is any urban, suburban or village development that blends a combination of residential, commercial, cultural, institutional, or industrial uses where these functions are physically and functionally integrated.~~

Mixed-use development provides pedestrian connections and other amenities such as:

- greater housing variety and density, more affordable housing, life-cycle housing (starter homes to larger family homes to senior housing), workforce housing, veterans housing etc.;
- reduced distances between housing, workplaces, retail businesses and other amenities and destinations;
- better access to fresh, healthy foods (as food and retail and farmer's markets can be accessed on foot/bike or by transit);
- more compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents);
- stronger neighborhood character, sense of place; and
- walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs.

The Mixed-Use ~~Planning~~ Area (MUPA) land use designation is intended to reflect mixed use development areas throughout Riverside County. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. ~~Many of the Mixed Use Planning Areas are located in specific plans.~~

~~In the future MUAs these areas~~ may be appropriate candidates for the Community Center designation. In order for the Community Center designation to be considered, the project proponent is required to file a specific plan or a specific plan amendment, wherein issues relating to density, traffic, provision of transit services, compatibility with other nearby land uses, fiscal impacts, and other issues relating to the viability of the Community Center proposal are addressed and resolved.

*Areas with the MUA land use designation were selected because they are located within or very close to the core areas of existing communities where important community facilities such as schools, libraries, community centers, etc. are conveniently available. Additionally, the MUAs have the opportunity to include development of residential neighborhoods of varying residential densities, including Highest Density Residential (HHDR), along with a wide-ranging mix of*

## 2.1 PROJECT DESCRIPTION

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*commercial and job-producing services in settings that take advantage of walkability and close-at-hand transit, bicycle, and automobile access capabilities.*

Policies:

- LU 33.1      The Mixed-Use Area designation may be developed pursuant to either a Specific Plan or the Mixed Use Zone.
- LU 33.2      Within Mixed-Use Area neighborhoods that contain a requirement for Highest Density Residential development, it is expected and encouraged that the HHDR development will be built either prior to, or concurrently with, non-residential development in the MUA in order to support the viability of non-residential development.

*Note to reader: the term Mixed Use Planning Area (MUPA) is being changed to Mixed Use Area (MUA) as part of this General Plan amendment. The changes are reflected above but should be considered changed in the General Plan.*

REVISE THE PUBLIC SAFETY ELEMENT

### **Senate Bill 1241 Safety Element Amendments**

The following change is made to the first paragraph under Technical Background Report below:

#### **TECHNICAL BACKGROUND REPORT**

The Safety Element represents an extensive effort to reduce the impacts of future disasters in Riverside County. The Safety Element Technical Background Report (Appendix H), is a comprehensive, up-to-date assessment of natural and man-made hazards in the County, including, but not limited to: earthquakes, landslides, subsidence/settlement, floods, inundation, and wildland fire. The report serves as the foundation for the Safety Element and includes detailed Geographic Information System (GIS) hazard mapping and analyses. *This Safety Element incorporates by reference the County Fire Code, the County Abatement of Hazardous Vegetation Ordinance, and the Zoning Ordinance as well as the County Fire Department's Fire Protection Plan, and EMS Strategic Master Plan.*

The following change is made to the first paragraph under Other General Plan Elements below.

#### **OTHER GENERAL PLAN ELEMENTS**

The Safety Element is only one of several components of the General Plan. Other social, economic, political and aesthetic factors must be considered and balanced with safety needs. Rather than compete with the policies of related elements, the Safety Element provides policy direction and designs safety improvements that complement the intent and policies of other General Plan elements.

Crucial relationships exist between the Safety Element and the other General Plan elements. How land uses are determined in areas prone to natural hazards, what regulations limit development in these areas, and how hazards are mitigated for existing development, are all issues that tie the elements together. For instance, Land Use Element diagrams and policies must consider the potential for various hazards identified in the Safety Element and must be consistent with the policies to address those hazards. The Multipurpose Open Space Element is also closely tied to

the Safety Element. Floodplains, for example, are not only hazard areas, but also often serve as sensitive habitat for threatened or endangered species, or provide recreation or passive open space opportunities for residents and visitors. As such, flood and inundation policies balance the need to protect public health and safety with the need to protect habitat and open space. Safety Element policies, especially those concerning evacuation routes and critical facilities, must also be consistent with those of the Circulation Element. *The County's Circulation Plan routes are considered the backbone routes for evacuation purposes.*

The following change is made to the first paragraph under Fire Hazards below.

### FIRE HAZARDS

A significant portion of the county is undeveloped and consists of rugged topography with highly flammable vegetation. In particular, the hillside terrain of Riverside County has a substantial fire risk. Fire potential for Riverside County is typically greatest in the months of August, September, and October, when dry vegetation coexists with hot, dry Santa Ana winds. However, in Riverside County, fires with conflagration potential can occur at any time of the year.

Widespread fires following an earthquake, coupled with Santa Ana winds, constitute a worst-case fire suppression scenario for Riverside County. Because the fire danger is extreme, there is a statistically significant chance that the worst-case fire suppression scenario could occur.

Following a major earthquake, water availability would likely be curtailed due to breaks in water lines caused by fault rupture, liquefaction or landslides. In addition, above-ground reservoirs are vulnerable to earthquakes, which would also affect the ability to fight fires.

Over time, a majority of Southern California's wildlands will burn, as they are ecologically adapted to do. However, various human-created factors increase the risks that fires will occur; that they will be larger, more intense and more damaging; that fighting them will cost more; and that they will take a higher toll (in economic and non-economic terms). Wildfires in Riverside County often result in death, injury, and economic and natural asset losses. In long-term, the losses in vegetation can also lead to possible soil erosion and flooding. Wildfire susceptibility *broken out by Federal, State and Local Responsibility Area* (Fire Hazard and Very High Fire Hazard Severity Zones) has been mapped in **Figure S-11**. *For additional Fire Hazard information and the most recently adopted Cal Fire maps please refer to their website at <http://frap.fire.ca.gov/index>. Additionally, assets at risk due to wildfire threat are identified in the Vegetation Management Plan and Abatement of Hazardous Vegetation Ordinance 695.*

## 2.1 PROJECT DESCRIPTION

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### BUILDING CODE AND PERFORMANCE STANDARDS

Riverside County's extreme diversity and complex pattern of land use and ownership require equally diverse and complex techniques to effectively manage the fire environment. Custom strategies for each situation can be created through combinations of pre-fire management, suppression, and post-fire management. These strategies should lessen the costly impacts of future wildfires and offer alternatives to continually increasing suppression forces. The continued use of the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan *and the Riverside County Emergency Operations Plan as a guide* adopted by the Board of Supervisors will provide the necessary foundation for these management efforts.

The Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan discusses, at a minimum, descriptions of emergency services including available equipment, personnel, appropriate facilities, and capacity to assist and support wildfire suppression emergency service needs.

The Riverside County Emergency Operations Plan outlines the functions, responsibilities, and regional risk assessments of Riverside County for emergencies (e.g., wildland fires, hazardous materials incidents, flooding, dam failure, light airplane crashes) and sets forth the planned response for managing these incidents. The plan addresses initial and extended emergency response and the recovery process.

The following change is made to the first paragraph under Long-Range Fire Safety Planning below.

### LONG-RANGE FIRE SAFETY PLANNING

In the wildland/urban interface, flammable structures may be within reach of ignition sources from burning wildland and structural fuels. These are extremely dangerous and complex fire conditions that pose a tremendous threat to public and firefighter safety.

New developments frequently purport to maximize the amount of land left as natural open space. Cuts and/or fills are stopped at the natural interface. This leaves the backyard as the only buffer between the highly flammable natural vegetation and the house. Brush clearance is required, but can occasionally run into endangered species obstacles. *The Multipurpose Open Space Element contains Policies OS 7.4 and 18.3 that address pests and invasive or nonnative species impacts related to wildfire hazard.*

Wildfires leave problems behind them. During an intense wildfire, all vegetation may be destroyed, and organic material in the soil may be burned away or may decompose into water-repellent substances that prevent water from percolating into the soil. As a result, even normal rainfall may result in unusual erosion or flooding; heavy rain can produce destructive debris flows. The relative importance of topography, vegetation conditions, and geologic engineering properties underlying the County of Riverside are compiled into digital databases and should be used to assist in the mitigation of post-fire debris flow hazards.

### Revisions to the Appendices

The proposed project would amend the following Appendices:

#### E-2: Socioeconomic Build-Out Assumptions and Methodology

The amendment will reflect the increase in density associated with the MUA and R-7 land use designation changes. Note that only the housing unit estimates and associated population have increased. No changes to employment estimates were made.

#### K-1: Implementation Program

The revisions to the Land Use and Safety Elements resulted in the modification of existing, or the creation of new Action Items. The following have been added to Appendix K-1.

### Change the Land Use Designation on Approximately 4,972 Acres of Land

In order to ensure Riverside County has sufficient land with the appropriate land use designation to demonstrate capacity for the housing market to adequately address housing needs to meet the RHNA for the extremely low-income, very low-income, and low-income housing categories (see **Table 2.1-2**), the proposed project includes a change in land use designation for approximately 4,972 acres of vacant or underutilized land to either Highest Density Residential (HHDR) or Mixed Use Area (MUA) with an assumed percentage of HHDR development (either 25 percent, 35 percent, 50 percent, or 75 percent HHDR). The HHDR designation allows multifamily dwellings, including apartments and condominiums, between 20 and 40 dwelling units per acre.

The proposed project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate these sites to HHDR or MUA. In addition to the change in land use designation, Area Plan text and graphics will be revised to accommodate the change. In particular, the existing Table 2, Statistical Summaries, found in each of the Area Plans, will be revised to reflect the change in land use. Additional amendments to text or policies may also be required to support the change in housing density.

The subtotals of acreage under consideration for redesignation, separated by Area Plan, are listed in **Table 2.1-3**. The specific sites under consideration for redesignation, with acreage and current and proposed land use designations, are listed in **Appendix 2.1-2**. Detailed maps showing the location of each site are included in the Area Plan Sections 4.1 through 4.10 of this EIR.



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**TABLE 2.1-3  
POTENTIAL HHDR/MUA ACREAGE SUBTOTALS BY AREA PLAN**

Area Plan	Proposed HHDR/MUA Acreage
Eastern Coachella Valley Area Plan Subtotal	1,523.87
Elsinore Area Plan Subtotal	87.49
Harvest Valley/Winchester Area Plan Subtotal	537.96
Highgrove Area Plan Subtotal	110.60
Lakeview/Nuevo Area Plan Subtotal	1,028.09
Mead Valley Area Plan Subtotal	313.41
Southwest Area Plan Subtotal	18.79
Temescal Canyon Area Plan Subtotal	49.45
The Pass Area Plan Subtotal	332.11
Western Coachella Valley Area Plan Subtotal	969.39
<b>Total</b>	<b>4,971.16</b>

Source: County of Riverside 2015

### Amend Ordinance No. 348. (Land Use Ordinance)

To implement the new HHDR and MUA land use designations, the proposed project will also amend Ordinance No. 348, the Riverside County Land Use Ordinance, to include a new Mixed Use zone classification and a new R-7 zone classification.

The key elements of the new zone classifications are shown in **Table 2.1-4**. The Mixed Use zone classification will implement the Mixed Use Area land use designation in the General Plan by establishing the development standards and the mix of uses allowed in the zone. Land uses include high density residential, commercial, professional offices, and recreational uses. The R-7 zone classification will implement the HHDR land use designation by establishing development standards and uses allowed in the zone, including high-density residential uses consistent with 20 to 40 units per acre.

**TABLE 2.1-4  
MUA AND R-7 ZONE CLASSIFICATIONS SUMMARY\***

	MUA Zone	R-7 Zone
Permitted Uses	Residential units may be provided on upper levels of commercial or office buildings or may be provided in separate buildings adjacent to commercial or office buildings. Single Family Dwelling Multi-Family Dwelling Home Occupation Domestic Animal Keeping Public parks and plazas	Multiple family dwellings, Apartment homes.
Permitted Uses with Plot Plan Approval	<i>Residential units may be provided on upper levels of commercial or office buildings or may be provided in separate buildings adjacent to</i>	Beauty shops operated from a one family dwelling by its inhabitants.

## 2.1 PROJECT DESCRIPTION

	MUA Zone	R-7 Zone
	<p><i>commercial or office buildings.</i> Animal hospitals, not including any outdoor facilities., Antique shops., Art supply shops and studios., Artisan or novelty stores., Bakery shops, including baking only when incidental to retail sales on the premises., Banks and financial institutions., Barber and beauty shops., Book stores , Business and Professional Schools , Cellular telephone sales and service., Check Cashing Business , Clothing Dry Cleaners , Clothing stores., Community and Civic Centers., Computer sales and service., Combined Live/Work Development , Convenience stores , Day care centers., Delicatessens., Drug stores., Florist shops., Gift shops., Grocery Stores, Hardware stores., Hotels, resort hotels and motels., Household Furniture or Appliance Stores , Internet cafes and internet gaming facilities., Jewelry stores with incidental repairs., Laundries and laundromats., Medical Offices , Museums and libraries , Nurseries and garden supply stores., Paint and wall paper stores , Parking lots and parking structures., Pet shops and pet supply shops., Photography shops and studios and photo engraving., Plumbing shops, not including plumbing contractors., Post services, Restaurants and other eating establishments., Shoe stores and repair shops., Sporting goods stores., Tailor shops., Tobacco or Hookah shops., Tourist information centers., Toy shops.</p>	<p>Boarding, rooming and lodging houses. Child day care centers. Churches, temples and other places of religious worship. Home occupations Libraries, museums and art galleries. Public and private parks and playgrounds.</p>
Conditional Uses	<p><i>Residential units may be provided on upper levels of commercial or office buildings or may be provided in separate buildings adjacent to commercial or office buildings.</i> Animal hospitals, with outdoor facilities., Bars and cocktail lounges., Billiard and pool halls., Convenience stores , General Retail Store , Hotels, resort hotels and motels., Indoor Entertainment Facility , Indoor Health and Fitness Facility , Motor vehicle fuel service stations, with or without the concurrent sale of beer and wine for off-premises consumption., Post services, Private Academic Facility , Theaters and Auditoriums , Liquor stores pursuant to the provisions of the Alcoholic Beverage Sales ordinance.</p>	Mobile home parks
<b>Development Standards</b>		
<b>Minimum Lot Area</b>	None.	None.
Maximum Dwelling Unit (du) Density per Acre	<ul style="list-style-type: none"> <li>• 17 du on lots up to 7,200 sq ft</li> <li>• 22 du per acre on lots up to 20,000 sq ft</li> <li>• 29 du per acre on lots up to 43,560 sq ft</li> <li>• 44 du per acre on lot greater than 43,560 sq ft</li> </ul>	<ul style="list-style-type: none"> <li>• 17 du on lots up to 7,200 sq ft</li> <li>• 22 du per acre on lots up to 20,000 sq ft</li> <li>• 29 du per acre on lots up to 43,560 sq ft</li> <li>• 44 du per acre on lot greater than 43,560 sq ft</li> </ul>

## 2.1 PROJECT DESCRIPTION

	MUA Zone	R-7 Zone
Height Limit	<p>Except when adjacent to existing single family dwellings or property zoned R-1 (One-Family Dwellings), the maximum height for buildings or structures shall be one hundred feet (100').</p> <p>The maximum height for buildings or structures adjacent to existing single family dwellings or property zoned R-1 (One-Family Dwellings) shall be fifty feet (50').</p>	50 feet; 100 feet with approval of variance
Setbacks (for parcels adjacent to existing residential development)	<p>Building facades shall be no more than fifteen feet (15') from the street side property lines.</p> <p>No interior side setbacks are required, except when the MU zone property abuts a residential zoned property in which case the minimum side setback required in the MU zone shall be the same as required for a residential use on the abutting residential zoned property.</p> <p>Commercial floor space provided on the ground floor of a mixed use building shall have a minimum floor to ceiling height of eleven feet (11').</p>	None for buildings < 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than 10 feet plus 2 feet for each foot by which the height exceeds 35 feet.
Lot Coverage	No Limit.	60 percent
Open Space	Per approved plot plan.	200 sq.ft. per unit
Building Separation	For detached residential uses, the minimum distance between buildings on three (3) sides shall be five feet (5') and eight feet (8') on the remaining side.	<p>Any one-story main building shall be separated by a minimum of ten (10) feet from any other one-story main building on the same lot.</p> <p>Any two-story main building shall be separated by a minimum of fifteen (15) feet from any other main building on the same lot.</p> <p>Main buildings above two-stories shall be separated by a minimum of twenty (20) feet from any other main building on the same lot.</p>

Source: County of Riverside 2015

The MUA zone classification is also anticipated to contain the following development standards:

- **PUBLIC USE.** Any building over thirty thousand square feet (30,000') shall include a public use area such as public park, plaza or square.
- Public use areas shall be located next to public streets, residential areas and retail uses and does not include the public right-of-way.
- **GROUND FLOOR.** No more than fifty percent (50%) of all ground floor mixed use buildings may be residential development.
- **TRANSPARENCY.** Along predominantly retail streets, at least fifty percent (50%) of the street building wall area between three feet (3') and ten feet (10') shall be transparent with clear windows that allow views of indoor space or display areas.

- **STREET ORIENTATION.** Commercial and mixed use buildings shall be oriented so functional pedestrian entrances face the street, and parking areas are located mostly underground or to the rear or side of the building.
- **ENTRANCES.** Buildings shall have an entrance door facing the public sidewalk, which may include doors to individual shops, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances.
- **PEDESTRIAN PATHS.** Pedestrian paths shall be provided to connect commercial building entries with adjacent streets, uses and parcels.
- **BUILDING DESIGN.** Building facades shall be varied and articulated to provide visual interest to pedestrians which may be accomplished by incorporating offsetting plans, changes in wall texture and color, architectural elements and landscaping into the design of the buildings.
- Except for detached residential development, buildings shall include at least one architectural projection that is at minimum two percent (2%) higher than the primary structure but does not exceed twenty feet (20').
- **STREET PATTERN.** The street system shall be in a grid pattern or modified grid pattern emphasizing interconnected streets and the ability to reach local destinations without crossing major streets or primary arterials.
- **ROOF-MOUNTED EQUIPMENT SCREENING.** Except for solar energy systems, all roof-mounted mechanical and other equipment shall be screened from the ground elevation view to a minimum sight distance of 660 feet.
- **TRASH COLLECTION.** Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street for from any adjacent residential development.
- **LIGHTING.** All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, buildings, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on residential uses.

### **Change of Zone No. 7902**

In order to ensure Riverside County has sufficient land with the appropriate zoning to implement the General Plan's HHDR and MUA land use designations, Change of Zone No. 7902 will change the zoning classifications for the parcels listed in **Appendix 2.1-2** totaling approximately 4,972 acres.

### Other Amendments to Ordinance No. 348

#### Housing Element Implementation

The proposed project includes text amendments to Ordinance No. 348 to comply with changes in state law and implementation of Housing Element programs, including those encouraging multifamily development. These text amendments are summarized below, with the Housing Element policy numbers (in **bold**).

## 2.1 PROJECT DESCRIPTION

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- **Action 1.3b:** For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.
- **Action 1.5g:** Amend Ordinance 348 to include use and occupancy requirements for transitional and emergency shelters as follows:
  - Allow for emergency shelter in the I-P zone by right without discretionary review. Add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- **Action 2.1h:** Consider the adaptive reuse of small older motels to transitional housing facilities, emergency shelters or Single Resident Occupancy (SROS) in conjunction with qualified non-profit organizations. In addition, the County will amend the Zoning Ordinance to define single-room occupancy units (SROs) and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.
- **Action 3.3b:** Ensure that persons with disabilities have increased access/placement in residential units rehabilitated or constructed through County programs. Continue to cooperate with non-profit agencies that provide placement or referral services for persons with disabilities.

The County will amend Ordinance 348 to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.

- **Action 1.2q:** The County will continue to allow reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:
  - Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate—or if spaces will not be “preassigned” to specific units in the project.
  - Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback.
  - Standards for “shared parking” when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure.
  - Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit).

- In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use.
- The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.
- **Action 4.1b:** Update the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.

### 2.1.6 CONSISTENCY WITH GENERAL PLAN

The Housing Element is only one part of the integrated, consistent set of goals and policies contained in the County of Riverside General Plan. State law requires that general plan elements be internally consistent with one another.

At the time of the writing of this Draft EIR, the County had recently adopted GPA 960<sup>1</sup>. However, GPA 960 is currently in active litigation with an unknown outcome. GPA 960 furthered the objectives and policies of the previously adopted 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). 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 of this EIR for reference purposes. Both GPA 960 and the 2003 Riverside County Integrated Plan (RCIP) General Plan anticipated urban development on the neighborhood sites affected by the proposed project. As such, the site development environmental effects and determinations analyzed in this EIR would not differ substantially from either the 2003 RCIP General Plan or the current General Plan.

### 2.1.7 USES OF THE EIR AND REQUIRED AGENCY APPROVALS

The following is a non-exhaustive, non-exclusive list that specifies the approvals necessary for the project. The Riverside County Planning Commission will consider GPA No. 1122 and its EIR (No. 548) and make a recommendation to the Riverside County Board of Supervisors, which will then review GPA No. 1122 and EIR No. 548, and supporting documents to consider whether or not to take the following actions:

- Adoption of the updated Housing Element for the 2013–2021 planning period, General Plan Amendment No. 1122.
- Certification of Environmental Impact Report No. 548, prepared for GPA No. 1122.
- Approval of EIR No. 548 Findings.
- Adoption of a Mitigation Monitoring and Reporting Program in conjunction with EIR No. 548.

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

## **2.1 PROJECT DESCRIPTION**

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After adoption, the updated Housing Element will be submitted to HCD for review and certification. Adoption and implementation of the Housing Element would not require any approvals or permits from other local, state, or federal agencies.

Subsequent to these actions, a number of future actions may be based (in whole or in part) on the environmental evaluations undertaken as part of EIR No. 548 for the proposed project. Subsequent development projects may require review and approval by various Riverside County agencies or departments or agencies outside of the County of Riverside. The need for such actions would be determined at the time of subsequent environmental review and are not directly associated with the proposed project. Listing of required discretionary approvals for potential future developments would be speculative at this time.

### REFERENCES

- County of Riverside. 2002. *Riverside County Integrated Project, General Plan, Final Program, Environmental Impact Report No. 441* (SCH #2002051143).
- . 2014. *County of Riverside General Plan Amendment No. 960. Public Review Draft*. (SCH #2009041065).
- . 2015. *County of Riverside Environmental Impact Report No. 521. Public Review Draft*.
- . 2015. *General Plan Amendment No 1122, Draft Housing Element 2013–2021*.
- SCAG (Southern California Association of Governments). 2012. *5<sup>th</sup> Cycle Regional Housing Needs Assessment Final Allocation Plan, January 1, 2014–October 1, 2021*.



## 2.1 PROJECT DESCRIPTION

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## **2.2 APPROACH TO THE ENVIRONMENTAL ANALYSIS**

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## 2.2 APPROACH TO THE ENVIRONMENTAL ANALYSIS

### 2.2.1 APPROACH TO ENVIRONMENTAL ANALYSIS

The proposed project is analyzed at both a Countywide level and an Area Plan level. At the Countywide, or cumulative, level, the whole of the project is compared to the existing General Plan and zoning code to evaluate the overall degree of change and environmental impact. The EIR then provides a separate section that focuses on the changes specific to each Area Plan.

There is nothing in the proposed project that would materially affect the historic and projected population or employment growth rates of Riverside County. The proposed changes in land use designation and zone classifications are intended to create an opportunity for different housing densities and encourage a mix of certain types of commercial uses with residential development. However, to provide a conservative environmental analysis, the EIR assumes full buildout of both the General Plan and the proposed project. Because the theoretical buildout assumptions are calculated without adjusting for specific project design, site characteristics, or market constraints, the resulting number of housing units and the associated population and traffic impacts are considered worst case and actual growth and related impacts would be substantially less.

This EIR includes the existing federal, state, and local regulatory framework that applies to all development regardless of location, and discusses the Countywide impacts attributed to the proposed project. A regulation specific to an Area Plan that would address a potential environmental impact is discussed in the respective Area Plan section. The EIR includes examples of how compliance with a regulation or permit will address the potential impact. Most of the impacts associated with the proposed project are addressed through compliance with existing regulations, permits, and fee programs. This EIR concludes that even with the existing regulations, some of the impacts may not be reduced to a less than significant level.

As there is no physical development proposed with the project and foreseeable environmental consequences related to this type of planning-level project are lacking, the environmental analysis is conducted at the policy level and only provides a general programmatic-level of review as is appropriate under CEQA. Sufficient details in order to formulate more site-specific environmental analysis in a first-tier planning-level EIR are often limited, and CEQA allows more detailed analysis and mitigation at a later date with projects that are more limited in their geographic scope, provided such a deferral does not prevent adequate identification of any potential future environmental effects that may occur (State CEQA Guidelines Section 15152(c)).

Some of the projects envisioned by the new zoning classifications will require discretionary action, such as a conditional use permit or parcel map, that will trigger project-specific CEQA. When this occurs, the CEQA process will focus on the site, design, and impacts of the specific project and rely upon this EIR to mitigate impacts that are cumulative (Countywide) in nature. The project-specific CEQA analysis can take into account design intended to avoid or minimize impact(s) to sensitive resources. It is normal for project-level CEQA analysis to result in mitigation measures and permit requirements linked specifically to the site-specific project design and operation.

For projects allowed by right in either the Mixed Use Area (MUA) or Highest Density Residential (R-7) zone classifications, California Government Code Section 65583.2i creates a statutory exemption from subsequent CEQA analysis for projects on property identified in the General Plan Housing Element as intending to meet the Regional Housing Needs Assessment (RHNA). With the program-level scope of the proposed project, this statutory exemption precludes the type of project-specific analysis that would result from CEQA. As there are no pending or foreseeable development projects associated with the proposed project, there is no site development or design information that could be analyzed at the project level. Creating development assumptions for each of the over 5,000 acres would be too speculative. Further, there is no certainty that any of the properties will be developed, or when the development might occur.

## **2.2 APPROACH TO THE ENVIRONMENTAL ANALYSIS**

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Typically, a CEQA analysis and determination is valid for between two and five years. As the proposed project has an eight-year or greater buildout timeline, if project assumptions were made for each of the rezoning sites and included in this EIR, the analysis would need to be updated if development failed to occur within the two- to five-year window. Further, some of the sites may have constraints that could either be avoided by project design or eliminated through attainment of the appropriate permits.

The County development review process, as well as state and federal permitting agencies, encourages avoidance of sensitive resources, and requires demonstration of compliance through the CEQA process. While this avoidance can be demonstrated through the site plan review process, the analysis of the purpose and means of avoidance is typically found in the CEQA analysis. To address the inability to require project-level CEQA compliance for by right projects, the proposed zone classifications require that the applicant submit evidence of compliance with all County, state, and federal regulations as part of the application for site plan approval. This both ensures that the site is designed appropriately and provides the County with the ability to condition the project to address any off-site improvements needed to support the project (e.g., traffic, water, wastewater, utilities).

This EIR assumes that either subsequent CEQA analysis will be required for each discretionary project, or that the provisions of the new zone classifications will ensure documentation of compliance with County, state, and federal regulations.

### **2.2.2 EXISTING REGULATIONS**

In addition to existing federal and state regulations, Riverside County implements a comprehensive set of development standards and permit requirements and has a process for the consideration of all development proposals. Nearly every aspect of a development project is regulated by an existing ordinance or policy. Only project-level issues unique to the individual development site and project design would need to be reviewed at the time of application. The County's design review process ensures that the site-specific issues are addressed. In addition, all are required to comply with CEQA and must complete the site-specific design environmental analysis as part of the development plan review. The project review process includes service districts and resource agencies that are part of the development review team. This EIR assumes that these other districts and agencies will continue to inform the County of their development requirements, update their plans to provide services, and enforce their regulations.

Section 3.3 of this EIR provides a brief summary of the requirements of the regulatory process that apply to all projects throughout the County. Where specific regulations or policies would apply in any of the Area Plans, they are discussed in the relevant Area Plan section. Because it is reasonable to assume that existing regulations will continue to be implemented and enforced, they are not duplicated as mitigation measures in this EIR.

### **2.2.3 PREVIOUS ENVIRONMENTAL REVIEW**

With few exceptions, the proposed project would increase the number of housing units (density) allowed on certain parcels that have been identified for development in the Riverside County General Plan. The Riverside County General Plan Update Project No. 960 was approved after environmental impacts of the plan were evaluated in Environmental Impact Report No. 521 (State Clearinghouse #200904105). This previous analysis was considered in evaluating the impacts associated with the proposed project and is incorporated by reference.

### 2.2.4 COUNTYWIDE AND CUMULATIVE ANALYSIS

Section 3.0 of this EIR evaluates the aspects of the proposed project that would apply Countywide. These aspects include both the Housing Element Update as well as amendments to Ordinance No. 348 adopting the MUA and R-7 zoning classifications. The section summarizes, but does not include, the text of the Area Plan amendments or rezoning. In addition, the cumulative impact of the rezoning of all of the parcels is discussed in this section.

### 2.2.5 AREA PLAN ANALYSIS

Sections 4.1 through 4.10 evaluate the potential impacts associated with the proposed rezonings identified in each Area Plan. The Area Plan sections also contain the proposed Area Plan text amendments that accompany the land use designation changes in support of the rezoning. The Area Plan sections do not repeat the Countywide analysis unless there is an issue that is specific to the Area Plan.

### 2.2.6 IMPACT DETERMINATIONS USED IN THE DRAFT EIR

This Draft EIR uses the following terminology to describe the environmental effects of the proposed project:

- **Less Than Significant or Less Than Cumulatively Considerable Impact:** A less than significant impact would cause no substantial change in the physical condition of the environment (no mitigation would be required for project effects found to be less than significant). At the programmatic level, compliance with existing regulations and permits are relied upon to reduce impacts. The discussion will identify the regulatory process and how compliance would address the impact.
- **Potentially Significant and Cumulatively Considerable Impact:** A significant impact would cause (or would potentially cause) a substantial adverse change in the physical conditions of the environment. Significant impacts are identified by the evaluation of project effects using specified standards of significance provided in each technical section of the DEIR and based on Appendix G of the State CEQA Guidelines. Identified significant impacts are those where the project would result in an impact that can be measured or quantified, while identified potentially significant impacts are those impacts where an exact measurement of the project's effects cannot be made but substantial evidence indicates that the impact would exceed standards of significance. A potentially significant impact may also be an impact that may or may not occur and where a definite determination cannot be foreseen. Mitigation measures, existing regulations, and/or project alternatives are identified to avoid or reduce physical environmental impacts to the environment to a less than significant level.
- **Significant and Unavoidable Impact:** A significant and unavoidable impact would result in a substantial negative change in the environment that cannot be avoided or mitigated to a less than significant level if the project is implemented. This impact may also occur if the mitigation measure cannot be implemented with certainty by the County. For example, a regional fee program, or an improvement to a state facility, requires participation by other projects or approval by other agencies. In these instances, the analysis will conclude that with mitigation the impact would be less than significant; however, since the County cannot be certain when the measure will be implemented, the impact remains significant and unavoidable.

## 2.2 APPROACH TO THE ENVIRONMENTAL ANALYSIS

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## **2.3 REGULATORY FRAMEWORK**

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The proposed project and all subsequent development plans and/or projects would be subject to compliance with all applicable federal, state, and local laws, regulations, ordinances, etc. The following discussion highlights the regulatory framework that may apply to the subsequent projects for each issue area, as well as how specifically the policy provisions of the County General Plan coupled with the County development review process work to lessen environmental effects of development. Applicable regulations are organized along the individual environmental topics under State CEQA Guidelines Appendix G, though it should be noted that this section is not intended to be an all-inclusive list of regulatory agencies with jurisdiction over the project, nor does it constitute a comprehensive list of all regulations with which future development projects must comply. Further, because of the statutory exemption provided for projects allowed by right in the MUA and R-7 zone classifications, the County may be limited on the extent of future environmental analysis. Depending on the timing of future development in the County, new regulations or agencies could be in place or those listed here could be outdated or replaced. The discussion contained herein is intended to supplement the impact analysis discussions contained in Sections 3.0 and 4.0 of this Draft EIR, and is referenced for its regulatory content throughout the other section of this EIR.

### 2.3.1 COUNTY OF RIVERSIDE DEVELOPMENT REVIEW PROCESS

The County Planning Department reviews all development applications for conformance with County plans, ordinances, and polices related to zoning, urban design, subdivision and CEQA. The County development review process includes review of preliminary development plans, the consideration of agency input (i.e., law enforcement, public works, park districts, fire department, and environmental health department), and input from the public and elected officials.

Riverside County must determine when or how the specific regulation applies to a given project. Generally, the regulations cited indicate the regulatory or programmatic directives under which the County of Riverside operates. In most cases, the regulations are implemented on a case-by-case basis as appropriate for the given project proposal before the County of Riverside. An example of this process is as follows:

- Upon receiving a development application, a County staff planner reviews the material to ensure that all required information has been submitted. If not all required information is present the planner quickly contacts the applicant for the additional information.
- The staff planner then reviews the application to ascertain whether any additional special studies are required. Usually, the planner then meets with the applicant to discuss the project in general and to explain the need for the required special studies and/or site plan revisions. Special studies include but are not limited to:
  - Traffic Study
  - Biological Study
  - Paleontological Study
  - Acoustical Study
  - Slope Stability Study
  - Air Quality analysis
  - Geological Study
  - Fiscal Impact Study

Not all Special Studies are required for every project.

## 2.3 REGULATORY FRAMEWORK

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- Once all necessary special studies are submitted, they are electronically submitted to various public agencies for their review and comment. Special studies are also forwarded to the appropriate reviewing County agency (Traffic Study to the Transportation Department or Geological Study to the County Geologist etc.)
- When the planner has received comments back from the responding agencies, and the special studies have been reviewed and deemed to be complete and adequate, the project may be deemed to be satisfactory and the final environmental review may be completed. Or in the instance of the MUA or R-7 Zone District, whether the information is sufficient to support the site plan review process. Regardless of process, further redesign may be required. The planner may schedule a meeting with the applicant at this point in the process to explain any problems at hand. If revisions are required, the changes will need to be retransmitted for comments depending on the scope and nature of the revision.
- The project is now ready to schedule for public hearing (Director's Hearing/Planning Commission). It is the project planner's responsibility to prepare the staff report and ensure that all Conditions of Approval (described below), by all departments, are included for consideration at the public hearing.
- The planner will also begin the required initial study for the environmental assessment in the case of a project requiring discretionary approval, or internal review of all substantial evidence demonstrating compliance with County, state and federal regulations. Generally this step in the process will take about 30 days to complete. However, if the project is located in a Multi-Species Habitat Conservation Plan (MSHCP) Criteria Cell, it may require 120 days or more to complete.

As part of the project approval process, contractual Conditions of Approval are developed by the County of Riverside that establishes explicit requirements that must be satisfied. Various Riverside County Departments, including Planning, Transportation, Fire, Building and Safety, Environmental Health, Waste Resources, and the Flood Control and Water Conservation District, are responsible for monitoring implementation and verifying completion of the Conditions of Approval related to their areas of governance. Specifically, a project is not allowed to go forward with its next stage of development if specific conditions are not met. These conditions can include a variety of environmental requirements designed to ensure compliance with both CEQA and the various County, state and federal environmental protection laws. In this way, a set of standard Conditions of Approval are developed and approved for each project approved by the County of Riverside as a means for monitoring and ensuring compliance with applicable laws, regulations and policies. As an example of how this system works, the Conditions of Approval for a four-lot residential subdivision might specify that "Prior to grading the proposed site must be subject to a biological assessment to verify that no sensitive species occur on the site". Thus, an applicant would not be able to obtain a grading permit for the project site until the Riverside County Planning Department reviews a biological study for the site and signs off on it, and such additional studies may be in addition to site-specific studies that have already been completed potentially as part of a CEQA evaluation or in compliance with the provisions of the zoning classification(s). A variety of other development milestones, such as tract map recordation, building permit issuance, occupancy permit issuance and others, can thus serve as compliance points monitored and enforced by the County of Riverside.

2.3.2 COUNTY OF RIVERSIDE GENERAL PLAN

The following Riverside County General Plan policies and actions would be applicable to the proposed project. All residential development in the unincorporated County, including the project, is required to adhere to all County-adopted policy provisions, including those contained in the adopted General Plan Amendment No. 960. The County ensures all applicable provisions of the General Plan are incorporated into projects and their permits through development review and applications of Conditions of Approval as applicable.

The proposed project does not include any components that conflict with any General Plan policies; however, final authority for interpretation of a policy statement and determination of the project’s consistency with the General Plan ultimately rests with the Riverside County Board of Supervisors.

TABLE 2.3-1  
GENERAL PLAN POLICIES

GP Policy Number	GP Policy Text	Impact
<p><b>Land Use Policies</b> – Future development projects under the proposed project would be required to comply with all applicable policies in the Land Use element of the Riverside County General Plan. The below list constitutes a summary of the policies discussed in this EIR; however, the below list is not intended to be all-inclusive and the full text of any policy not listed below can be found in the Land Use Element of GPA 960.</p>		
<p>Policy LU 1.8</p>	<p>As required by the Airport Land Use Law, submit certain proposed actions to the Riverside County Airport Land Use Commission for review. Such actions include proposed amendments to the general plan, area plans, or specific plans, as well as proposed revisions to the zoning ordinance and building codes.</p>	<p>Airport-Related Safety</p>
<p>Policy LU 2.1</p>	<p>Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following:</p> <ul style="list-style-type: none"> <li>a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.</li> <li>b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.</li> <li>c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.</li> <li>d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.</li> <li>e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.</li> <li>f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.</li> <li>g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.</li> </ul>	<p>Land Use Compatibility</p>
<p>Policy LU 3.1</p>	<p>Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts:</p>	<p>Visual Resources, Land Use Compatibility,</p>

## 2.3 REGULATORY FRAMEWORK

GP Policy Number	GP Policy Text	Impact
	<ul style="list-style-type: none"> <li>a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing.</li> <li>b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.</li> <li>c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.</li> <li>d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.</li> <li>e. Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision.</li> <li>f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network).</li> <li>g. Provide the opportunity to link communities through access to multi-modal transportation systems.</li> </ul>	Transportation, and Air Quality
Policy LU 4.1	<p>Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts:</p> <p>Compliance with the design standards of the appropriate area plan land use category.</p> <ul style="list-style-type: none"> <li>a. Require that structures be constructed in accordance with the requirements of Riverside County’s zoning, building, and other pertinent codes and regulations.</li> <li>b. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.</li> <li>c. Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.</li> <li>d. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11, or the California Code of Regulations (CCR).</li> <li>e. Incorporate water conservation techniques, such as groundwater recharge basins, use of pavement, drought tolerant landscaping, and water recycling, as appropriate.</li> <li>f. Encourage innovative and creative design</li> <li>g. Encourage the provision of public art that enhances the community’s identity, which may include elements of historical significance and creative use of children’s art.</li> <li>h. Include consistent and well-designed signage that is integrated with the building’s architectural character.</li> <li>i. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.</li> <li>j. Located site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.</li> <li>k. Mitigate noise, odor, lighting, and other impacts on surrounding properties.</li> <li>l. Provide and maintain landscaping in open spaced and parking lots.</li> <li>m. Include extensive landscaping.</li> <li>n. Preserve natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.</li> </ul>	Visual Resources

## 2.3 REGULATORY FRAMEWORK

GP Policy Number	GP Policy Text	Impact
	<ul style="list-style-type: none"> <li>o. Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.</li> <li>p. Design parking lots and structures to be functionally and visually integrated and connected.</li> <li>q. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.</li> <li>r. Establish safe and frequent pedestrian crossings.</li> <li>s. Create a human-scale ground flood environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does do with special regard to pedestrian safety.</li> <li>t. Recognizing open space, including hillsides, arroyos, riparian areas, and other natural features as amenities that add community identity, beauty, recreational opportunities, and monetary value to adjacent developed areas.</li> <li>u. Manage wild land fire in the design of development proposals located adjacent to natural open space.</li> </ul>	
Policy LU 5.1	Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers, transportation systems, and fire/police/medical services.	Fire Protection Services
Policy LU 14.3 (Previously LU 13.3)	Ensure 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.	Visual Resources
Policy LU 14.4 (Previously LU 13.4)	Maintain at least 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.	Scenic Highways
Policy LU 14.5 (Previously LU 13.5)	Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground.	Visual Resources
Policy LU 14.6 (Previously LU 13.6)	Prohibit offsite outdoor advertising displays that are visible from Designated and Eligible State and County Scenic Highways.	Scenic Highways
Policy LU 14.7 (Previously LU 13.7)	Require that the size, height and type of on-premise signs visible from Designated and Eligible State and County Scenic Highways be the minimum necessary for identification. The design, materials, color, and location of the signs shall blend with the environment, utilizing natural materials where possible.	Scenic Highways
General Plan Policy LU 14.8	Avoid the blocking of public views by solid walls.	Visual Resources
Policy LU 15.1	Allow airport facilities to continue operating in order to meet existing and future needs respecting potential noise and safety impacts.	Airport-Related Safety
Policy LU 15.2	Review all proposed projects and require consistency with any applicable airport land use compatibility plan as set forth in Appendix 1 and as summarized in the Area Plan's Airport Influence Area section for the airport in question.	Airport-Related Safety
Policy LU 15.7	Allow the use of development clustering and/or density transfers to meet airport compatibility requirements as set forth in the applicable airport land use compatibility plan.	Airport-Related Safety

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GP Policy Number	GP Policy Text	Impact
Policy LU 15.8	In accordance with FAA criteria, avoid locating sanitary landfills and other land uses that are artificial attractors of birds within 10,000 feet of any runway used by turbine-powered aircraft and within 5,000 feet of other runways. Also avoid locating attractors of other wildlife that can be hazardous to aircraft operations in locations adjacent to airports.	Airport-Related Safety
Policy LU 15.9	Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace.	Airport-Related Safety
Policy LU 22.2	Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use.	Water Conservation
Policy LU 31.2	Protect major public facilities, such as landfill and solid waste processing sites and airports, from the encroachment of incompatible uses.	Public Facilities
<p><b>Circulation Policies</b> – Future development projects under the proposed project would be required to comply with all applicable policies in the Circulation and Infrastructure section of the Riverside County General Plan. The below list constitutes a summary of the policies discussed in this EIR; however, the below list is not intended to be all-inclusive and the full text of any policy not listed below can be found in the Land Use Element of GPA 960.</p>		
Policy C.2.1	<p>Maintain the following countywide target Levels of Service: LOS along all roads designated in the Circulation Element and along state highways at intersections along all Riverside County-maintained roads and conventional state highways, and at freeway ramp intersections.</p> <p>LOS E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed and on roadways where the addition of travel lanes would have a significant adverse impact on environmental and cultural resources, such as habitat, wetlands, MSHCP preserves, wildlife movement corridors, stands of mature trees, historic landmarks, or archaeological sites.</p> <p>Other levels of service may be allowed by the Board of Supervisors for a plan, program or project for which an Environmental Impact Report, or equivalent has been completed, based on the Board’s policy decision about the balancing of congestion management consideration in relation to the benefits, impacts and costs of future plans, programs and projects.</p>	Traffic
Policy C.2.4	The direct project related traffic impacts of new development proposals shall be mitigated via conditions of approval requiring the construction of any improvements identified as necessary to meet level of service targets.	Traffic
Policy C.2.5	The cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County of Riverside Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide fundings for the improvements of facilities impacted by development.	Traffic
Policy C 2.7	Maintain a program to reduce overall trip generation in the Highway 79 Policy Area by creating a trip cap on residential development within this policy area which would result in a net reduction in overall trip generation of 70,000 vehicle trip per day from that which would be anticipated from the General Plan Land Use designations as currently recommended. The policy would generally require all new residential developments proposals within the Highway 79 Policy Area to reduce trip generation proportionally, and require that residential projects demonstrate adequate transportation infrastructure capacity to accommodate the added growth.	Traffic

GP Policy Number	GP Policy Text	Impact
<p><b>Noise Policies</b>– Future development projects under the proposed project would be required to comply with all applicable policies in the Noise section of the Riverside County General Plan. The below list constitutes a summary of the policies discussed in this EIR; however, the below list is not intended to be all-inclusive and the full text of any policy not listed below can be found in the Land Use Element of GPA 960.</p>		
<p>Policy N 1.3</p>	<p>Consider the following uses noise sensitive and discourage these uses in areas in excess of 65 CNEL;</p> <ul style="list-style-type: none"> <li>• Schools;</li> <li>• Hospitals;</li> <li>• Rest Homes;</li> <li>• Long Term Care Facilities;</li> <li>• Mental Care Facilities;</li> <li>• Residential Uses;</li> <li>• Libraries;</li> <li>• Passive recreation Uses; and</li> <li>• Places of worship</li> </ul> <p>According to the State of California Office of Planning and Research General Plan Guidelines, an acoustical study may be required in cases where these noise-sensitive land uses are located in an area of 60 CNEL or greater. Any land use that is exposed to levels higher than 65 CNEL will require noise attenuation measures.</p> <p>Areas around airports may have different noise standards than those cited above. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. the applicable noise compatibility criteria are fully set forth in Appendix L-1 and summarized in the Policy Area section of the affected Area Plan.</p>	<p>Noise</p>
<p>Policy N 1.7</p>	<p>Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem.</p>	<p>Noise</p>
<p>Policy N 2.3</p>	<p>Require a qualified acoustical specialist to prepare acoustical studies for proposed noise-sensitive projects within noise impacted areas to mitigate existing noise.</p>	<p>Noise</p>
<p>Policy N 7.1</p>	<p>New land use development within Airport Influence Areas shall comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix L-1 and summarized in the Policy Area section of the affected Area Plan.</p>	<p>Airport Noise</p>
<p>Policy N 7.4</p>	<p>Check each development proposal to determine if it is located within an airport noise impact area as depicted in the applicable Area Plan=s Policy Area section regarding Airport Influence Areas. Development proposals within a noise impact area shall comply with applicable airport land use noise compatibility criteria.</p>	<p>Airport Noise</p>
<p>Policy N 15.1</p>	<p>Minimize the potential adverse noise impacts associated with the development of mixed-use structures where residential units are located above or adjacent to commercial uses.</p>	<p>Vibration</p>
<p>Policy N 19.3</p>	<p>Condition that prospective purchasers or end users of property be notified of overflight, sight, and sound of routine aircraft operations by all effective means, including:</p>	<p>Aircraft Noise</p>



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GP Policy Number	GP Policy Text	Impact
	<p>requiring new residential subdivisions that are located within the 60 CNEL contour or are subject to overflight, sight, and sound of aircraft from any airport, to have such information included in the State of California Final Subdivision Public Report.</p> <p>requiring that Declaration and Notification of Aircraft Noise and Environmental Impacts be recorded and made available to prospective purchasers or end users of property located within the 60 CNEL noise contour for any airport or air station or is subject to routine aircraft overflight.</p>	
<p><b>Multipurpose Open Space Policies</b>– Future development projects under the proposed project would be required to comply with all applicable policies in the Multipurpose Open Space element of the Riverside County General Plan. The below list constitutes a summary of the policies discussed in this EIR; however, the below list is not intended to be all-inclusive and the full text of any policy not listed below can be found in the Land Use Element of GPA 960.</p>		
Policy OS 2.2	Encourage the installation of water conserving systems, such as dry wells and graywater systems, where feasible, especially in new developments. The installation of cisterns or infiltrators shall also be encouraged to capture rainwater from roofs for irrigation in the dry season and flood control during heavy storms.	Water Conservation
Policy OS 20.5	Require that development of recreation facilities occurs concurrent with other development in an area.	Recreational Facilities
Policy OS 20.6	Require new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.	Parks and Recreation
<p><b>Safety Policies</b>– Future development projects under the proposed project would be required to comply with all applicable policies in the Safety element of the Riverside County General Plan. The below list constitutes a summary of the policies discussed in this EIR; however, the below list is not intended to be all-inclusive and the full text of any policy not listed below can be found in the Land Use Element of GPA 960.</p>		
Policy S 4.1	For new construction and proposals for substantial improvements to residential and nonresidential development within 100-year floodplains as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, the County of Riverside shall apply a minimum level of acceptable risk; and disapprove projects that cannot mitigate the hazard to the satisfaction of the Building Official or other responsible agency.	100-Year Flood
Policy S 4.2	<p>The County of Riverside shall Enforce provisions of the Building Code in conjunction with the following guidelines: (AI 25)</p> <ol style="list-style-type: none"> <li>a. All residential, commercial and industrial structures shall be flood-proofed from the mapped 100-year storm flow.</li> <li>b. This may require that the finished floor elevation be constructed at such a height as to meet this requirement. Non-residential (commercial or industrial) structures may be allowed with a “flood-proofed” finished floor below the Base Flood Elevation (i.e., 100-year flood surface) to the extent permitted by state, federal and local regulations. New critical facilities shall be constructed above grade to the satisfaction of the Building Official, based on federal, state, or other reliable hydrologic studies. To the extent that residential, commercial, or industrial structures cannot meet these standards, they shall not be approved.</li> <li>c. Critical facilities shall not be permitted in floodplains unless the project design ensures that there are two routes for emergency egress and regress, and minimizes the potential for debris or flooding to block emergency routes, either through the construction of dikes, bridges, or large-diameter storm drains under roads used for primary access.</li> </ol>	100-Year Stormflow

GP Policy Number	GP Policy Text	Impact
	<p>d. Development using, storing, or otherwise involved with substantial quantities of onsite hazardous materials shall not be permitted within a 100-year floodplain or dam inundation zone, unless all standards for evaluation, anchoring, and flood-proofing have been satisfied; and hazardous materials are stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations.</p> <p>e. Specific flood-proofing measures may require: use of paints, membranes, or mortar to reduce water seepage through walls; installation of water tight doors, bulkheads, and shutters; installation of flood water pumps in structures; and proper modification and protection of all electrical equipment, circuits, and appliances so that the risk of electrocution or fire is eliminated. However, fully enclosed areas that are below finished floors shall require openings to equalize the forces on both sides of the walls.</p>	
Policy S 4.4	<p>Prohibit alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or unless alternative methods are utilized to the maximum extent practicable. The intent is to balance the need for protection with prudent land use solutions, recreation needs, and habitat requirements, and as applicable to provide incentives for natural watercourse preservation, including density transfer programs as may be adopted. (AI 25, 60)</p> <p>a. Prohibit 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.</p> <p>b. Prohibit the filling or grading of land for nonagricultural purposes and for non-authorized flood control purposes 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.</p>	100-Year Flood
Policy S 5.1	<p>Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:</p> <p>a. All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire and Building and Safety departments.</p> <p>b. All proposed development and construction shall meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.</p> <p>c. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787). These shall include assurance that structural and nonstructural architectural elements of the building will not:</p> <ul style="list-style-type: none"> <li>• impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor</li> <li>• hinder evacuation from fire, including potential blockage of stairways or fire doors.</li> </ul>	Fire Prevention

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GP Policy Number	GP Policy Text	Impact
	d. Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.	

**2.3.3 MMRP - COUNTY OF RIVERSIDE GENERAL PLAN ENVIRONMENT IMPACT REPORT NO. 521**

CEQA requires that when a public agency completes an environmental document, which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6). In order to comply with CEQA, a Mitigation Monitoring and Reporting Program (MMRP) was prepared and certified with EIR 521 (State Clearinghouse No. 2009041065). The MMRP is a binding document and is applicable to all subsequent development allowed under General Plan 960. The mitigation measures contained in the MMRP, which all future development under the Housing Element would be required to implement, include measures that reduce environmental impacts associated with residential development. Specifically, the MMRP consists of a checklist that identifies the mitigation measures by resource. The table identifies the mitigation monitoring and reporting requirements, including the person(s) responsible for verifying implementation of the mitigation measure, timing of verification (prior to, during or after construction) and responsible party.

The MMRP delineates responsibilities for monitoring a project, but also allows the County flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. Mitigation monitoring and reporting generally involves the following steps:

- The County distributes reporting forms to the appropriate entities for verification of compliance.
- Department/agencies with reporting responsibilities reviews the environmental document, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance are addressed to the County as appropriate.
- Periodic meetings may be held during the project implementation to report on compliance of mitigation measures.
- Responsible parties provide the County with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through an existing review and approval program such as field inspection reports and plan review.
- The County prepares a reporting form periodically during the construction phase and an annual report summarizing the status of all project mitigation monitoring efforts.
- Appropriate mitigation measures are included in construction documents and/or conditions of permits/approvals.

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### 2.3.4 OTHER REGULATIONS

#### AESTHETICS, LIGHT, AND GLARE

##### Local

##### Riverside County Ordinance 348, Section 18.2.B

All future development plans instigated by the proposed project would go through the County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348), and development review process, described above, which ensures consistency with all County General Plan policies and regulations intended to protect visual character and scenic resources.

##### Riverside County Ordinance No. 655 (Observatory Restriction Zone B standards)

The intent of this ordinance is to restrict certain light fixtures into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Ordinance No. 655 restricts nighttime lighting for areas within a 15-mile radius (Zone A) and a 45-mile radius (Zone B) of the Palomar Observatory. Zone A refers to the circular area 15 miles in radius centered on the observatory; Zone B refers to the circular area defined by two circles, one 45 miles in radius centered on Palomar Observatory and the other the perimeter of Zone A. This ordinance is not intended to restrict the use of low pressure sodium lighting of single family dwellings for security purposed. This ordinance does not require any replacement of light fixtures already installed and operating. All future residential development under the proposed project within a 45-mile radius of the Palomar Observatory would be required to adhere to Ordinance No. 655.

The requirements for lamp source and shielding of light emissions for outdoor light fixtures are less stringent in Zone B than in Zone A. For instance, parking lot, walkway, and security lamps above 4,050 lumens are allowed in Zone B if they are fully shielded, whereas they are prohibited in Zone A. Furthermore, low pressure sodium decorative lamps and other lamps that are 4,050 lumens and below are allowed in Zone B, whereas they are prohibited in Zone A. It should be noted that when lighting is "allowed" by this ordinance, it must be fully shielded, if feasible, and partially shielded in all other cases. Lighting for on-premises advertising displays must be shielded and focused to minimize spill of light into the night sky or onto adjacent properties.

#### AIR QUALITY

##### Ambient Air Quality Standards

Future development resulting from the proposed project has the ability to release gaseous emissions of criteria pollutants and dust into the ambient air; therefore, development activities under the proposed project entitlements fall under the ambient air quality standards promulgated at the local, state, and federal levels. The federal Clean Air Act of 1971 and the Clean Air Act Amendments (1977) established the national ambient air quality standards (NAAQS), which are promulgated by the US Environmental Protection Agency (EPA). The State of California has also adopted its own California ambient air quality standards (CAAQS), which are promulgated by the California Air Resources Board (CARB). Under the Clean Air Act, states retain the option to adopt more stringent standards than the NAAQS or to include other pollution species. These standards are the levels of air quality considered to provide a margin of safety in the protection of the public health and welfare. They are designed to protect those sensitive receptors most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already

weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed. Both the State of California and the federal government have established health-based ambient air quality standards for six air pollutants. These pollutants include ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), and lead. In addition, the State has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

Implementation of the project would occur in the South Coast Air Basin (SoCAB), which is under the air quality regulatory jurisdiction of the Southern California Air Quality Management District (SCAQMD) and is subject to the rules and regulations adopted by the air district to achieve the national and state ambient air quality standards. The SCAQMD is the air pollution control agency for Orange County and the urban portions of Los Angeles, Riverside, and San Bernardino counties. The agency's primary responsibility is ensuring that the federal and state ambient air quality standards are attained and maintained in the SoCAB. The SCAQMD is also responsible for adopting and enforcing rules and regulations concerning air pollutant sources, issuing permits for stationary sources of air pollutants, inspecting stationary sources of air pollutants, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, awarding grants to reduce motor vehicle emissions, and conducting public education campaigns, as well as many other activities. All projects are subject to SCAQMD rules and regulations in effect at the time of construction.

The following is a list of noteworthy SCAQMD rules that are required of future residential development during construction activities:

- **Rule 402 (Nuisance)** – This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.
- **Rule 403 (Fugitive Dust)** – This rule requires fugitive dust sources to implement Best Available Control Measures for all sources and all forms of visible particulate matter are prohibited from crossing any property line. SCAQMD Rule 403 is intended to reduce PM<sub>10</sub> emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. Examples of some PM<sub>10</sub> suppression techniques are summarized below.
  - a. Portions of the construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the City.
  - b. All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
  - c. All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
  - d. The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized at all times.

## 2.3 REGULATORY FRAMEWORK

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- e. Where vehicles leave the construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.
  - f. Installation and utilization of a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.
  - g. Apply water to active portions of the site, including unpaved roads, in sufficient quantity.
- **Rule 1113 (Architectural Coatings)** – This rule requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce ROG emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories.

### BIOLOGICAL RESOURCES

#### Federal

##### Endangered Species Act

The Endangered Species Act of 1973 (ESA), as amended, provides protective measures for federally listed threatened and endangered species, including their habitats, from unlawful take (16 United States Code (USC) Sections 1531–1544). The ESA defines “take” to mean “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.” Title 50, Part 222, of the Code of Federal Regulations (50 CFR Section 222) further defines “harm” to include “an act which actually kills or injures fish or wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures fish or wildlife by significantly impairing essential behavioral patterns including feeding, spawning, rearing, migrating, feeding, or sheltering.”

ESA Section 7(a)(2) requires consultation with the US Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS) if a federal agency undertakes, funds, permits, or authorizes (termed the federal nexus) any action, including residential development, that may affect endangered or threatened species, or designated critical habitat. For projects that may result in the incidental “take” of threatened or endangered species, or critical habitat, and that lack a federal nexus, a Section 10(a)(1)(b) incidental take permit can be obtained from the USFWS and/or the NMFS.

##### Migratory Bird Treaty Act

Migratory birds are protected under the Migratory Bird Treaty Act (MBTA) of 1918 (16 USC Sections 703–711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Section 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR Section 21). The majority of birds found in the project vicinities would be protected under the MBTA. Protected birds under the MBTA can affect the timing of future construction instigated by the proposed project, as construction activities can be limited or prohibited during the times protected migratory birds are present.

### Bald and Golden Eagle Protection Act

The bald eagle and golden eagle are federally protected under the Bald and Golden Eagle Protection Act (16 USC Sections 668–668c). Active nest sites are also protected from disturbance during the breeding season, potentially affecting the timing of future construction instigated by the proposed project.

### **State**

#### California Endangered Species Act

Under the California Endangered Species Act (CESA), the California Department of Fish and Wildlife (CDFW) has the responsibility for maintaining a list of endangered and threatened species (Fish and Game Code [FGC] Section 2070). The CDFW also maintains a list of “candidate species,” which are species formally noticed as being under review for potential addition to the list of endangered or threatened species, and a list of “species of special concern,” which serve as a species “watch lists.”

Pursuant to the requirements of the CESA, an agency reviewing a proposed project within its jurisdiction must determine whether any state-listed endangered or threatened species may be present and determine whether the proposed project will have a potentially significant impact on such species. In addition, the CDFW encourages informal consultation on any proposed project that may impact a candidate species.

Residential development project-related impacts to species on the CESA endangered or threatened list would be considered significant. State-listed species are fully protected under the mandates of the CESA. “Take” of protected species incidental to otherwise lawful management activities may be authorized under FGC Section 206.591. Authorization from the CDFW would be in the form of an incidental take permit.

#### California Fish and Game Code

##### *Native Plant Protection Act*

The Native Plant Protection Act (FGC Sections 1900–1913) prohibits the taking, possessing, or sale within the state of any plants with a state designation of rare, threatened, or endangered (as defined by the CDFW). An exception in the act allows landowners, under specified circumstances, to take listed plant species, provided that the owners first notify the CDFW and give that state agency at least 10 days to retrieve the plants before they are plowed under or otherwise destroyed (FGC Section 1913).

##### *Birds of Prey*

Under FGC Section 3503.5, it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

##### *“Fully Protected” Species*

California statutes also afford “fully protected” status to a number of specifically identified birds, mammals, reptiles, and amphibians. These species cannot be “taken,” even with an incidental take permit. FGC Section 3505 makes it unlawful to take “any egret or egret, osprey, bird of paradise, goura, numidi, or any part of such a bird. FGC Section 3511 protects from take the



## 2.3 REGULATORY FRAMEWORK

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following fully protected birds: (a) American peregrine falcon (*Falco peregrinus anatum*); (b) brown pelican (*Pelecanus occidentalis*); (c) California black rail (*Laterallus jamaicensis coturniculus*); (d) California clapper rail (*Rallus longirostris obsoletus*); (e) California condor (*Gymnogyps californianus*); (f) California least tern (*Sterna albifrons browni*); (g) golden eagle; (h) greater sandhill crane (*Grus canadensis tabida*); (i) light-footed clapper rail (*Rallus longirostris levipes*); (j) southern bald eagle (*Haliaeetus leucocephalus leucocephalus*); (k) trumpeter swan (*Cygnus buccinator*); (l) white-tailed kite (*Elanus leucurus*); and (m) Yuma clapper rail (*Rallus longirostris yumanensis*).

FGC Section 4700 identifies the following fully protected mammals that cannot be taken: (a) Morro Bay kangaroo rat (*Dipodomys heermanni morroensis*); (b) bighorn sheep (*Ovis canadensis*), except Nelson bighorn sheep (subspecies *Ovis canadensis nelsoni*); (c) northern elephant seal (*Mirounga angustirostris*); (d) Guadalupe fur seal (*Arctocephalus townsendi*); (e) ring-tailed cat (genus *Bassariscus*); (f) Pacific right whale (*Eubalaena sieboldi*); (g) salt-marsh harvest mouse (*Reithrodontomys raviventris*); (h) southern sea otter (*Enhydra lutris nereis*); and (i) wolverine (*Gulo gulo*).

FGC Section 5050 protects from take the following fully protected reptiles and amphibians: (a) blunt-nosed leopard lizard (*Crotaphytus wislizenii silus*); (b) San Francisco garter snake (*Thamnophis sirtalis tetrataenia*); (c) Santa Cruz long-toed salamander (*Ambystoma macrodactylum croceum*); (d) limestone salamander (*Hydromantes brunus*); and (e) black toad (*Bufo boreas exsul*).

FGC Section 5515 identifies certain fully protected fish that cannot lawfully be taken, even with an incidental take permit. The following species are protected in this fashion: (a) Colorado River squawfish (*Ptychocheilus lucius*); (b) thicketail chub (*Gila crassicauda*); (c) Mohave chub (*Gila mohavensis*); (d) Lost River sucker (*Catostomus luxatus*); (e) Modoc sucker (*Catostomus microps*); (f) shortnose sucker (*Chasmistes brevirostris*); (g) humpback sucker (*Xyrauchen texanus*); (h) Owens River pupfish (*Cyprinoden radiosus*); (i) unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*); and (j) rough sculpin (*Cottus asperimus*).

### Local

#### Multiple Species Habitat Conservation Plans

A Multiple Species Habitat Conservation Plan (MSHCP) is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Riverside County. Several such plans affect lands within Riverside County. The two preeminent plans affecting the largest portions of the County are the Western Riverside County MSHCP and the Coachella Valley MSHCP. Each of these plans coordinates multi-jurisdictional habitat-planning and conservation efforts in Southern California with the overall goal of maintaining biological and ecological diversity while accommodating appropriate development and infrastructure needs. The MSHCPs allow Riverside County and participating cities to maintain a strong economic climate in the region while addressing the requirements of the state and federal Endangered Species Acts. Towards these ends, Riverside County maintains and tracks all of the acquisitions and conservation of lands and periodically updates the General Plan Land Use maps accordingly.

Riverside County Ordinance No. 875, *Establishing a Local Development Mitigation Fee for Funding the Preservation of Natural Ecosystem Accordance with the Coachella Valley Multiple Species Habitat Conservation Plan*, establishes a Local Development Mitigation Fee to aid in maintaining biological diversity and their supporting natural ecosystem processes; the protection of vegetation communities and natural areas within the County, Coachella Valley and surrounding mountains

located in central Riverside County which are known to support threatened, endangered or key sensitive populations of plant and wildlife species; the maintenance of economic development within the unincorporated area of Riverside County by providing a streamlined regulatory process from which development can proceed in an orderly process; and the protection of the existing character of Riverside County and the region through the implementation of a system of reserves to provide permanent open space, community edges and habitat conservation for species covered by the Multi-Species Habitat Conservation Plan (MSHCP). All future development instigated under the proposed project would be required to pay the appropriate Local Development Mitigation Fee.

### Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multi-Species Habitat Conservation Plan (WRC-MSHCP) serves as a comprehensive, multi-jurisdictional habitat conservation plan, pursuant to Section (a)(1)(B) of the federal Endangered Species Act, as well as a natural communities conservation plan under the California Natural Community Conservation Planning Act of 2001. The plan encompasses all of Riverside County west of the crest of the San Jacinto Mountains to the Orange County line. The overall biological goal of the WRC-MSHCP is to conserve covered species and their habitats, as well as to maintain biological diversity and ecological processes while allowing for future economic growth in a rapidly urbanizing region. Federal and state wildlife agencies approved permits required to implement the WRC-MSHCP on June 22, 2004. Implementation of the plan will conserve approximately 500,000 acres of habitat, including 347,000 acres of land already in public or quasi-public ownership and about 153,000 acres of land that will be purchased or conserved through other means, such as land acquisition, conservation easements, or designated open space.

The money for purchasing private land comes from numerous sources such as development mitigation fees, which would be required of future development under the proposed project, as well as from state and federal funds. The WRC-MSHCP includes a program for the collection of development mitigation fees, policies for the review of projects in areas where habitat must be conserved, and policies for the protection of riparian areas, vernal pools, and narrow endemic plants. It also includes requirements to perform plant, bird, reptile, and mammal surveys in certain areas.

The primary intent of the WRC-MSHCP is to provide for the conservation of a range of plants and animals and in return, provide take coverage and mitigation for projects throughout western Riverside County to avoid the cost and delays of mitigating biological impacts on a project-by-project basis. It would allow the incidental take (for development purposes) of species and their habitat from development. The WRC-MSHCP is a criteria-based plan and does not rely on a hard-line preserve map. Instead, within the WRC-MSHCP Plan Area, the WRC-MSHCP reserve will be assembled over time from a smaller subset of the Plan Area referred to as the Criteria Area. The Criteria Area consists of Criteria Cells (Cells) or Cell Groupings, and flexible guidelines (criteria) for the assembly of conservation within the Cells or Cell Groupings. Cells and Cell Groupings also may be included within larger units known as Cores, Linkages, or Non-Contiguous Habitat Blocks.

County Ordinance No. 810, *Establishing an Interim Open Space Mitigation Fee*, implements the WRC-MSHCP and mitigates impacts of new development in western Riverside County. It establishes a development mitigation fee in order to help finance the acquisition of lands containing species protected by the WRC-MSHCP. By preserving these habitats and assessing a fee to develop in these open space areas, the ordinance helps to limit sprawl and encourage concentrated development, thereby reducing GHG emissions that would arise from trips between wider-flung land uses.

## 2.3 REGULATORY FRAMEWORK

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### Coachella Valley Multi-Species Habitat Conservation Plan

The Coachella Valley MSHCP (CV-MSHCP) is a comprehensive, multi-jurisdictional habitat conservation plan focusing on conservation of species and their associated habitats in the Coachella Valley region of Riverside County. The overall goal of the CV-MSHCP is to maintain and enhance biological diversity and ecosystem processes within the region while allowing for future economic growth. The CV-MSHCP covers 27 sensitive plant and wildlife species, as well as 27 natural communities. The overall provisions for the Plan are subdivided according to specific resource conservation goals and organized according to geographic areas, i.e., Conservation Areas. These areas are identified as 'Core,' 'Essential' or 'Other Conserved Habitat' for sensitive plant, invertebrate, amphibian, reptile, bird and mammal species plus 'Essential Ecological Process Areas' and 'Biological Corridors and Linkages.' Each Conservation Area has specific Conservation Objectives that must be satisfied.

The CV-MSHCP received final approval on October 1, 2008. This, plus an Implementing Agreement (IA), allows signatories of the IA to issue take authorizations for all species covered by the CV-MSHCP, including state and federally-listed species, as well as other identified covered species and their habitats. Each city or local jurisdiction participating in the IA imposes a "development mitigation fee" for projects within its jurisdiction. With payment of the mitigation fee and compliance with the requirements of the CV-MSHCP, a project may be deemed compliant with CEQA, the National Environmental Policy Act (NEPA), and impacts to covered species and their habitat would be deemed less than significant.

Similar to the WRC-MSHCP, the CV-MSHCP provides for the long-term survival of protected and sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands. As noted above, the CV-MSHCP also includes an impact fee for the purpose of acquiring the requisite conservation lands.

### Stephens' Kangaroo Rat Habitat Conservation Plan

The Stephens' kangaroo rat habitat conservation plan (HCP) for the endangered Stephens' kangaroo rat (SKR) is implemented by the Riverside County Habitat Conservation Agency (RCHCA) and mitigates impacts from development on the Stephens' kangaroo rat by establishing a network of preserves and a system for managing and monitoring them. The 30-year SKR HCP was designed to acquire and permanently conserve, maintain and fund the conservation, preservation, restoration and enhancement of Stephens' kangaroo rat-occupied habitat. The SKR HCP covers approximately 534,000 acres within the member jurisdictions and includes an estimated 30,000 acres of occupied Stephens' kangaroo rat habitat. The SKR HCP requires members to preserve and manage 15,000 acres of occupied habitat in seven Core Reserves encompassing over 41,000 acres.

On May 3, 1996, the USFWS issued a permit to the Riverside County Habitat Conservation Agency to incidentally take the federally endangered Stephens' kangaroo rat (*Dipodomys stephensi*). Similarly, the CDFW issued a California Endangered Species Act Management Authorization for Implementation of the Stephens' kangaroo rat on May 6, 1996. To date, more than \$50 million has been dedicated to the establishment and management of a system of regional preserves designed to ensure the survival of SKR in the plan area. This effort resulted in the permanent conservation of approximately 50 percent of the SKR-occupied habitat remaining in the HCP area. Through direct funding and in-kind contributions, SKR habitat in the regional reserve system is managed to ensure its continuing ability to support the species. Core reserves were deemed complete in December of 2003.

Future residential development under the proposed project located within the SKR HCP area would be required to comply with applicable provisions of the HCP.

### Lower Colorado River Multi-Species Conservation Program

The Lower Colorado River Multi-Species Conservation Program (LCR-MSCP) was created to balance the use of the Colorado River water resources with the conservation of native species and their habitats. The program works toward the recovery of species currently listed under the Federal Endangered Species Act (FESA). It also reduces the likelihood of additional species listings. With a 50-year implementation period, the program accommodates current water diversions and power production, and optimizes opportunities for future water and power development by providing FESA compliance through its implementation. The LCR-MSCP covers over 400 miles of the lower Colorado River from Lake Mead to the U.S. border with Mexico and includes Lakes Mead, Mohave and Havasu, as well as the historic 100-year floodplain along the main stem of the river. The MSCP calls for establishment of over 8,100 acres of habitat for fish and wildlife species and the production of over 1.2 million native fish to augment existing populations. The plan benefits at least 26 species, most of which are state or federally listed. The federal Bureau of Reclamation, which manages the Colorado River, is the implementing agency for the LCR-MSCP. Partnership involvement occurs primarily through the LCR-MSCP Steering Committee, currently representing 57 entities, including state and federal agencies, water and power users, municipalities, Native American tribes, conservation organizations and other interested parties, which provide input and oversight functions.

## NOISE

### **State**

#### California Building Standards Code

The State of California has adopted noise standards in areas of regulation not preempted by the federal government. State standards regulate noise levels of motor vehicles, sound transmission through buildings, occupational noise control and noise insulation. Title 24 of the California Code of Regulations (CCR), also known as the California Building Standards Code, establishes building standards applicable to all occupancies throughout the state. The code includes acoustical regulations for exterior-to-interior sound insulation, as well as for sound isolation between adjacent spaces of various occupied units. Specifically, Title 24 regulations state that interior noise levels generated by exterior noise sources shall not exceed 45 decibels over the day-night average, with windows closed, in any habitable room for general residential uses. This requirement would apply to all future residential development allowed under the proposed project.

#### California Noise Insulation Standards

The California Noise Insulation Standards (CCR Title 25 Section 1092) establish uniform minimum noise insulation performance standards for new hotels, motels, dormitories, apartment houses and dwellings other than detached single-family dwellings. Specifically, Title 25 specifies that interior noise levels attributable to exterior sources shall not exceed 45 decibels over the day-night average (i.e., the same levels that the EPA recommends for residential interiors) in any habitable room of a new dwelling. An acoustical study must be prepared for proposed multiple unit residential and hotel/motel structures where outdoor day-night average is 60 dBA or greater. The study must demonstrate that the design of the building would reduce interior noise to 45 decibels over the day-night average or lower. Because noise levels can increase over time in developing areas, Title 25 also specifies that dwellings are to be designed so that interior noise levels will meet

## 2.3 REGULATORY FRAMEWORK

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this standard for at least ten years from the time of building permit application. These standards apply to all future residential development allowed under the proposed project.

### Local

#### Riverside County Ordinance No. 847

The intent of this ordinance is to regulate noise on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards based on General Plan land use designation (Ordinance No. 847 Table 1).

### CLIMATE CHANGE

#### State

California has adopted various administrative initiatives and also enacted a variety of legislation relating to climate change, much of which sets aggressive goals for greenhouse gas (GHG) emissions reductions in the state. However, none of this legislation provides definitive direction regarding the treatment of climate change in environmental review documents prepared under the California Environmental Quality Act (CEQA). In particular, the CEQA Guidelines do not require or suggest specific methodologies for performing an assessment or specific thresholds of significance and do not specify GHG reduction mitigation measures. Instead, the guidelines allow lead agencies to choose methodologies and make significance determinations based on substantial evidence, as discussed in further detail below. In addition, no state agency has promulgated binding regulations for analyzing GHG emissions, determining their significance, or mitigating significant effects in CEQA documents. Thus, lead agencies exercise their discretion in determining how to analyze GHGs. The primary acts that have driven GHG regulation and analysis in California include California Executive Order S-03-05 (2005) and the California Global Warming Solutions Act of 2006 (AB 32) (Health and Safety Code Sections 38500, 38501, 28510, 38530, 38550, 38560, 38561–38565, 38570, 38571, 38574, 38580, 38590, 38592–38599). California Executive Order S-03-05 (2005) mandates a reduction of GHG emissions to 2000 levels by 2010, to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. Although the 2020 target has been incorporated into legislation (AB 32), the 2050 target remains only a goal of the Executive Order. The California Global Warming Solutions Act of 2006 (AB 32) instructs CARB to develop and enforce regulations for the reporting and verifying of statewide GHG emissions. The act directed CARB to set a greenhouse gas emissions limit based on 1990 levels, to be achieved by 2020. The bill set a timeline for adopting a scoping plan for achieving GHG reductions in a technologically and economically feasible manner. The heart of the bill is the requirement that statewide GHG emissions be reduced to 1990 levels by 2020 (1990 levels have been estimated to equate to 15 percent below 2005 emission levels). Based on CARB's calculations of emissions levels, California must reduce GHG emissions by approximately 15 percent below 2005 levels to achieve this goal.

#### Scoping Plan

- CARB adopted the Scoping Plan to achieve the goals of Assembly Bill (AB) 32. The Scoping Plan establishes an overall framework for the measures that will be adopted to reduce California's GHG emissions. CARB determined that achieving the 1990 emissions level would require a reduction of GHG emissions of approximately 29 percent below what would otherwise occur in 2020 in the absence of new laws and regulations (referred to as "business as usual"). The Scoping Plan evaluates opportunities for sector-specific reductions, integrates all CARB and Climate Action Team early actions and additional GHG reduction measures by both entities, identifies additional measures to be pursued as

regulations, and outlines the role of a cap-and-trade program. Additional development of these measures and adoption of the appropriate regulations occurred through the end of year 2013.

In 2012, CARB released revised estimates of the expected 2020 emissions reductions. The revised analysis relies on emissions projections updated in light of current economic forecasts that account for the economic downturn since 2008, reduction measures already approved and put in place relating to future fuel and energy demand, and other factors. This reduced the projected 2020 emissions from 596 million metric tons (MMT) carbon dioxide equivalent (CO<sub>2</sub>e) to 545 MMTCO<sub>2</sub>e. The reduction in projected 2020 emissions means that the revised business-as-usual (BAU) reduction necessary to achieve AB 32's goal of reaching 1990 levels by 2020 is now 21.7 percent. CARB also provided a lower 2020 inventory forecast that took credit for certain State-led GHG emissions reduction measures already in place. When this lower forecast is considered, the necessary reduction from BAU needed to achieve the goals of AB 32 is approximately 16 percent.

AB 32 requires CARB to update the Scoping Plan at least once every five years. CARB adopted the first major update to the Scoping Plan on May 22, 2014. The updated Scoping Plan summarizes the most recent science related to climate change, including anticipated impacts to California and the levels of GHG reduction necessary to likely avoid risking irreparable damage. It identifies the actions California has already taken to reduce GHG emissions and focuses on areas where further reductions could be achieved to help meet the 2020 target established by AB 32. The Scoping Plan update also looks beyond 2020 toward the 2050 goal established in Executive Order S-3-05, though not yet adopted as state law, and observes that "a mid-term statewide emission limit will ensure that the State stays on course to meet our long-term goal." The Scoping Plan update does not establish or propose any specific post-2020 goals, but identifies such goals adopted by other governments or recommended by various scientific and policy organizations. **Table 2.3-2** provides a brief overview of the other California legislation relating to climate change that may affect the emissions associated with the proposed project.

## 2.3 REGULATORY FRAMEWORK

**TABLE 2.3-2  
CALIFORNIA STATE CLIMATE CHANGE LEGISLATION**

Legislation	Description
Assembly Bill 1493 and Advanced Clean Cars Program	Assembly Bill 1493 (“the Pavley Standard,” or AB 1493, 2005) (Health and Safety Code Sections 42823 and 43018.5) aimed to reduce GHG emissions from noncommercial passenger vehicles and light-duty trucks of model years 2009–2016. By 2025, when all rules will be fully implemented, new automobiles will emit 34 percent fewer CO <sub>2e</sub> emissions and 75 percent fewer smog-forming emissions.
Low Carbon Fuel Standard (LCFS)	Executive Order S-01-07 (2007) requires a 10 percent or greater reduction in the average fuel carbon intensity for transportation fuels in California. The regulation took effect in 2010 and is codified at Title 17, California Code of Regulations, Sections 95480–95490. The LCFS will reduce GHG emissions by reducing the carbon intensity of transportation fuels used in California by at least 10 percent by 2020.
Renewables Portfolio Standard (RPS) (Senate Bill X1-2)	California’s RPS requires retail sellers of electric services to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020. The 33 percent standard is consistent with the RPS goal established in the Scoping Plan. As an interim measure, the RPS requires 25 percent of retail sales to be sourced from renewable energy by 2016.
Senate Bill (SB) 375	SB 375 (codified in the Government Code and Public Resources Code), took effect in 2008 and provides a new planning process to coordinate land use planning, regional transportation plans, and funding priorities in order to help California meet the GHG reduction goals established in AB 32. SB 375 requires metropolitan planning organizations (MPOs) to incorporate a Sustainable Communities Strategy (SCS) in their Regional Transportation Plans that will achieve GHG emissions reduction targets by reducing vehicle miles traveled from light-duty vehicles through the development of more compact, complete, and efficient communities.
California Building Energy Efficiency Standards	In general, the California Building Energy Efficiency Standards require the design of building shells and building components to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The California Energy Commission recently adopted changes to the 2013 Building Energy Efficiency Standards contained in the California Code of Regulations, Title 24, Part 6 (also known as the California Energy Code) and associated administrative regulations in Part 1 (collectively referred to here as the standards). The amended standards took effect in the summer of 2014. The 2013 Building Energy Efficiency Standards are 25 percent more efficient than previous standards for residential construction and 30 percent better for nonresidential construction. The standards offer builders better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. Energy-efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions.
California Green Building Standards	In January 2010, the California Building Standards Commission adopted the statewide mandatory Green Building Standards Code (CALGreen [California Code of Regulations, Title 24, Part 11]). CALGreen applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure. CALGreen requires energy conservation measures for new buildings and structures.

<sup>1</sup> Senate Bill 375 is codified at Government Code Sections 65080, 65400, 65583, 65584.01, 65584.02, 65584.04, 65587, 65588, 14522.1, 14522.3, and 65080.01 as well as Public Resources Code Sections 21061.3 and 21159.28 and Chapter 4.2.

### Riverside County Climate Action Plan

The Riverside County Climate Action Plan (CAP) is a strategic planning document that identifies sources of GHG emissions within the County’s boundaries, presents current and future emissions estimates, identifies a GHG reduction target for future years, and presents strategic programs, policies, and projects to reduce emissions. The emissions reduction program contained in the CAP were developed to comply with the requirements of AB 32 and achieve the goals of the AB 32 Scoping Plan.

In preparation of the CAP, Riverside County has promulgated methodology protocols for addressing and reducing GHG emissions associated with land use development projects. For instance, County General Plan Policies AQ 18.2, AQ 19.3, AQ 19.4, and AQ 21.1 require that future development proposed as a discretionary project achieve a GHG emissions reduction of 25 percent compared to the Business As Usual (BAU) scenario; or, employ the *CAP Screening Tables for New Development*, which is a process to incorporate ranked GHG-reducing Implementation Measures (IMs) contained in the County CAP into a proposed project. The identified IMs are ranked by their effectiveness and it is incumbent on proposed projects to demonstrate the incorporation of 100 points worth of IMs. According to General Plan Policy AQ 21.1, 100 points of CAP IMs represent a project's fair-share of reduction in operational emissions associated with the developed use needed to reduce emissions down to the CAP Reduction Target.

### CULTURAL RESOURCES

#### State

##### Traditional Tribal Cultural Places Act (Senate Bill 18)

Senate Bill (SB) 18, enacted in 2004, requires cities and counties to contact, and consult with California Native American tribes prior to amending or adopting any general plan or specific plan, or designating land as open space. The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places. The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level land use decisions are made by a local government. SB 18 requires local governments to consult with tribes prior to making the planning decisions described above and to provide notice to tribes at certain key points in the planning process. For purposes of consultation with tribes, as required by Government Code Sections 65352.3 and 65562.5, the Native American Heritage Commission (NAHC) maintains a list of California Native American Tribes with whom local governments must consult. Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government's jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe (Government Code §65352.3). Prior to the adoption or substantial amendment of a general plan or specific plan, a local government must refer the proposed action to those tribes that are on the NAHC contact list and have traditional lands located within the city or County's jurisdiction. The referral must allow a 45 day comment period (Government Code §65352)(OPR 2005). At the time of future project-level development proposals the SB 18 process would be initiated for each individual project.

##### California Environmental Quality Act

In regards to historical and archaeological resources, CEQA includes explicit standards for determining when a resource is "historically significant" or "unique," as well as when an impact to such resource is significant. As of July 1, 2015, CEQA also includes requirements for Tribal cultural resources via Assembly Bill (AB) 52, which is discussed separately below.

State CEQA Guidelines Section 15064.5, Determining the Significance of Impacts to Archaeological and Historical Resources, describes the steps public agencies must take in order to consider the effects of their actions on both "historical resources" and "unique archaeological



## 2.3 REGULATORY FRAMEWORK

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resources.” First, it must be determined whether such resources are present. Secondly, it must be determined if the project would cause a “substantial adverse change” in the significance of these resources. Finally, the Guidelines include requirements for how to treat identified resources. The County Planning Department reviews all development applications for conformance with CEQA.

### Defining a Historical Resource

The terms “historical resources” and “unique archaeological resources” are terms with defined statutory meanings. The term historical resource as defined by PRC Section 21084.1 and State CEQA Guidelines Section 15064.5(a)(b) includes any resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR). The CRHR includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the CRHR and are presumed to be “historical resources” for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1 and California Code of Regulations, Title 14, Section 4850). Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the CRHR.

### Defining a Unique Archaeological Resource

According to State CEQA Guidelines Section 15064.5(c), if an archaeological site does not meet the criteria for a historical resource, but does meet the definition of a unique archeological resource in Section 21083.2 of the Public Resources Code (PRC), the site shall be treated in accordance with the provisions of PRC Section 21083.2.A. PRC Section 21083.2(g) defines a unique archaeological resources as an archeological artifact, object or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- 1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- 2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- 3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

### Defining a Substantial Adverse Change

State CEQA Guidelines Section 15064.5(b) defines substantial adverse change in the significance of an historical resource as the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. This term materially impaired is further defines as when a project:

- 1) Conveys its historical significance and justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources.

- 2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- 3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

### Provisions for Mitigation

State CEQA Guidelines require a lead agency to identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. Section 15064.5(c) of the State CEQA Guidelines also establishes that if "maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction" of the historical resource is conducted "in a manner consistent with" the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Weeks and Grimmer 1995), then the project's impact on the historical resource "shall generally be considered mitigated to below a level of significance."

Treatment options for unique archaeological resources under Section 21083.2 include "reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state." "Preservation in place" is when the relationship between artifacts and the archeological context of the site is kept intact. This can be accomplished by avoiding construction on the archeological site; incorporating a park, greenspace or other open space around or over the site; and deeding the resource site into a permanent conservation easement. Other forms of conservation are to be considered as well. Other acceptable methods of mitigation under Section 21083.2 include excavation and curation or study in place without excavation and curation (if the study finds that the artifacts would not meet one or more of the criteria for defining a unique archaeological resource).

Lastly, CCR Section 15126.4(b) specifies that when "data recovery through excavation is the only feasible mitigation," a data recovery plan shall be prepared and adopted prior to any excavation being undertaken. The data recovery plan is designed to provide for adequately recovering the scientifically consequential information from and about the historical resource using current industry standards in archeological methods. In Riverside County, the resultant study is deposited with the Eastern Information Center at UCR. In terms of specific mitigation for archeological resources, PRC Section 21083.2 also specifies a variety of financial standards for funding such measures and limits the amount that can be required to be spent. In some cases, such as for significant historic resources, these limits do not apply.

In addition, the State CEQA Guidelines also require that a lead agency make provisions for the accidental discovery of historical or archaeological resources, generally. Pursuant to Section 15064.5(f), these provisions should include "an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place."

## 2.3 REGULATORY FRAMEWORK

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### Human Remains

State CEQA Guidelines Section 15064.5(e) requires that excavation activities be stopped whenever human remains are uncovered and that the County coroner be called in to assess the remains. If the County coroner determines that the remains are those of Native American, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. At that time, the lead agency must consult, in a timely manner, with the appropriate Native Americans, if any, as identified by the NAHC. Section 15064.5 directs the lead agency (or applicant), under certain circumstances, to develop an agreement with the Native Americans for the treatment and disposition of the remains.

### AB 52 - Requirements for Consultation and Tribal Cultural Resources

On September 25, 2014, the California legislature approved AB 52, which added new requirements to the Public Resources Code (PRC) and CEQA regarding tribal cultural resources. The PRC now establishes that “[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC § 21084.2.). To help determine whether a project may have such an effect, the PRC, as amended by AB 52, requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. Consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration, or EIR is required for a project (PRC § 21080.3.1.) If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. PRC §20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources. These new rules apply to projects that have an NOP for an EIR or negative declaration or mitigated negative declaration filed on or after July 1, 2015 (OPR 2015).

### California Health and Safety Code

Section 7050.5(b) of the California Health and Safety code specifies protocol when human remains are discovered during construction and/or development activities. The code states:

*In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the County in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.*

### Riverside County Planning Department Procedures

#### Historical and Archeological Resources

Riverside County Planning Department procedures for all proposed land use projects subject to CEQA include review by a Riverside County Archeologist for prospective cultural impacts (including historical and archeological impacts). The Riverside County Archeologist reviews various internal databases for information that might pertain to the age of any buildings found on site, grading permits, ground disturbance activities and building permits. Where buildings are 45 years or older, the project applicant is required to perform an architectural history evaluation to assess potential historic value as part of a Phase I Cultural Resources study. Additionally, vacant parcels within areas known to have prehistoric or historic resources and any parcels with environmental, geomorphological or vegetative features known to increase the likelihood of cultural resources being present trigger a Phase I Cultural Resources study. When the study is completed, and if historic-period resources were identified during a survey, a copy of the report is transmitted to the Riverside County Historic Preservation Officer (CHPO) for review and comment. The CHPO sends relevant comments back to the Riverside County Archeologist. The Riverside County Archeologist reviews all Phase I Cultural Resources studies for completeness and reasonable conclusions based on current industry standards in archeology. The Phase I study serves to advise the Riverside County Archeologist on matters relating to any identified prehistoric or historic resources, provide the requisite information to complete the project-related CEQA analysis and guide the Riverside County Archeologist in determining which land use conditions of approval and/or mitigation measures apply to the proposed project (County of Riverside 2015, p. 4.9-26).

#### General Conditions of Approval

In addition to the conditions required by the Riverside County Planning Department procedures as described above, the County applies standard Conditions of Approval to proposed development projects, including future project instigated by the proposed project, for cultural and paleontological resources. These are summarized below.

- **General Condition – If Human Remains Found.** This condition requires site disturbance to halt if human remains are encountered and with no further disturbance occurring until the Riverside County Coroner has made the necessary findings as to origin consistent with the requirements of California Health and Safety Code Section 7050.5.
- **General Condition – Inadvertent Archeological Find.** This condition requires all ground disturbance activities within 100 feet any discovered cultural resources to be halted until a the developer, the project archeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find and reach an agreement as to the to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- **Prior to Grading Permit – Cultural Resources Professional.** This condition requires the project developer/permit holder to retain a Project Archeologist responsible for implementing mitigation and monitoring using standard professional practices for cultural resources. The Project Archeologist is required to consult with the County of Riverside, developer/ permit holder and any tribal or required special interest group monitor throughout the process.
- **Prior to Grading Permit – Special Interest Monitor.** This condition requires the project developer/permit holder to retain a special interest monitor to address the treatment and

## 2.3 REGULATORY FRAMEWORK

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ultimate disposition of cultural resources which may include repatriation and/or curation in Riverside County-approved curation facility.

- **Prior to Grading Permit – Tribal Monitoring.** This condition requires the project developer/permit holder to retain a tribal monitor to address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in Riverside County-approved curation facility.
- **Prior to Building Final Inspection – Cultural Resources Report.** This condition requires the development/permit holder to submit a “Phase IV” cultural resource monitoring report prepared by a Riverside County-certified professional archeologist.
- **Prior to Grading Permit Issuance – Paleontological PRIMP and Monitor.** This condition requires the development/permit holder to submit a PRIMP to the Riverside County Geologist for review and approval prior to issuance of a grading permit. This condition also describes the required contents of the PRIMP as listed under Paleontological Resources above.
- **Prior to Grading Final – Paleontological Monitoring Report Requirement.** This condition requires the development/permit holder to submit a copy of the Paleontological Monitoring Report prepared for site grading operations at the site, along with a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum or other repository.
- **General Condition - Projects Located Completely within the Low Potential Zone.** This condition applies to development sites with low potential for containing significant paleontological resources and requires earthmoving activities to halt in the event of an inadvertent find. The condition requires that a qualified paleontologist determine the significance of the encountered fossil remains and that the remains then will be curated as appropriate.

### GEOLOGY, SOILS, AND AGRICULTURAL RESOURCES

#### State

##### Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act is intended to reduce the risk to life and property from surface fault rupture during earthquakes by preventing the construction of buildings used for human occupancy on the surface trace of active faults. The law only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. The Alquist-Priolo Act requires the State Geologist to establish regulatory zones known as earthquake fault zones around the surface traces of active faults and to issue appropriate maps. The maps are distributed to all affected cities, counties, and state agencies for their use in planning efforts. Local agencies must regulate most development projects within the zones. At the time of a future project-level development proposal, the proposed project site would be evaluated in terms of its proximity to a earthquake fault zone.

##### Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act addresses nonsurface fault rupture earthquake hazards, including liquefaction and seismically induced landslides. The Seismic Hazards Mapping Act

resulted in a mapping program that is intended to reflect areas that have the potential for liquefaction, landslide, strong earth ground shaking, or other earthquake and geologic hazards (CGS 2015).

### California Building Standards Code

The State of California provides minimum standards for building design through the California Building Standards Code (CBSC) (California Code of Regulations, Title 24). The CBSC is based on the Uniform Building Code (UBC), which is used widely throughout the United States (generally adopted on a state-by-state or district-by-district basis) and has been modified for conditions in California. State regulations and engineering standards related to geology, soils, and seismic activity in the UBC are reflected in the CBSC requirements. Through the CBSC, the State of California provides a minimum standard for building design and construction. The CBSC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. Future development allowed under the proposed project would be subject to the requirements of the CBSC.

### Williamson Act

The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon family and open space uses as opposed to full market value.

### Farmland Mapping and Monitoring Program

Under CEQA, the lead agency is required to evaluate agricultural resources in environmental assessments at least in part based on the FMMP. The state's system was designed to document how much agricultural land in California was being converted to nonagricultural land or transferred into Williamson Act contracts.

### California Land Evaluation and Site Assessment Model

The California Land Evaluation and Site Assessment (LESA) model was developed in 1997 based on the federal LESA system. It can be used to rank the relative importance of farmland and the potential significance of its conversion on a site-by-site basis. The California LESA model considers the following factors: land capability, Storie Index, water availability (drought and non-drought conditions), land uses within one-quarter mile, and "protected resource lands" (e.g., Williamson Act lands) surrounding the property. A score can be derived and used to determine if the conversion of a property would be significant under CEQA.

### Paleontological Resources

In order to ensure the review and protection of paleontological resources for projects subject to CEQA and not otherwise categorically exempt, including future residential projects under the proposed project, the Riverside County Geologist performs an initial review of the County of Riverside's database and mapped information for project sites. When existing information indicates that a site proposed for development has high paleontological sensitivity, a paleontological resource impact mitigation program (PRIMP) is required for the project that specifies steps to be taken to mitigate impacts to paleontological resources. The PRIMP is required to include: a description of the level of monitoring required for all earthmoving activities in the project area; identification (name) and qualifications of the qualified paleontological monitor to

## 2.3 REGULATORY FRAMEWORK

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be employed for grading operations monitoring; identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens; direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the Riverside County Geologist of the discovery; means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays; sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates; procedures and protocol for collecting and processing of samples and specimens; fossil identification and curation procedures to be employed; identification of the permanent repository to receive any recovered fossil material; all pertinent exhibits, maps and references; procedures for reporting of findings; and identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

When existing information indicates that a site proposed for development has low paleontological sensitivity, no direct mitigation is required unless a fossil is encountered during site development. Should a fossil be encountered, the Riverside County Geologist must be notified and a paleontologist must be retained by the project proponent. The paleontologist documents the extent and potential significance of the paleontological resources on the site and establishes appropriate mitigation measures for further site development. When existing information indicates that a site proposed for development has undetermined paleontological sensitivity, a report is filed with the Riverside County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation measures for the fossil and for impacts to significant paleontological resources (County of Riverside 2015, p. 4.9-27).

### HAZARDS AND HAZARDOUS MATERIALS

#### **Federal**

##### Environmental Protection Agency

The US Environmental Protection Agency provides leadership in the nation's environmental science, research, education, and assessment efforts with the mission of protecting human health and the environment. The EPA works to develop and enforce regulations that implement environmental laws enacted by Congress. The EPA is responsible for researching and setting national standards for a variety of environmental programs and delegates to states and tribes the responsibility for issuing permits and for monitoring and enforcing compliance. The agency also performs environmental research, sponsors voluntary partnerships and programs, provides direct support through grants to state environmental programs, and advances educational efforts regarding environmental issues. The EPA develops and enforces regulations that span many environmental categories, including hazardous materials. Specific regulations include those regarding asbestos, brownfields, toxic substances, underground storage tanks, and Superfund sites. For example, the Resource Conservation and Recovery Act (RCRA) gives the EPA the authority to control hazardous waste from "cradle to grave," including the generation, transportation, treatment, storage, and disposal of hazardous waste. The RCRA also sets forth a framework for the management of nonhazardous solid wastes. The 1986 amendments to the act enabled the EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. In addition, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provides a federal "Superfund" to clean up uncontrolled or abandoned hazardous waste sites as well as accidents, spills, and other emergency releases of pollutants and contaminants into the environment. Through this act, the EPA was given power to seek out those parties responsible for any release and ensure their participation in the cleanup. Superfund site identification, monitoring, and

response activities in states are coordinated through the state environmental protection or waste management agencies. The Superfund Amendments and Reauthorization Act of 1986 reauthorized CERCLA to continue cleanup activities around the country (EPA 2015). Such regulations work to protect residential land uses from exposure to hazardous materials.

### **State**

#### California Environmental Protection Agency

The California Environmental Protection Agency (CalEPA) was created in 1991 by Governor's Executive Order. The mission of CalEPA is to restore, protect, and enhance the environment to ensure public health, environmental quality, and economic vitality (CalEPA 2012). CalEPA and the State Water Resources Control Board establish rules governing the use of hazardous materials and the management of hazardous waste. Applicable state and local laws include the following:

- Public Safety/Fire Regulations/Building Codes
- Hazardous Waste Control Law
- Hazardous Substances Information and Training Act
- Air Toxics Hot Spots and Emissions Inventory Law
- Underground Storage of Hazardous Substances Act
- Porter-Cologne Water Quality Control Act

Also, as required by Government Code Section 65962.5, CalEPA develops an annual update to the Hazardous Waste and Substances Sites (Cortese) List, which is a planning document used by the state, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. The California Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information for the Cortese List.

#### Unified Program

The Unified Program consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of the following six environmental and emergency response programs (CalEPA 2012):

- Hazardous Waste Generator program and Hazardous Waste Onsite Treatment activities
- Aboveground Storage Tank program and Spill Prevention Control and Countermeasure Plan requirements
- Underground Storage Tank program
- Hazardous Materials Release Response Plans and Inventory program
- California Accidental Release Prevention program
- Hazardous Materials Management Plans and Hazardous Materials Inventory Statement requirements



## 2.3 REGULATORY FRAMEWORK

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The Secretary of CalEPA is directly responsible for coordinating the administration of the Unified Program, which requires all counties to apply to the CalEPA Secretary for the certification of a local unified program agency. Qualified cities are also permitted to apply for certification. The local Certified Unified Program Agency (CUPA) is required to consolidate, coordinate, and make consistent the administrative requirements, permits, fee structures, and inspection and enforcement activities for these six program elements in the County. Most CUPAs have been established as a function of a local environmental health or fire department.

The Riverside County Department of Environmental Health is the CUPA for the County. CalEPA periodically evaluates the ability of each CUPA to carry out the requirements of the Unified Program. A program evaluation of the Riverside County Department of Environmental Health CUPA was conducted on October 18 and 19, 2011. The evaluation found that the Riverside County Department of Environmental Health CUPA's program performance is satisfactory with some improvement needed (CalEPA 2011).

### California Department of Toxic Substances Control

The California Department of Toxic Substances Control regulates hazardous waste, cleans up existing contamination, and looks for ways to reduce the hazardous waste produced in California. The DTSC regulates hazardous waste in California, primarily under the authority of the federal Resource Conservation and Recovery Act of 1976 and the California Health and Safety Code. Permitting, inspection, compliance, and corrective action programs ensure that people who manage hazardous waste follow state and federal requirements. Other laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning.

### California Department of Forestry and Fire Protection

The Department of Forestry and Fire Protection (Cal Fire) protects the people of California from fires, responds to emergencies, and protects and enhances forest, range, and watershed values providing social, economic, and environmental benefits to rural and urban citizens. Cal Fire's firefighters, fire engines, and aircraft respond to an average of more than 5,600 wildland fires each year. Those fires burn more than 172,000 acres annually (Cal Fire 2015).

The Office of the State Fire Marshal supports Cal Fire's mission by focusing on fire prevention. It provides support through a wide variety of fire safety responsibilities including by regulating buildings in which people live, congregate, or are confined; by controlling substances and products which may, in and of themselves, or by their misuse, cause injuries, death, and destruction by fire; by providing statewide direction for fire prevention in wildland areas; by regulating hazardous liquid pipelines; by reviewing regulations and building standards; and by providing training and education in fire protection methods and responsibilities.

### California Public Resources Code

#### *Fire Hazard Severity Zones – Public Resources Code Sections 4201-4204*

PRC Sections 4201–4204 and Government Code Sections 51175–89 direct Cal Fire to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as fire hazard severity zones (FHSZ), define the application of various mitigation strategies to reduce risk associated with wildland fires (Cal Fire 2015).

### California Public Resources Code Sections 4290-4299 & General Code Section 51178

A variety of state codes, particularly Public Resources Code (PRC) Sections 4290-4299 and General Code (GC) Section 51178, require minimum statewide fire safety standards pertaining to: roads for fire equipment access; signage identifying streets, roads and buildings; minimum private water supply reserves for emergency fire use; and, fire fuel breaks and greenbelts. They also identify primary fire suppression responsibilities among the federal, state and local governments. In addition, any person who owns, leases, controls, operates or maintains a building or structure in or adjoining a mountainous area or forest-covered, brush-covered or grass-covered land, or any land covered with flammable material, must follow procedures to protect the property from wildland fires. This regulation also helps ensure fire safety and provide adequate access to outlying properties for emergency responders and safe evacuation routes for residents.

### California Code of Regulations Title 24, Parts 2 and 9 – Fire Codes

Part 2 of Title 24 of the California Code of Regulations (CCR) refers to the California Building Code which contains complete regulations and general construction building standards of state adopting agencies, including administrative, fire and life safety and field inspection provisions. Part 2 was updated in 2008 to reflect changes in the base document from the Uniform Building Code to the International Building Code. Part 9 refers to the California Fire Code, which contains other fire safety-related building standards. In particular, Chapter 7A, "Materials and Construction Methods for Exterior Wildfire Exposure," in the 2010 California Building Code addresses fire safety standards for new construction. In addition, Section 701A.3.2, "New Buildings Located in Any Fire Hazard Severity Zone," states:

*"New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas, any Local Agency Very-High Fire Hazard Severity Zone, or any Wildland-Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter."*

## **Local**

### Riverside County Fire Department Strategic Plan

The Riverside County Fire Department's (2009) Strategic Plan 2009–2029 covers fiscal years 2009–10 through 2029–30. The plan describes the array of fire and rescue services provided to citizens, and it provides an evaluation of the current status of various commonly used service performance measures. The plan also makes recommendations for staffing, facilities, and station sites and remodels.

### Riverside County Multi-Jurisdictional Hazard Mitigation Plan

The purpose of the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan is to identify the County's hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and man-made hazards.

## 2.3 REGULATORY FRAMEWORK

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### Riverside County Ordinance No. 787 - Fire Code Standards

This ordinance addresses implementation of the California Building Code, based on the International Conference of Building Officials. The codes prescribe performance characteristics and materials to be used to achieve acceptable levels of fire protection and include the WUI fire area building standards mentioned above. Collectively, the ordinance establishes the requirements and standards for fire hazard reduction regulations within Riverside County (including additions and deletions to the California Fire Code) to fully protect the health, safety and welfare of existing and future residents and workers of Riverside County.

Among other things, this ordinance assures that structural and nonstructural architectural elements of the building do not: a) impede emergency egress for fire safety staffing/ personnel, equipment, and apparatus; nor b) hinder evacuation from fire, including potential blockage of stairways or fire doors. In addition, for the purposes of CFC implementation, the ordinance also adds a statement noting: "In accordance with Government Code sections 51175 through 51189, Very High Fire Hazard Severity Zones are designated as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010, and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas." It also defines a "hazardous fire area" as: "Private or public land not designated as state or local fire hazard severity zone (FHSZ) which is covered with grass, grain, brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief."

### HYDROLOGY AND WATER QUALITY

#### **Federal**

##### Clean Water Act

The federal Clean Water Act gives states the primary responsibility for protecting and restoring water quality. In California, the State Water Resources Control Board and the nine Regional Water Quality Control Boards (RWQCBs) are the agencies with primary responsibility for implementing federal CWA requirements, including developing and implementing programs to achieve water quality standards. Water quality standards include designated beneficial uses of water bodies, criteria or objectives (numeric or narrative) which are protective of those beneficial uses, and policies to limit the degradation of water bodies.

##### Sections 401 and 404 of the Clean Water Act

Sections 401 and 404 of the federal Clean Water Act are administered through the Regulatory Program of the US Army Corps of Engineers (USACE) and regulate the water quality of all discharges of fill or dredged material into waters of the United States, including wetlands and intermittent stream channels. Section 401, Title 33, Section 1341 of the Clean Water Act sets forth water quality certification requirements for any applicant applying for a federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities that may result in any discharge into the navigable waters.

Section 404, Title 33, Section 1344 of the CWA in part authorizes the USACE to:

- Set requirements and standards pertaining to such discharges: subparagraph (e);
- Issue permits "for the discharge of dredged or fill material into the navigable waters at specified disposal sites:" subparagraph (a);

- Specify the disposal sites for such permits: subparagraph (b);
- Deny or restrict the use of specified disposal sites if “the discharge of such materials into such area would have an unacceptable, adverse effect on municipal water supplies and fishery areas:” subparagraph (c);
- Specify type of and conditions for non-prohibited discharges: subparagraph (f);
- Provide for individual state or interstate compact administration of general permit programs: subparagraphs (g), (h), and (j);
- Withdraw approval of such state or interstate permit programs: subparagraph (i);
- Ensure public availability of permits and permit applications: subparagraph (o);
- Exempt certain federal or state projects from regulation under this section: subparagraph (r); and
- Determine conditions and penalties for violation of permit conditions or limitations: subparagraph (s).

### National Pollutant Discharge Elimination System

As authorized by Section 402(p) of the CWA, the National Pollutant Discharge Elimination System (NPDES) Permit Program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The State Water Resources Control Board issues NPDES permits to cities and counties through the Regional Water Quality Control Boards. It is the responsibility of the RWQCBs to preserve and enhance the quality of the state’s waters through the development of water quality control plans and the issuance of waste discharge requirements. Waste discharge requirements for discharges to surface waters also serve as NPDES permits.

### General Construction Activity Storm Water Permits and Stormwater Pollution Prevention Plans

In accordance with NPDES regulations, the SWRCB has issued a Statewide General Permit (Water Quality No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ) for construction activities in the state. The Construction General Permit (General Permit) is implemented and enforced by the RWQCBs. The General Permit applies to any construction activity affecting 1 acre or more and requires those activities to minimize the potential effects of construction runoff on receiving water quality. Performance standards for obtaining and complying with the General Permit are described in NPDES General Permit No. CAS000002, Waste Discharge Requirements, Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ.

General Permit applicants are required to submit to the appropriate regional board Permit Registration Documents for the project, which include a Notice of Intent, a risk assessment, a site map, a signed certification statement, an annual fee, and a stormwater pollution prevention plan (SWPPP). The permit program is risk based, wherein a project’s risk is based on the project’s potential to cause sedimentation and the risk of such sedimentation on the receiving waters. A project’s risk determines its water quality control requirements, ranging from Risk Level 1, which consists of only narrative effluent standards, implementation of best management practices (BMPs), and visual monitoring, to Risk Level 3, which consists of numeric effluent limitations, additional sediment control measures, and receiving water monitoring. Additional requirements include compliance with post-construction standards focusing on low impact development (LID), preparation of rain event action plans, increased reporting requirements, and specific certification requirements for certain project personnel.

## 2.3 REGULATORY FRAMEWORK

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The SWPPP must include implementing best management practices to reduce construction effects on receiving water quality by implementing erosion control measures and reducing or eliminating non-stormwater discharges. Examples of typical construction best management practices included in SWPPPs include, but are not limited to:

- Using temporary mulching, seeding, or other suitable stabilization measures to protect uncovered soils.
- Storing materials and equipment to ensure that spills or leaks cannot enter the storm drain system or surface water.
- Developing and implementing a spill prevention and cleanup plan.
- Installing sediment control devices such as gravel bags, inlet filters, fiber rolls, or silt fences to reduce or eliminate sediment and other pollutants from discharging to the drainage system or receiving waters.

### Total Maximum Daily Loads

Under CWA Section 303(d) and California's Porter-Cologne Water Quality Control Act of 1969, the State of California is required to establish beneficial uses of state waters and to adopt water quality standards to protect those beneficial uses. Section 303(d) establishes the total maximum daily load (TMDL) process to assist in guiding the application of state water quality standards, requiring the states to identify waters whose water quality is "impaired" (affected by the presence of pollutants or contaminants) and to establish a TMDL, or the maximum quantity of a particular contaminant that a water body can assimilate without experiencing adverse effects on the beneficial use identified. The establishment of TMDLs is generally a stakeholder-driven process that involves investigation of sources and their loading (pollution input), estimation of load allocations, and identification of an implementation plan and schedule.

In its 2005 manual, "California Impaired Waters Guidance," CalWater notes that the State Board's TMDL program was created to implement the CWA and State of California's minimum water quality standards to achieve clean water "where traditional controls...have proven inadequate." Accordingly, each RQWCB routinely monitors and assesses the quality of the waters under their jurisdiction per CWA Section 303(b). If this assessment indicates that beneficial uses are not met, then the waterbody must be listed under Section 303(d) of the CWA as an impaired waterbody. In preparing its impaired waterbodies list, the State Board and Regional Water Quality Control Boards assess water quality data for California's waters every two years to determine if they contain pollutants at levels that exceed protective water quality criteria and standards. In October 2011, the USEPA issued its final decision regarding the water bodies and pollutants identified in California's 2010 303(d) list.

Impaired waterbodies that occur in Riverside County are indicated in Table 4.19-C of the County General Plan Update Project, EIR No. 521, along with information on the applicable pollutants and TMDLs, as applicable. The beneficial uses of waterbodies, including impaired ones, addressed under Riverside County's three MS4 permits are addressed in Table 4.19-D of the EIR.

### State

#### Porter-Cologne Water Quality Control Act

In 1969, the California Legislature enacted the Porter-Cologne Water Quality Control Act to preserve, enhance, and restore the quality of the state's water resources. The Porter-Cologne Water Quality Control Act established the SWRCB and the nine RWQCBs as the principal state agencies with the responsibility for controlling water quality in California. Under the act, water quality policy is established, water quality standards are enforced for both surface water and groundwater, and the discharges of pollutants from point and nonpoint sources are regulated. The act authorizes the SWRCB to establish water quality principles and guidelines for long-range resource planning, including groundwater and surface water management programs and control and use of recycled water.

#### State Water Resources Control Board

The five-member SWRCB allocates water rights, adjudicates water right disputes, develops statewide water protection plans, establishes water quality standards, and guides the nine Regional Water Quality Control Boards located in the major watersheds of the state. The joint authority of water allocation and water quality protection enables the SWRCB to provide comprehensive protection for California's waters (SWRCB 2015). The SWRCB is responsible for implementing the Clean Water Act and issues NPDES permits to cities and counties through Regional Water Quality Control Boards.

Riverside County contains several major watersheds, which in turn, depending on geographic location, are within the jurisdictional boundaries of either the San Diego RWQCB, Santa Ana River RWQCB, or Colorado River RWQCB. The San Diego RWQCB oversees the Upper Santa Margarita region (Region 9), MS4 Permit No. R9-2010-0016, NPDES Permit No. CAS0108766. The Santa Ana River RWQCB oversees the Santa Ana River region (Region 8), MS4 Permit No. R8-2010-0033, NPDES Permit No. CAS601833. The Colorado River RWQCB oversees the Whitewater River region (Region 7); MS4 Permit No. R7-2008-001, NPDES Permit No. CAS617702.

### POPULATION AND HOUSING

### State

#### California Housing Element Law and HCD

California law recognizes the role local governments play in the supply and affordability of housing and each governing body of a local government in California (in this case the Riverside County Board of Supervisors) is required to adopt a comprehensive, long-term general plan for the physical development of the city, city and county, or county. The Housing Element is one of the seven mandated elements of the general plan. Unlike the other general plan elements, the housing element, required to be updated every five to six years, is subject to detailed statutory requirements and mandatory review by a State agency, the California Department of Housing and Community Development (HCD). Housing element law (Government Code Section 65580-65589.8) requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community, and acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local general plans and, in particular, local housing elements (HCD 2015).

## 2.3 REGULATORY FRAMEWORK

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The housing element process begins with the HCD allocating a region's share of the statewide housing need to the appropriate Councils of Governments (COG) based on California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. The COG then develops a Regional Housing Need Plan (RHNP) allocating the region's share of the statewide need to the cities and counties within the region. Pursuant to Government Code 65583, localities are required to update their housing element to plan to accommodate its entire housing need share by income category (HCD 2015).

### **Regional**

#### SCAG and the Regional Housing Needs Assessment

The Southern California Association of Governments (SCAG) is the regional COG for Southern California, with a region that encompasses Riverside, Imperial, Los Angeles, Orange, San Bernardino and Ventura Counties. As the regional COG, SCAG is required by State law as discussed above to develop a RHNP allocating the region's share of the statewide housing need to the jurisdictions within its region. The Regional Housing Needs Assessment (RHNA) quantifies the need for housing within each jurisdiction in the SCAG region during specified planning periods and is mandated by state housing element law as part of the periodic process of updating local housing elements of the General Plan. The *5th cycle RHNA Allocation Plan*, which covers the planning period from October 2013 to October 2021, was adopted by SCAG on October 4, 2012 (SCAG 2015).

As stated above, localities are required to update their housing element to accommodate its RHNA share by income category. As described in Section 2.0, the proposed project consists of adoption of a comprehensive update of the County's Housing Element for the 2013–2021 planning period and one objective of the proposed project is to demonstrate that the County has sufficient land with the appropriate land use designation and zoning to demonstrate housing resources necessary to meet its RHNA for the extremely low-income, very low-income, and low-income housing categories.

### TRANSPORTATION AND TRAFFIC

### **Regional**

#### Riverside County Congestion Management Program

The Riverside County Congestion Management Program (CMP) was prepared by the Riverside County Transportation Commission (RCTC) in consultation with the County of Riverside and its cities, is an effort to align land use, transportation and air quality management efforts, to promote reasonable growth management programs that effectively use statewide transportation funds, while ensuring that new development pays its fair share of needed transportation improvements.

The CMP has established a minimum threshold of LOS E for CMP streets and highways. When the level of service on a segment or at an intersection fails to attain this established level of service standard, a deficiency plan must be prepared by the local jurisdiction where the deficiency is identified. However, deficient segments are identified through a biennial traffic monitoring process; neither the CMP nor RCTC requires traffic impact assessments for individual development proposals. To ensure that the CMP is appropriately monitored to reduce the occurrence of level of service deficiencies, it is the responsibility of local agencies, when reviewing and approving development proposals, to consider the traffic impacts on the CMP System. According to the RCTC, local agencies are required to maintain minimum level of service thresholds included in

their respective general plans and require traffic impact assessments on development proposals when necessary (County of Riverside 2015, p. 4.18-27).

### Airport Land Use Compatibility Plan

The Riverside County Airport Land Use Commission (RCALUC) adopts and implements Airport Land Use Compatibility Plans (ALUCPs) establishing criteria for acceptable land uses in the vicinity of airports (known as Airport Influence Areas) that are intended to protect and promote the safety and welfare of the residents of the airport vicinity and users of the airports while ensuring the continued operation of the airports. The RCALUC is composed of appointees that represent the Riverside County Board of Supervisors; cities in the County of Riverside, as elected by a City Selection Committee; airport managers, and the public within the vicinity of the airports. State law (Public Utilities Code) provides that local agencies such as cities and counties with land within Airport Influence Areas must submit their General Plans to ALUCs for a determination as to whether the General Plan is consistent with applicable adopted ALUCPs. If the General Plan is determined to be consistent, only certain types of projects or cases (general plan amendments, ordinance amendments, specific plans and specific plan amendments) are required to subsequently be submitted to the ALUC for consistency determinations. However, if the General Plan has not been determined to be consistent with the applicable ALUCP, all proposed land uses within that Airport Influence Area must be submitted to the RCALUC for review and a determination of consistency or inconsistency with the applicable ALUCP. A determination of consistency may be subject to conditions of approval recommended by RCALUC for application to the project by the local agency.

The March Joint Powers Authority (March JPA) is the federally-designated reuse authority for the March Joint Air Reserve Base/Inland Port Airport. Within its boundaries, land use authority has been transferred from the County of Riverside to the March JPA.

All airports operating within Riverside County are subject to oversight by the Federal Aviation Administration (FAA) and the Division of Aeronautics of the California Department of Transportation. The five Riverside County-owned public airports are operated by the Riverside County Economic Development Agency. The four city-owned airports are operated by departments of the respective cities in which they are located. The three privately-owned public use airports are operated by private commercial owners. The March Inland Port Airport Authority is responsible for development and operation of the March Inland Port Airport as a governing body under the governing umbrella of the March Joint Powers Authority.

## PUBLIC SERVICES AND UTILITIES

### **Fire Protection**

#### State

#### California Code of Regulations Title 24, Parts 2 and 9 – Fire Codes

Part 2 of Title 24 of the California Code of Regulations (CCR) refers to the California Building Code which contains complete regulations and general construction building standards of state adopting agencies, including administrative, fire and life safety and field inspection provisions. Part 2 was updated in 2008 to reflect changes in the base document from the Uniform Building Code to the International Building Code. Part 9 refers to the California Fire Code, which contains other fire safety-related building standards. In particular, Chapter 7A, "Materials and Construction Methods for Exterior Wildfire Exposure," in the 2010 California Building Code addresses fire safety



## 2.3 REGULATORY FRAMEWORK

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standards for new construction. In addition, Section 701A.3.2, "New Buildings Located in Any Fire Hazard Severity Zone," states:

*"New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas, any Local Agency Very-High Fire Hazard Severity Zone, or any Wildland-Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter."*

### California Public Resources Code Sections 4290-4299 & General Code Section 51178

A variety of state codes, particularly Public Resources Code (PRC) Sections 4290-4299 and General Code (GC) Section 51178, require minimum statewide fire safety standards pertaining to: roads for fire equipment access; signage identifying streets, roads and buildings; minimum private water supply reserves for emergency fire use; and, fire fuel breaks and greenbelts. They also identify primary fire suppression responsibilities among the federal, state and local governments. In addition, any person who owns, leases, controls, operates or maintains a building or structure in or adjoining a mountainous area or forest-covered, brush-covered or grass-covered land, or any land covered with flammable material, must follow procedures to protect the property from wildland fires. This regulation also helps ensure fire safety and provide adequate access to outlying properties for emergency responders and safe evacuation routes for residents.

### **Local**

#### Riverside County Ordinance No. 787 - Fire Code Standards

This ordinance addresses implementation of the California Building Code, based on the International Conference of Building Officials. The codes prescribe performance characteristics and materials to be used to achieve acceptable levels of fire protection and include the WUI fire area building standards mentioned above. Collectively, the ordinance establishes the requirements and standards for fire hazard reduction regulations within Riverside County (including additions and deletions to the California Fire Code) to fully protect the health, safety and welfare of existing and future residents and workers of Riverside County.

Among other things, this ordinance assures that structural and nonstructural architectural elements of the building do not: a) impede emergency egress for fire safety staffing/ personnel, equipment, and apparatus; nor b) hinder evacuation from fire, including potential blockage of stairways or fire doors. In addition, for the purposes of CFC implementation, the ordinance also adds a statement noting: "In accordance with Government Code sections 51175 through 51189, Very High Fire Hazard Severity Zones are designated as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010, and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas." It also defines a "hazardous fire area" as: "Private or public land not designated as state or local fire hazard severity zone (FHSZ) which is covered with grass, grain, brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief."

### PUBLIC SCHOOLS

#### State

##### Leroy F. Greene School Facilities Act of 1998 (SB 50)

Senate Bill 50 (SB 50) was enacted by the State Legislature in 1998 and made significant amendments to existing state law governing school fees. In particular, SB 50 amended prior California Government Code (CGC) Section 65995(a) to *prohibit* state or local agencies from imposing school impact mitigation fees, dedications or other requirements in excess of those provided in the statute in connection with “any legislative or adjudicative act...by any state or local agency involving...the planning, use, or development of real property....” The legislation also amended CGC Section 65996(b) to prohibit local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any “legislative or adjudicative act [involving] the planning, use or development of real property.” Further, SB 50 established the base amount of allowable developer fees: \$1.93 per square foot for residential construction and \$0.31 per square foot for commercial. These base amounts are commonly called “Level 1 fees” and are the same caps that were in place at the time SB 50 was enacted. Level 1 fees are subject to inflation adjustment every two years.

In certain circumstances, for residential construction, school districts can impose fees that are higher than Level 1 fees. School districts can impose Level 2 fees, which are equal to 50 percent of land and construction costs if they: (1) prepare and adopt a school needs analysis for facilities; (2) are determined by the State Allocation Board to be eligible to impose these fees; and (3) meet at least two of the following four conditions:

- At least 30 percent of the district’s students are on a multi-track year-round schedule.
- The district has placed on the ballot within the previous four years a local school bond that received at least 50 percent of the votes cast.
- The district has passed bonds equal to 30 percent of its bonding capacity.
- Or, at least 20 percent of the district’s teaching stations are relocatable classrooms.

Additionally, if the State of California’s bond funds are exhausted, a school district that is eligible to impose Level 2 fees is authorized to impose even higher fees. Commonly referred to as “Level 3 fees,” these fees are equal to 100 percent of land and construction costs of new schools required as a result of new developments.

Future residential development allowed under the proposed project would be subject to these development fees. There are a total of 23 school districts that serve Riverside County. Most of these are “Unified School Districts” providing schooling for grades K (kindergarten) through 12. Occasionally, differing grades are provided by separate districts. According to County General Plan Update Project, EIR No. 521, there are a total of 467 K-12 school sites, including 17 charter schools, 273 elementary sites, 75 middle/junior high sites, 69 high school sites and 33 continuation/adult education sites. The County also offers 16 Head Start/preschool program sites. The average State funding per pupil is \$5,011 for elementary districts, \$6,022 for high school districts and \$5,239 for unified districts. There are more than 18,742 teachers and 17,476 non-teaching school employees serving Riverside County. Table 4.17-Q of Environmental Impact Report No. 521 provides a list of all 23 school districts serving the County, all of which would collect development fees from development within their jurisdiction.

## 2.3 REGULATORY FRAMEWORK

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### PARKS AND RECREATION

#### Local

##### Quimby Act

Passed in 1975, this State of California law (CGC, Section 66477) enables the County of Riverside to require that developers set aside land, donate conservation easements or pay fees for park improvements as condition of approval for a tract or parcel map. The goal of the Quimby Act is to require developers to help mitigate the impacts of development that introduces new users for park and recreational facilities. The revenues generated through the Quimby Act, however, cannot be used for the operation or maintenance of park facilities. The Quimby fees must be paid and/or land directly conveyed to the local public agency that will provide the community's park and recreation services. For Riverside County, Ordinance No. 460 (Regulating the Division of Land) includes Section 10.35 addressing park and recreation fees and dedications related to Quimby Act and other issues.

Ordinance No. 460 establishes the key provisions addressing the division of land in Riverside County. Among other things, in Section 10.35, it specifies that: "Whenever land that is proposed to be divided for residential use lies within the boundaries of a public agency designated to receive dedications and fees pursuant to this section, a fee and/or the dedication of land shall be required as a condition of approval of the division of land." It further specifies that dedication of 3 acres of parkland per 1,000 population, or payment of a fee in-lieu of such dedication, is necessary for the "public interest, convenience, health, welfare and safety." The fee and/or land dedications or improvements can only be used to provide neighborhood and community parks that would serve the proposed development.

### POTABLE WATER SERVICE AND INFRASTRUCTURE

#### State

##### Urban Water Management Planning Act and the JCSD 2010 UWMP

The California Urban Water Management Planning Act requires preparation of an Urban Water Management Plan (UWMP) that accomplishes water supply planning over a 20-year period in 5-year increments; identifies and quantifies adequate water supplies, including recycled water, for existing and future demands in normal, single dry, and multiple dry years; and implements conservation and efficient use of urban water supplies. The most recent UWMP for the Jurupa Community Services District is the 2010 Urban Water Management Plan (JCSD 2011). The 2010 UWMP identifies how the JCSD plans to deliver a reliable and high quality water supply for its customers, even during dry periods, over a 25-year period via continued groundwater extraction, water exchanges, recycling, desalination, and water banking/conjunctive use. Specific planning efforts are discussed in regard to each option, involving detailed evaluations of how each option would fit into the overall supply/demand framework, how each option would impact the environment, and how each option would affect customers.

##### Executive Order B-29-15

California is currently (2015) experiencing severe drought conditions. As a result, Governor Brown directed the State Water Board to implement mandatory water reductions in urban areas to reduce potable urban water usage by 25 percent statewide. On April 1, 2015, the Governor issued the fourth in a series of Executive Orders on actions necessary to address California's severe

drought conditions. Executive Order B-29-15 directed the State Water Board to implement mandatory water reductions in urban areas to reduce potable urban water usage by 25 percent statewide. Under Executive Order B-29-15, new construction is prohibited from installing irrigation with potable water that is not delivered by drip or microspray systems.

On May 5, 2015, the State Water Resources Control Board adopted an emergency conservation regulation in accordance with the Governor’s directive. The provisions of the emergency regulation went into effect on May 15, 2015 (SWRCB 2015). In addition, each water supplier, including the Jurupa Community Services District, was mandated to meet a specific water conservation standard based on residential gallons per capita per day.

**Regional**

Water Districts

Sections 4.1 through 4.10 of the DEIR define the Water Districts which the neighborhood sites are within. The following Water Districts would be affected by the project:

**TABLE 2.3-3  
WATER DISTRICTS AFFECTED BY THE PROJECT**

<b>Water District</b>	<b>DEIR Section</b>
Temescal Valley Water District (TVWD)	(See Section 4.1)
Elsinore Valley Municipal Water District (EVMWD)	(See Section 4.1; 4.2)
Western Municipal Water District (WMWD)	(See Section 4.3)
Riverside Public Utilities (RPU)	(See Section 4.4)
Eastern Municipal Water District (EMWD)	(See Section 4.5; 4.6; 4.9)
Coachella Valley Water District (CVWD)	(See Section 4.7; 4.8)
Cabazon Water District (CWD)	(See Section 4.10)

Water Efficient Landscape Requirements (Ordinance No. 859)

Adopted in 2006, this ordinance outlines water-efficient landscape standards for development within Riverside County in order to implement requirements of the California Water Conservation in Landscaping Act of 2006 and the California Code of Regulations Title 23, Division 2, Chapter 2.7. It includes a number of measures designed to conserve water, including: provisions for water management practices and water waste prevention; establishment of a structure for planning, designing, installing, maintaining and managing water-efficient landscapes in new and rehabilitated projects; reducing water demands from landscapes without adversely affecting landscape quality or quantity; requirements for landscapes not exceeding a maximum water demand of 70 percent of its reference evapotranspiration (ET<sub>o</sub>) or any lower percentage required by state legislation; elimination of water waste from overspray and/or runoff; and, education of the public regarding the benefits of landscape water conservation. It includes a number of standards, including planting plan requirements, irrigation design plan requirements, soil management plan requirements, grading design plan requirements and landscape irrigation and maintenance measures. By conserving water, this ordinance protects existing water supplies (surface and groundwater). And by limiting water applications, it also helps minimize water runoff and water erosion in landscaped areas.

## 2.3 REGULATORY FRAMEWORK

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### SOLID WASTE

#### State

##### California Integrated Waste Management Act/AB 939

Solid waste regulation in California is governed by the California Integrated Waste Management Act of 1989, which is commonly known as AB 939. The act, codified into the California Public Resources Code, emphasizes a reduction of waste disposed in California landfills. To achieve a reduction of waste in landfills in the state, AB 939 requires all city and county plans to include a waste diversion schedule with the goals to divert 25 percent of solid waste from landfills by 1995 and divert 50 percent of solid waste from landfills by the year 2000. To achieve these goals, AB 939 emphasizes that cities and counties reduce the production of, recycle, and reuse solid waste.

#### Regional

##### Countywide Integrated Waste Management Plan

The Countywide Integrated Waste Management Plan (CIWMP) was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939). AB 939 redefined solid waste management in terms of both objectives and planning responsibilities for local jurisdictions and the state. AB 939 required each of the cities and unincorporated portions of counties throughout the state to divert a minimum of 25% by 1995 and 50% of the solid waste landfilled by the year 2000. To attain these goals for reductions in disposal, AB 939 established a planning hierarchy utilizing new integrated solid waste management practices, including requiring local governments to prepare and implement plans to improve the management of waste resources (RCDWR 2015).

The CIWMP's components include the Countywide Summary Plan, the Countywide Siting Element, the Source Reduction and Recycling Element (SRRE), the Household Hazardous Waste Element, and the Non-Disposal Facility Element. The Summary Plan summarizes the steps needed to cooperatively implement programs among the County's jurisdictions to meet and maintain the 50 percent diversion mandates. The Siting Element demonstrates that there are at least 15 years of remaining disposal capacity to serve all the jurisdictions in the County. If there is not adequate capacity, a discussion of alternative disposal sites and additional diversion programs must be included in the Siting Element. The Source Reduction and Recycling Element was developed separately by each Riverside County jurisdiction, including the Unincorporated County, and their purpose was to analyze the local waste stream to determine where to focus diversion efforts, including programs and funding. The Household Hazardous Waste Element was developed by jurisdictions and provides a framework for recycling, treatment and disposal practices for Household Hazardous Waste programs. The Non-Disposal Facility Element identifies and describes existing and proposed facilities, other than landfills and transformation facilities, requiring a solid waste permit to operate. Non-disposal facilities are also those facilities that will be used by a jurisdiction to meet its diversion goals. The Riverside County Non-Disposal Facility Element identifies and describes those non-disposal facilities that will be needed to implement the Riverside County SRRE.

### ELECTRICITY AND NATURAL GAS

#### **State**

##### California Energy Commission, Title 24

The California Energy Commission has adopted and periodically updates standards (codified in Title 24, Part 6 of the California Code of Regulations) to ensure that building construction, system design, and installation achieve energy efficiency and preserve outdoor and indoor environmental quality. Effective July 1, 2014, the 2013 Building Energy Efficiency Standards for Residential and Nonresidential Buildings establish a minimum level of building energy efficiency. The standards are updated roughly every three years, with the next cycle anticipated in 2016.

The standards focus on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings, and include requirements that will enable both demand reductions during critical peak periods and future solar electric and thermal system installations. Each update of the standards reflects advances in technology for building materials, windows, envelope insulation, and HVAC systems. The 2013 standards also included updates to the energy efficiency divisions of the California Green Building Code Standards (Title 24, Part 11). A set of prerequisites was established for both the residential and nonresidential Reach Standards, which include efficiency measures that should be installed in any building project striving to meet advanced levels of energy efficiency. The residential Reach Standards have also been updated to require additional energy efficiency or on-site renewable electricity generation to meet a specific threshold of expected electricity use. Both the residential and nonresidential Reach Standards include requirements for additions and alterations to existing buildings. The standards are applied as part of the building permit review process.

## 2.3 REGULATORY FRAMEWORK

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## **3.0 COUNTYWIDE IMPACT ANALYSIS**

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### INTRODUCTION

Adoption of the proposed project neither requires the construction of housing nor grants site-specific development entitlement. The Housing Element, Zoning Ordinance, and zone classification amendments are intended to encourage the future development of affordable housing. The portions of the project that result in a permitted use allowing 30 units per acre will be subject to project-specific environmental analysis during consideration of the development plot plan. The process for review of development projects is discussed in Section 2.3, Regulatory Framework, of this environmental impact report (EIR).

Section 3.0 addresses the portions of the proposed project that affect all of the unincorporated areas of the County. This section also considers the cumulative effect of the proposed project on the County as a whole, in contrast to the analysis in this EIR of the impacts on each of the Area Plans. The project impacts unique to each Area Plan are discussed in Sections 4.1 through 4.10 of this EIR.

### COUNTYWIDE IMPACTS ARE CUMULATIVE IMPACTS

As defined in State CEQA Guidelines Section 15355, a cumulative impact is an impact created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. A cumulative impact occurs from:

*The change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.*

According to State CEQA Guidelines Section 15130(a), "An EIR shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable." *Cumulatively considerable* means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects (as defined by Section 15130).

In addition, Section 15130(b) identifies the following elements as necessary for an adequate cumulative impact analysis, each of which is included in this section. This EIR follows the requirements of (1)(b) as shown.

- 1) *Either:*
  - (A) *A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or,*
  - (B) *A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.*
- 2) *A definition of the geographic scope of the area affected by the cumulative effect and a reasonable explanation for the geographic limitation used;*

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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- 3) *A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and*
- 4) *A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.*

#### METHODOLOGY AND IMPACT ANALYSIS

##### BASELINE CUMULATIVE PROJECTIONS

The County of Riverside General Plan contains countywide projections of growth, including population and employment projections. The projections developed for the presently adopted General Plan (also referred to as GPA 960) form the baseline projections for the impact analysis contained in this EIR. The GPA 960 projections represent estimates of the population and dwelling units that could exist at buildout of the unincorporated areas of Riverside County under GPA 960 land use designations. At the time of the writing of this Draft EIR, the County had recently adopted GPA 960<sup>1</sup>. However, GPA 960 is currently in active litigation with an unknown outcome. GPA 960 furthered the objectives and policies of the previously adopted 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 Riverside County Integrated Plan (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.

The direct and indirect environmental effects of anticipated future buildout of the land uses established in the General Plan are evaluated in EIR No. 521 prepared for the Riverside County GPA 960 (State Clearinghouse Number 2009041065), as well as in EIR No. 441, which was certified for the 2003 RCIP General Plan. The analysis in this section considers the analysis in both of these EIRs.

##### PROPOSED PROJECT CUMULATIVE BUILDOUT ASSUMPTIONS

Buildout is defined as the development of land to its theoretical capacity as permitted under the land use designation and is determined by simply multiplying the number of acres by the maximum number of housing units allowed per acre. A key concept framing the analysis in this EIR is that projections reflect a theoretical buildout of full capacity of the proposed project, which, consistent with the Housing Element planning period, is estimated to occur around 2021. It should be remembered, however, that both the projections and the time frame are based on theoretical conditions used to anticipate the full scope and extent of potential environmental impacts

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

associated with future development. The projections do not take into account site-specific constraints, economic factors, market forces, and regulatory restrictions including General Plan policies, County ordinances, and regulatory requirements imposed by state and federal agencies, all of which could constrain future development.

In addition, the proposed project is a comprehensive update of the Housing Element, which is required to occur every eight years—hence, the 2021 time frame assumed for buildout. However, the Southern California Association of Governments' (SCAG) 5th planning cycle (October 2013 to October 2021) does not represent an estimation of when growth associated with the project is actually expected to occur, but rather is a state-mandated planning period for housing needs. The actual rate of housing development will be driven by the factors described above and is not under the control of government officials.

Therefore, while the proposed project would cumulatively result in the capacity (based on buildout as defined above) for up to 73,255 more housing units and 240,805 more people in the unincorporated County in comparison to buildout of GPA 960, the reality is that this number of housing units is not likely to be built within the planning horizon of the updated Housing Element. In order for this to occur, the growth rate in the unincorporated County would need to average approximately 31 percent annually through 2021. As discussed in detail in Section 2.2, Approach to Environmental Analysis, the average annual growth rate in Riverside County during the 16 years between 2000 and 2015 was 2.55 percent, and the average growth rate in the unincorporated County during that same period (excluding years with negative growth due to the incorporation of previously unincorporated areas) was 3 percent annually (DOF 2012, 2015). Therefore, an increase in population and housing units in the magnitude of 31 percent annually through 2021 is unrealistic and is not considered a practical indicator of unincorporated County growth during the Housing Element planning period. It is not the intent of the proposed project to generate the full buildout population within the planning cycle, but to provide the capacity (i.e., land use designation and zoning) for the housing market to adequately address housing needs for all income groups and to direct that capacity where planned growth is best suited to occur.

To be conservative, however, this EIR assumes full buildout of project capacity in order to represent a “worst-case” scenario environmentally.

#### ELEMENTS OF PROJECT WITH NO CUMULATIVE IMPACT

Although the proposed project consists of revisions to the text of the Housing Element, General Plan, and Ordinance No. 348 as well as changes to land use designations and zone classifications, the impact analysis in this section of the EIR focuses primarily on those changes resulting in the potential for increased density or intensity compared to that accommodated under the existing General Plan. Other elements of the proposed project would not adversely affect the physical environment and are not discussed in detail herein. Those elements consist of the proposed text amendments to Ordinance No. 348, which are intended to comply with changes in state law and implementation of Housing Element programs. Generally, the text amendments would not directly result in development activities and would be implemented in the context of the County's adopted General Plan, and therefore would not result in any impacts beyond those analyzed for the General Plan in EIR No. 521 and EIR No. 441. **Table 3.0-1** lists the proposed amendments to the text of the Housing Element and Ordinance No. 348 and gives an explanation for the determination that no environmental impact would occur.

### 3.0 COUNTYWIDE IMPACT ANALYSIS

**TABLE 3.0-1  
SUMMARY OF ELEMENTS OF PROJECT WITH NO CUMULATIVE IMPACT**

Amendments to Housing Element Policies/Ordinance No. 348	No Impact – Rationale
<p><b>Action 1.3b:</b> For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.</p>	<p>California Health and Safety Code Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. Section 17021.6 generally requires employee housing consisting of not more than 36 beds in group quarters or 12 units or less designed for use by a single family or household to be treated as an agricultural use.</p> <p>Amending the Zoning Ordinance to be consistent with these code sections would not result in environmental impacts not already analyzed in the County’s General Plan EIR. Residential uses are already allowed in agricultural zones (one single-family residence allowed per 10 acres). In addition, GPA 960 Policy LU 20.3 (RCIP GP Policy 16.3) permits farmworker housing as an interim land use (5–10 years) under certain circumstances. Furthermore, as envisioned by the code, employee housing is considered an agricultural use and therefore one is already anticipated in agriculturally designated areas.</p>
<p><b>Action 1.5g:</b> Amend Ordinance 348 to include use and occupancy requirements for transitional and emergency shelters as follows:</p> <p>Allow for emergency shelter in the I-P zone by right without discretionary review Add the current definition of transitional housing and supportive housing and to permit transitional and supportive housing types as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.</p>	<p>This change would either affect an existing building that has already complied with CEQA or a proposed building that would need to comply with CEQA. Therefore, the impacts would have been addressed prior to construction of the building(s).</p>
<p><b>Action 2.1h:</b> Consider the adaptive reuse of small older motels to transitional housing facilities, emergency shelters or Single Resident Occupancy (SROS) in conjunction with qualified non-profit organizations. In addition, the County will amend the Zoning Ordinance to define single-room occupancy units (SROs) and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.</p>	<p>This amendment would allow SROs in the C-1/C-P zone with approval of a conditional use permit. This change is essentially administrative in nature, as SROs would be consistent (in the context of the developed environment) with other land uses already allowed and analyzed for development in the General Commercial zone. Furthermore, the development review process would trigger the need to comply with CEQA, which would determine and mitigate any impacts.</p>
<p><b>Action 3.3b:</b> Ensure that persons with disabilities have increased access/placement in residential units rehabilitated or constructed through County programs. Continue to cooperate with non-profit agencies that provide placement or referral services for persons with disabilities.</p> <p>The County will amend Ordinance 348 to include a formal procedure for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.</p>	<p>This amendment provides for a review procedure in the County’s planning process and will result in no impacts to the physical environment. The physical impacts of the building(s) being modified would either be part of a separate approval process with CEQA or would already be constructed and likely subject to an exemption. Regardless, the structure would either be evaluated for impacts or would have already been evaluated.</p>

Amendments to Housing Element Policies/Ordinance No. 348	No Impact – Rationale
<p><b>Action 1.2q:</b> The County will continue to allow reduced parking requirements for senior and affordable housing projects as well as pursue the following revisions to the County’s parking standards to more easily accommodate higher densities on multifamily and mixed-use sites. Further study of these revisions shall be conducted before changes to the Zoning Ordinance are made:</p> <ul style="list-style-type: none"> <li>• Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate—or if spaces will not be “preassigned” to specific units in the project.</li> <li>• Allowances for some of the spaces to be tandem or uncovered, provided that none of the spaces extend into the front yard setback.</li> <li>• Standards for “shared parking” when uses with different peaking characteristics (such as offices and apartments) are combined in a single structure.</li> <li>• Reductions to the space requirements for studio and one-bedroom apartments (presently two spaces per unit).</li> <li>• In addition, the County should explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces remain available for tenant use.</li> </ul> <p>The County will also evaluate the associated costs with the current parking requirements to ensure they are not a constraint on development.</p>	<p>This amendment encourages further study of additional amendments to Ordinance No. 348 in order to ensure current parking requirements are not a constraint on development. Encouraging further study of future amendments to Ordinance No. 348 would have no environmental impact. Any future change will be required to comply with CEQA.</p>
<p><b>Action 4.1b:</b> Update the definition of family so that it does not limit the number of persons per household, and does not require that persons are related by blood.</p>	<p>Formalizing the definition of family is administrative in nature and will result in no impacts to the physical environment.</p>

RESOURCES EVALUATED

The impact analysis is based on the CEQA Guidelines Appendix G thresholds of significance, and as such, includes the following topics:

- |  |                                    |
|--|------------------------------------|
| 3.1 Aesthetics                         | 3.10 Land Use and Planning         |
| 3.2 Agriculture and Forestry Resources | 3.11 Mineral Resources             |
| 3.3 Air Quality                        | 3.12 Noise                         |
| 3.4 Biological Resources               | 3.13 Population and Housing        |
| 3.5 Cultural Resources                 | 3.14 Public Services               |
| 3.6 Geology and Soils                  | 3.15 Parks and Recreation          |
| 3.7 Greenhouse Gas Emissions           | 3.16 Transportation/Traffic        |
| 3.8 Hazards and Hazardous Materials    | 3.17 Utilities and Service Systems |
| 3.9 Hydrology and Water Quality        | 3.18 Energy Consumption            |



## 3.0 COUNTYWIDE IMPACT ANALYSIS

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### 3.1 AESTHETICS

#### SETTING

##### **Visual Character**

Riverside County encompasses over 7,200 square miles extending roughly 200 miles in width from the Colorado River (Arizona border) to within 14 miles of the Pacific Ocean. Riverside County shares borders with Orange, San Diego, Imperial, and San Bernardino Counties. In Riverside County, 26 incorporated cities with individual identities are set among a mixture of rural communities, small towns, deserts, and open space areas. The various communities in the unincorporated area are defined by the built environment and the surrounding topography, which includes river valleys, lakes, low desert, mountains, foothills, and rolling plains. In terms of visual character, Riverside County is divided into eastern and western regions by the San Jacinto Mountains. A deep valley known as the San Gorgonio Pass, formed by the San Jacinto and San Gorgonio mountains, serves as a natural link between these two areas. The San Bernardino, Little San Bernardino, and Pinto Mountains form a portion of the County's northern boundary, while numerous mountain ranges, including those in the Santa Rosa Wilderness and the Cleveland National Forest, serve as boundaries along the southern and western edges of the County (County of Riverside 2015).

##### Western Riverside County

Topography in western Riverside County varies dramatically, ranging from low-lying valleys to rolling hillsides and steep mountainous terrain with large rock outcroppings. Major features of this area include the Santa Ana River basin, Lake Mathews, Lake Perris, Lake Elsinore, Lake Skinner, Vail Lake, Hemet Lake, the San Jacinto River, Murrieta Creek, the Santa Rosa Plateau, the Santa Margarita River, and the vineyard/citrus region near Temecula. The Diamond Valley Reservoir south of Hemet is the largest reservoir in Southern California. Western Riverside County includes numerous unincorporated communities as well as the cities of Corona, Riverside, Beaumont, Banning, Norco, Lake Elsinore, Perris, Hemet, San Jacinto, Moreno Valley, Calimesa, Canyon Lake, Murrieta, Wildomar, Menifee, and Temecula (County of Riverside 2015). In western Riverside County, scenic vistas and viewsheds generally consist of open views of local foothills or mountains.

##### Eastern Riverside County

Eastern Riverside County is loosely bounded by the Colorado River on the east and the Santa Rosa and San Jacinto Mountains on the west. The area includes the San Gorgonio Pass, part of Joshua Tree National Park, Whitewater River, the Palo Verde Mesa, and the northern end of the Salton Sea. The most urbanized areas in this portion of the County are in the Coachella Valley. The valley includes the incorporated cities of Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Indian Wells, Palm Desert, La Quinta, Indio, and Coachella. Blythe, near the Arizona border, is the easternmost city in Riverside County. The area around Palm Springs is noted for its golf resorts nestled among the Santa Rosa Mountains. The Coachella Valley is also a major source of date palms in the United States. The San Gorgonio Pass, noted for its high winds, is a key source of wind power for Southern California. The vast mountainous terrain of Joshua Tree National Park and the desert topography of the Chuckwalla Valley lie between the Coachella Valley, Blythe, and the Colorado River (County of Riverside 2015). In eastern Riverside County, scenic vistas and viewsheds generally consist of open, trackless desert or hills.

**Scenic Highways**

Due to the visual significance of scenic vistas and natural features visible via many of Riverside County's roadways, many have been officially recognized as either eligible or designated state or county scenic highways. As discussed in Section 2.3, Regulatory Framework, the California Department of Transportation (Caltrans) State Scenic Highway Program provides for the designation of scenic or eligible scenic highways as well as scenic corridors. Caltrans's scenic highway considerations are based on how much of the natural landscape a traveler sees and the extent to which visual intrusions impact the scenic corridor. **Table 3.1-1** identifies the state- and county-designated and eligible scenic highways in Riverside County. Development along the designated scenic highways and roadways is managed to preserve the area's scenic qualities. These highways and roadways are shown in **Figure 3.1-1**.

**TABLE 3.1-1  
SUMMARY OF STATE AND COUNTY ELIGIBLE AND DESIGNATED SCENIC HIGHWAYS**

Designation	Highway/Roadway	Region/Areas Affected
State Designated	State Route (SR) 243 and SR 74	San Gorgonio Pass, Western Coachella Valley, and San Jacinto Mountains: Banning city limit to SR 74, SR 74 from San Bernardino National Forest to SR 111 in Palm Desert
State Designated	SR 62	Western Coachella Valley: Interstate 10 to San Bernardino County line
State Eligible	SR 74	From San Jacinto Mountains through San Jacinto Valley, Harvest Valley/Winchester, Sun City, Menifee, and Elsinore Valley: Orange County line to El Cariso and continuing east toward Hemet
State Eligible	Interstate 15 (I-15), SR 91, and SR 71	Temescal Valley, Lake Elsinore, and southwestern Riverside County: south from north of Corona to the San Diego County line
State Eligible	Interstate 10 (I-10)	San Gorgonio Pass and Western Coachella Valley: San Bernardino County line to Calimesa, through to Indian Wells
State Eligible	SR 111	Eastern Coachella Valley: Salton Sea (Bombay Beach) to SR 195 near Mecca
State Eligible	SR 79	San Jacinto Mountains: from the SR 371 intersection in the Aguanga area south to the San Diego County line
County Eligible	US Highway 95	Palo Verde: from I-10 to the San Bernardino County line
County Eligible	I-10	Palo Verde, Desert Center, eastern desert area, and eastern and western Coachella Valley: from the Arizona border at the Colorado River to the SR 62 junction
County Eligible	Dillon Road	Western Coachella Valley: north from I-10
County Eligible	Oak Glen Road/Beaumont Avenue	San Gorgonio Pass: San Bernardino County line to Beaumont Avenue to the Beaumont city limit
County Eligible	San Timoteo Canyon Road/Redlands Boulevard	San Gorgonio Pass and Reche Canyon/Badlands: from the Beaumont city limit to the Moreno Valley city limit to SR 60
County Eligible	Gilman Springs Road/SR 79	Reche Canyon/Badlands and San Jacinto Valley: Moreno Valley city limit to Lamb Canyon Road (SR 79), south of the Beaumont city limit to the Gilman Springs Road intersection, and continuing south toward SR 74 and the City of San Jacinto

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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Designation	Highway/Roadway	Region/Areas Affected
County Eligible	Ramona Expressway	Reche Canyon/Badlands, Lakeview/Nuevo, San Jacinto Valley: I-215 east toward the City of San Jacinto to SR 74
County Eligible	Interstate 215 (I-215)	Southwestern Riverside County, Sun City, and Menifee Valley: SR 74, Menifee Road, McCall Boulevard, I-215 south to I-15
County Eligible	SR 79	Southwestern Riverside County and San Jacinto Mountains: I-215 from Temecula east to SR 371 at Aguanga
County Eligible	Cajalco Road, El Sobrante Road, Mockingbird Canyon Road, and La Sierra Avenue	Lake Mathews/Woodcrest: I-15 to Lake Elsinore, around Lake Mathews

Source: County of Riverside 2015

#### Nighttime Lighting – Palomar Observatory

The Palomar Observatory, a major scientific resource for astronomical observation and research, is located in San Diego County approximately 5.5 miles south of the Riverside County border. In general, astronomic observatories need to be sited at least 30 to 40 miles away from large, brightly lit areas, such as cities and other urban concentrations, in order to ensure adequate nighttime darkness of the sky. When established in 1908, the Palomar Observatory was located in a remote, undeveloped region. However, in the last century, growth and urban development have spread tremendously throughout Southern California, particularly in western Riverside County and the cities of Temecula and Murrieta, as well as in the Coachella Valley. The County enforces two zones for specific lighting controls based on distance from the observatory: Zone A encompasses a sphere with a 15-mile radius; Zone B encompasses a 45-mile radius from the observatory (County of Riverside 2015).

#### THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on the State CEQA Guidelines Appendix G thresholds of significance. An aesthetic or visual resource impact is considered significant if implementation of the project would:

- 1) Have a substantial adverse effect on a scenic vista.
- 2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- 3) Substantially degrade the existing visual character or quality of the site and its surroundings.
- 4) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

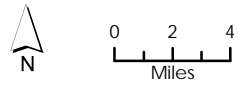
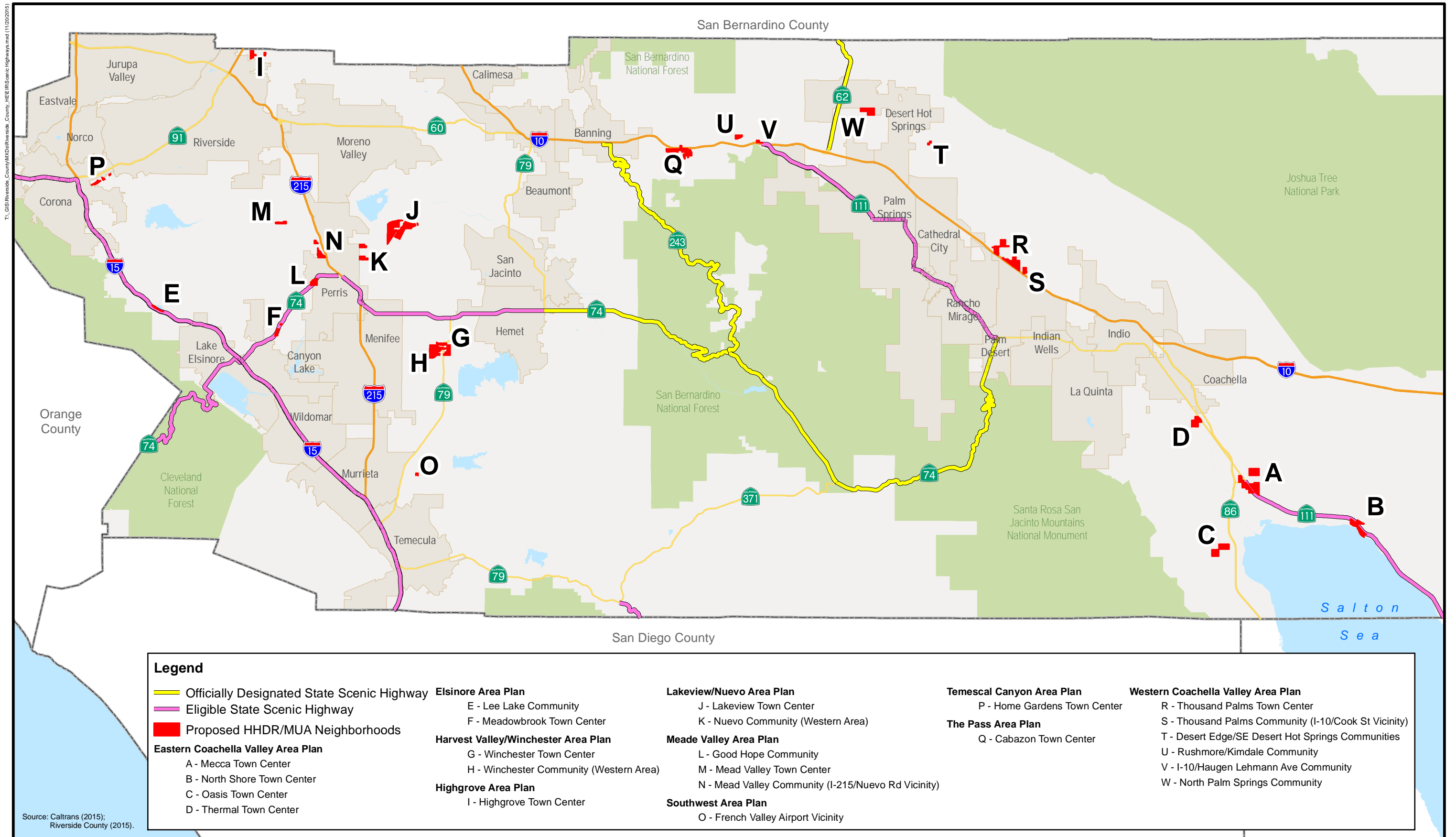


Figure 3.1-1  
Riverside County Scenic Highways



### METHODOLOGY

General Plan EIR No. 521 determined that mitigation and regulatory compliance measures would reduce to below the level of significance any potential adverse impacts to scenic vistas, scenic resources within state scenic highways, and the existing visual character and aesthetic quality of the County resulting from buildout of land uses designated in GPA 960. EIR No. 521 also determined that mitigation and regulatory compliance measures would ensure impacts associated with light and glare adversely affecting day or nighttime views, as well as nighttime use of the Palomar Observatory, would be less than significant (County of Riverside 2015). EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level (County of Riverside 2002).

The proposed project would result in an increase in density/intensity potential on sites throughout the unincorporated County as a result of redesignation and rezoning. In addition, the text revisions included in the proposed project in order to adopt and implement the new Highest Density Residential (HHDR) and Mixed Use Area (MUA) land use designations and zone classifications would allow such development to be proposed in other areas throughout the County. Therefore, the proposed project would increase the amount of high-density residential development and mixed-use development in the County in comparison to those conditions anticipated under the approved General Plan. Furthermore, the new R-7 and Mixed Use zone classifications would allow increased height and decreased setbacks between uses in comparison to current zoning requirements (see Section 2.1, Project Description). The visual resource analysis below considers the potential for these changes in General Plan and zoning requirements to collectively affect aesthetic resources in the County beyond impacts already considered in EIR No. 521 and EIR No. 441.

### IMPACT ANALYSIS

**Impact Analysis 3.1.1** Future development resulting from the project could have adverse effects to scenic vistas by altering panoramic views to more urban, higher-density development with views partially obscured by structures. This impact is **potentially cumulatively considerable**. (Threshold 1)

The new R-7 and Mixed Use zone classifications allow buildings and structures up to 50 feet in height, which would represent an increase in height beyond that previously considered for development in Riverside County, and could thus create adverse effects to scenic vistas by altering panoramic views to more urban, higher-density development with views partially obscured by structures. This impact would be considered **potentially cumulatively considerable**.

All future development under the proposed project would be subject to General Plan policies governing the visual impact of new development, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires new developments to 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. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies as part of the project application materials. In addition, mitigation measure **MM 3.1.1** below would be required as a condition of approval for future development projects during development review process.

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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#### Mitigation Measures

**MM 3.1.1** Development projects shall be subject to the requirements of all relevant guidelines, including the community center guidelines, Riverside County supervisorial district guidelines and all applicable standards, policies, and/or regulations of the County of Riverside or other affected entities pertaining to scenic vistas and aesthetic resources. Factors considered in these guidelines include the scale, extent, height, bulk or intensity of development; the location of development; the type, style and intensity of adjacent land uses; the manner and method of construction, including materials, coatings, and landscaping; the interim and/or final use of the development; the type, location, and manner of illumination and signage; the nature and extent of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vista or aesthetic resource.

*Timing/Implementation:*      *Prior to and during construction activities*

*Enforcement/Monitoring:*      *County of Riverside*

The measure confirms that development projects would be subject to standards regulating the scale, extent, height, bulk, or intensity of development, as well as the location of development and the nature and extent of terrain modification required in consideration of identified scenic vistas and/or aesthetic resources. Analyzing and addressing these issues during the development review process would ensure that buildings would be sited and set back such that identified scenic vistas would be protected to the extent feasible. Therefore, this impact would be reduced to a **less than cumulatively considerable** level.

**Impact Analysis 3.1.2** Future development resulting from the project could damage scenic resources within a state scenic highway. This impact is **potentially cumulatively considerable**. (Threshold 2)

Future development under the HHDR or MUA designations/zone classifications would include apartments and condominiums, multistory (3+) structures, and mixed-use development located primarily along major transportation corridors. As such, this development could cumulatively impact scenic resources within a state scenic highway and is considered a **potentially cumulatively considerable** impact. Specific land use changes within state- or County-designated or eligible scenic highways are disclosed and analyzed in the applicable Area Plan sections (4.1 through 4.10) of this EIR.

All future development under the proposed project would be subject to General Plan policies governing the visual impact of new development, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area. In addition, General Plan GPA 960 Policies OS 22.1 and OS 22.4 (RCIP GP Policies OS 22.1 and OS 22.4) directly regulate development within scenic highway corridors, requiring that developments within designated scenic highway corridors be designed to balance the objectives of maintaining scenic resources with accommodating compatible land uses and that conditions be placed on development within scenic highway corridors requiring dedication of scenic easements when necessary to preserve unique or special visual features. These policies provide protection for scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies as part of the project application materials.

In addition, **MM 3.1.1** as identified above would be required as a condition of approval for future development projects during development review process and would ensure that potential effects to identified aesthetic resources, including those within a scenic highway corridor, would be addressed during that process.

Compliance with these regulatory measures would ensure that scenic resources within the County's scenic highway corridors would be protected during future development activities. Therefore, this impact would be reduced to a **less than cumulatively considerable** level.

### Mitigation Measures

#### **MM 3.1.1**

**Impact Analysis 3.1.3** Future development facilitated by the project would represent an increase in density, massing, and height beyond that originally considered and could thus alter the existing visual character of Riverside County. This impact would be considered **potentially cumulatively considerable**. (Threshold 3)

Future development under the HHDR or MUA designations/zone classifications could include apartments and condominiums, multistory (3+) structures, and mixed-use development. The new R-7 and Mixed Use 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 by EIR No. 521 and EIR No. 441 and could thus alter the existing visual character of Riverside County. This impact would be considered **potentially cumulatively considerable**.

All future development under the proposed project would be subject to General Plan policies governing the visual impact of new development, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies as part of the project application materials. Future development project would also require Design Review to ensure compliance with General Plan policies and the Countywide Design Standards and Guidelines (County of Riverside 2004), which include requirements that address scale, intensity, architectural design, landscaping, sidewalks, trails, community logo, signage, and other visual design features, as well as standards for backlighting and indirect lighting to promote "night skies." Typical design modifications would include stepped setbacks for multistory buildings, increased landscaping, decorative walls and roof design, and themed signage.

In addition, mitigation measure **MM 3.1.1** as identified above would be required as a condition of approval for future development projects during the County's development review process. The measure confirms that development projects are subject to County requirements pertaining to aesthetic resources, including regulations on the scale, extent, height, bulk, or intensity of development; the location of development; the type, style, and intensity of adjacent land uses; the manner and method of construction, including materials, coatings, and landscaping; the interim and/or final use of the development; the type, location, and manner of illumination and signage; the nature and extent of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vista or aesthetic resource.



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Regardless of a development's specific location in the County, these regulatory compliance measures would ensure that the potential aesthetic impacts of all new development proposals would be analyzed and addressed during the development review process. As such, this impact would be reduced to a **less than cumulatively considerable** level.

#### Mitigation Measures

##### MM 3.1.1

##### Impact Analysis 3.1.4

The increase in density/intensity potential proposed by the project would introduce new sources of light and glare and contribute incrementally to the cumulative light pollution levels and skyglow experienced in Riverside County and Southern California. This impact is **less than cumulatively considerable**. (Threshold 4)

The increase in density/intensity potential proposed by the project would result in future HHDR and MUA development that would increase urbanization throughout the unincorporated County. This development would introduce new sources of light and glare that would adversely affect day and/or nighttime views in some areas and contribute incrementally to the cumulative light pollution levels and skyglow experienced in Riverside County and Southern California.

Riverside County has adopted several ordinances that include requirements intended to prevent the adverse effects of increased light and glare. Ordinance No. 461, Road Improvement Standards and Specifications, includes standards for residential lighting as well as lighting for highways, roadways, intersections, and traffic signage, requiring that all lighting standards, including private residential lighting, comply with Ordinance No. 655. Ordinance No. 655 addresses standards for acceptable nighttime lighting in Riverside County and measures related to development within 15 to 45 miles of the Palomar Observatory by requiring the use of low-pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/industrial uses in order to reduce lighting impacts on the observatory. 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.

GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1) would further prevent significant impacts associated with light and glare effects. It requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area through consideration of a number of concepts, including mitigating lighting and other impacts on surrounding properties. This policy would ensure that potential light and glare impacts from new development are reviewed and addressed early during the entitlement process.

During the County's development review process, the applicant would be required to provide substantial evidence of compliance with County regulations pertaining to light and glare as part of the project application materials, including the provisions of Ordinances 461 and 655 and all applicable General Plan policies. With the implementation of and compliance with these ordinances and policies, potential adverse impacts with regard to light and glare would be avoided, minimized, or reduced. As a result, light and glare impacts associated with the proposed project would be **less than cumulatively considerable**.

#### Mitigation Measures

None required.

## **3.2 AGRICULTURE AND FORESTRY RESOURCES**

### SETTING

#### **Riverside County Agricultural Production**

Agricultural resources include lands cultivated for crops for both human and animal use, providing livestock forage, or providing a source of fiber or other raw materials. Commercial agricultural activities also include noncultivation (ranch) activities, such as the raising of livestock for production of meat, milk, and dairy products, as well as fiber and other nonedible products (wool, leather, etc.). Also in this category are aquaculture (fish farms) and the poultry industry, which produces poultry meat, eggs, chicks, and other products (County of Riverside 2015).

According to the Riverside County Agricultural Commissioner's Office (ACO) Riverside County Agricultural Production Report 2014, crops in Riverside County in 2014 had a total gross valuation of \$1,362,016,000, an increase of \$34.2 million (2.6 percent) over the previous year. The 2014 report includes more than 120 different commodities exported to more than 50 countries throughout the world. The ten leading crops (in terms of value) were milk, nursery stock, table grapes, hay, lemons, bell peppers, eggs, grapefruit, dates, and avocados (ACO 2014). Total planted acreage in the County was 204,250 acres, with 115,727 acres of that planted with field and seed crops. Agricultural statistics are maintained by the ACO for four districts: Riverside/Corona, San Jacinto/Temecula Valley, Coachella Valley, and Palo Verde Valley. Since 2010, the Coachella Valley District has recorded the highest total crop valuation (ACO 2014).

#### **Farmland Resources**

The California Department of Conservation (DOC) runs the Farmland Mapping and Monitoring Program (FMMP), which produces maps and statistical data on California's agricultural resources. The FMMP rates agricultural lands in each county on their production value according to soil quality and irrigation status. The farmland and other land categories used by the FMMP are described briefly below (DOC 2015). Additional information can be found on the DOC's website at [http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map\\_categories.aspx](http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map_categories.aspx).

- **Prime Farmland** – Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Farmland of Statewide Importance** – Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Unique Farmland** – Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
- **Farmland of Local Importance** – In Riverside County, soils that would be classified as Prime Farmland and Farmland of Statewide Importance but lack available irrigation water. Lands planted to dryland crops of barley, oats, and wheat. Lands producing major crops

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for Riverside County but that are not listed as unique crops. These crops are identified as returning one million or more dollars in the 1980 Riverside County Agriculture Crop Report. Crops identified are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelons. Dairylands, including corrals, pasture, milking facilities, and hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more. Lands identified by city or county ordinance as agricultural zones or contracts, which includes Riverside City "Proposition R" lands. Lands planted to jojoba that are under cultivation and are of producing age.

FMMP maps reflect changes in farmland resources resulting from conversion of irrigated farmland, dryland or idle farmland, and other uses to urban uses. Information on these changes is developed from air photos, local comments, and field reconnaissance by FMMP staff. According to the FMMP report for 2010–12, approximately 2,761 acres of Important Farmland were converted to nonagricultural use in Riverside County (including cities) during the two-year mapping cycle (see **Table 3.2-1**). During that same time frame, the amount of Urban and Built-Up Land in the County increased by 3,852 acres (DOC 2012).

**TABLE 3.2-1**  
**2010–12\* FARMLAND CONVERSION TABLE – RIVERSIDE COUNTY**

Land Use Category	Total Acreage Inventoried		2010–12 Acreage Changes			
	2010	2012	Acres Lost (-)	Acres Gained (+)	Total Acreage Changed	Net Acreage Changed
Prime Farmland	119,635	119,309	2,421	2,095	4,516	-326
Farmland of Statewide Importance	44,085	43,919	750	584	1,334	-166
Unique Farmland	35,392	33,340	2,790	738	3,528	-2,052
Farmland of Local Importance	229,875	229,658	5,460	5,243	10,703	-217
<b>Important Farmland Subtotal</b>	<b>428,987</b>	<b>426,226</b>	<b>11,421</b>	<b>8,660</b>	<b>20,081</b>	<b>-2,761</b>
Grazing Land	110,842	110,385	487	30	517	-457
<b>Agricultural Land Subtotal</b>	<b>539,829</b>	<b>536,611</b>	<b>11,908</b>	<b>8,690</b>	<b>20,598</b>	<b>-3,218</b>
Urban and Built-Up Land	321,555	325,407	445	4,297	4,742	3,852
Other Land	1,020,717	1,020,083	2,834	2,200	5,034	-634
Water Area	62,361	62,361	0	0	0	0
<b>Total Area Inventoried</b>	<b>1,944,462</b>	<b>1,944,462</b>	<b>15,187</b>	<b>15,187</b>	<b>30,374</b>	<b>0</b>

Source: DOC 2012

\* Most recent time period for which data was available.

#### Forestry Resources

There is no commercial forestry or timber production industry in Riverside County other than Christmas tree farms or nursery stock production (that is, cultivated rather than wild-harvested) (County of Riverside 2015). The County includes parts of two major forests of the Sierra Nevada range: the Cleveland and San Bernardino National Forests, both managed by the US Forest Service. These forests occupy the higher mountain ranges of the Pacific Coast region and are generally characterized by large conifers (pine and fir trees) and a great diversity of animal species. At lower elevations (generally below 5,000 feet), these forests commonly border mixed

evergreen forest, oak woodland, and chaparral. Portions of the Cleveland National Forest occur in the southwestern-most corner of Riverside County and cover roughly 90,750 acres. Stands of mixed hardwood and other tree species in these areas are generally not subject to intensive fixed site timber operations due to their sparseness, species, and locations. The portions of the San Bernardino National Forest in Riverside County provide elevations and climates sufficient to support old growth forests and other forest resources. The largest Riverside County portion of the San Bernardino National Forest is the Santa Rosa/San Jacinto Mountains National Monument, located in the central mountains that separate western and eastern Riverside County. This area contains the largest expanse of mountainous lands above 5,000 feet in which conifer forest-type vegetation occurs in Riverside County (County of Riverside 2015).

Riverside County also includes portions of Joshua Tree National Park, located northeast of the Coachella Valley in the Mojave Desert bioregion. This national park, managed by the Bureau of Land Management (BLM), encompasses a total of approximately 1,017,750 acres spanning Riverside and San Bernardino Counties, with approximately 794,000 of those acres in Riverside County. Although much of this national park is located above 4,000 feet in elevation, it does not offer extensive stands of forests of the types generally suitable for the timber industry. The dryness, temperature extremes, slow growth rates, and sparseness of the vegetation make commercial timber uses generally unlikely (County of Riverside 2015).

#### THRESHOLDS OF SIGNIFICANCE

The impact analysis provided below is based on the following State CEQA Guidelines Appendix G thresholds of significance. A significant impact to agriculture or forestry resources would occur if implementation of the project would result in any of the following:

- 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.
- 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.
- 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)).
- 4) Result in the loss of forestland or conversion of forestland to non-forest use.
- 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.

#### METHODOLOGY

The County's General Plan EIR No. 521 anticipated significant and unavoidable impacts to agricultural uses as well as conflicts with existing zoning, agricultural uses, and lands subject to a Williamson Act contract or within a Riverside County agricultural preserve as a result of land uses planned for in the General Plan (County of Riverside 2015). EIR No. 521 also determined that impacts would be less than significant with respect to forestland and forestry impacts. Further, the 2003 RCIP General Plan EIR No. 441 determined that no reasonable or feasible mitigation existed

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to reduce to less than significant the impacts resulting from the loss of agricultural land associated with development, and the conversion of state-designated farmland and/or actively utilized agricultural land to nonagricultural uses would remain a significant and unavoidable impact (County of Riverside 2002).

The majority of sites proposed for redesignation/rezoning as part of the proposed project are designated by GPA 960 and the RCIP GP for urban uses. Although the text revisions included in the proposed project in order to adopt and implement the new HHDR and MUA land use designations/zone classifications would allow such development to be proposed in other areas throughout the County, entitlements would be required that would trigger project-specific environmental analysis. Therefore, the impact analysis focuses on the potential for project-related changes to indirectly affect agricultural resources on a cumulative level.

#### IMPACT ANALYSIS

**Impact Analysis 3.2.1** The project could indirectly affect agricultural resources as a result of proposed changes to land use designations and zone classifications, as well as changes to General Plan policies, resulting in increased development potential on individual sites throughout the County. This impact would be **less than cumulatively considerable**. (Thresholds 1 and 5)

The proposed project does not include site-specific development proposals, entitlements, or other project components that would directly result in the conversion of farmland. The project could indirectly affect agricultural resources as a result of proposed changes to land use designations and zone classifications, as well as changes to General Plan policies, resulting in increased development potential on individual sites throughout the County. These indirect impacts could occur where the project proposes to change the land use designation on sites with Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as well as on sites adjacent to such farmland where residential and mixed-use development would be incompatible or encourage additional conversion via the extension of roadways or public service/utility infrastructure into an undeveloped area.

Generally, the sites included in the proposed project are infill development sites, sites located along major transportation corridors, and/or sites in the vicinity of future urban development and public service/utility infrastructure anticipated by the County's General Plan. The siting of the proposed land use changes are intended to direct future development away from agricultural and other sensitive resource areas and toward existing and planned development consistent with the direction of both GPA 960 and the 2003 RCIP GP. Both EIR No. 521 and EIR No. 441 anticipated significant and unavoidable impacts to agricultural uses as a result of future development of land uses planned for in the General Plan. The proposed project would not result in significant cumulative adverse effects to agricultural resources beyond those previously identified in EIR No. 521 and EIR No. 441 as the majority of sites included in the proposed project have been previously designated for development. Furthermore, all future development facilitated by the proposed project would be required to comply with Riverside County Ordinance No. 625, Right-to-Farm Ordinance, the intent of which is to reduce the loss of agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. The ordinance protects existing agricultural uses from nuisance complaints often generated by encroaching nonagricultural uses and reduces legal nuisance liabilities by requiring new properties within 300 feet of any land zoned primarily for agricultural purposes to be given notice of the preexisting use and its rights to continue.

It should be noted that while impacts to agriculture resources are not considered significant on a cumulative level, approximately 525 acres in the Eastern Coachella Valley Area Plan are currently zoned for agricultural uses and are proposed for redesignation and rezoning as part of the proposed project. Of those, approximately 472 acres are Prime Farmland, with the remaining 52 acres being a mixture of Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Urban and Built-Up Land, and lands designated as Other. This represents less than 1 percent (0.39%) of the total amount of Prime Farmland inventoried in the County in 2012. The direct and indirect effects associated with localized impacts to agricultural resources are disclosed and analyzed in Section 4.8, Eastern Coachella Valley Area Plan of this EIR.

Given that the proposed project facilitates future development primarily in existing or planned urban areas and that future development would be required to comply with the County's Right-to-Farm Ordinance, impacts associated with conversion of farmland would be **less than cumulatively considerable**.

#### Mitigation Measures

None required.

**Impact Analysis 3.2.2** The proposed project includes zone classification changes to land currently zoned for agricultural uses. This would be a **less than cumulatively considerable** impact. (Threshold 2)

The proposed project includes zone classification changes to 525 acres of land currently zoned for agricultural uses in the Eastern Coachella Valley Area Plan as described in **Impact 3.2.1** above, as well as land zoned Light Agriculture within the Southwest Area Plan and the Mead Valley Area Plan. The direct and indirect effects associated with localized impacts to agricultural zoning are disclosed and analyzed in Section 4.2, Section 4.6, and Section 4.8, of this EIR. On a cumulative level, most of the sites included in the proposed project are infill development sites zoned for urban uses and the project would not result in significant conflicts with agricultural zoning, lands under a Williamson Act contract, or land within a Riverside County Agricultural Preserve.

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

#### Mitigation Measures

None required.

**Impact Analysis 3.2.3** Riverside County does not have any commercial timber operations or any existing or proposed zoning of forestland, timberland, or timberland production zones. Furthermore, the County's forestry resources are located in national forests and parks. Therefore, **no impact** would occur. (Thresholds 3 and 4)

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According to the state of California, there are no commercial timber operations or yields in Riverside County. Nor do any existing or proposed zoning of forestland, timberland, or timberland production zones exist in the County. Hence, the proposed project would not conflict with any of these. Although the County does have occasional stands of forest vegetation, such as scattered and sporadic stands of montane hardwood and/or montane hardwood-conifer forest, none of these areas or forest resources occur to the extent necessary to support industrial or commercial timber resource production (County of Riverside 2015). Furthermore, according to Figures OS-3a (Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas) and OS-3b (Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas) in the Multipurpose Open Space Element of the County's General Plan (2014), the County's forestry resources are located on state or federal lands in national forests and parks. Therefore, **no impact** would occur associated with forestry resources and the proposed land use and policy changes included in the project.

#### Mitigation Measures

None required.

### **3.3 AIR QUALITY**

#### **SETTING**

The California Air Resources Board (CARB) divides the state into air basins designated/organized based on similar features throughout each specified region. Riverside County spans three air basins: the South Coast Air Basin, the Salton Sea Air Basin, and the Mojave Desert Air Basin. The portions of Riverside County in the South Coast and Salton Sea Air Basins are regulated by the South Coast Air Quality Management District (SCAQMD). The SCAQMD also governs Los Angeles and Orange Counties, plus a small portion of San Bernardino County. The easternmost third of Riverside County, within the Mojave Desert Air Basin, is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD), which also governs the desert portion of San Bernardino County. The three air basins in Riverside County have unique characteristics that affect the air quality in the region. The following discussion describes the climate and meteorology of each air basin and the effects these characteristics have on air quality.

#### **South Coast Air Basin**

The South Coast Air Basin (SoCAB) is on a coastal plain with connecting broad valleys and low hills and is bounded by the Pacific Ocean on the southwest, with high mountains forming the remainder of the perimeter (SCAQMD 1993). Clouds and fog that form along the coast infrequently extend as far inland as the Temecula Valley and usually burn off quickly after sunrise. Rainfall in the SoCAB is typically greatest during the winter season from December through February. Average temperatures are typically highest in August and lowest in December.

In conjunction with wind patterns that affect the rate and orientation of horizontal pollutant transport, temperature inversions control the vertical depth through which pollutants are mixed. These inversions are the marine/subsidence inversion and the radiation inversion. The height of the base of the inversion at any given time is known as the mixing height. The combination of winds and inversions is a critical determinant leading to highly degraded air quality in the summer and generally good air quality in the winter in the SoCAB (SCAQMD 1993).

#### **Salton Sea Air Basin**

Air quality conditions in the Salton Sea Air Basin (SSAB) portion of Riverside County are administered by the SCAQMD. The SSAB covers all of Imperial County and the central portion of Riverside County (the Coachella Valley area). The Riverside County portion of the basin is bordered by the San Jacinto Mountains in the west and the Little San Bernardino Mountains in the east. Similar to the Mojave Desert Air Basin, the SSAB receives little moisture from the south and averages about 2.8 inches of rain per year.

The SSAB is currently impacted by significant air pollution levels caused by the transport of pollutants from coastal air basins, primarily consisting of ozone (O<sub>3</sub>) and coarse particulate matter (PM<sub>10</sub>). As the desert heats up, it draws cooler coastal air through the narrow San Geronio Pass, generating strong and sustained winds that cross erosion zones. These winds suspend and transport large quantities of sand and dust, reducing visibility, damaging property, and constituting a significant health threat.

#### **Mojave Desert Air Basin**

The Mojave Desert Air Basin (MDAB) covers a large portion of easternmost Southern California. The terrain is made up of mountain ranges interspersed with long broad valleys that often contain dry



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lakes. The MDAB covers most of San Bernardino County and portions of Riverside, Los Angeles, and Kern Counties. This basin is bordered in the southwest by the San Bernardino Mountains and separated from the San Gabriel Mountains by the Cajon Pass.

Prevailing winds out of the west and southwest are due to the proximity of the MDAB to coastal and central regions and the presence of the Sierra Nevada range, a natural barrier to the north. The MDAB is separated from the Southern California coastal and Central California valley regions by mountains with passes that form the main channels for offshore air masses. Most moisture in the basin arrives from infrequent warm, moist, and unstable air masses from the south. The MDAB averages about 3.9 inches of precipitation per year.

Topography of the region affects the local meteorological conditions, with wind direction primarily from the west, west-southwest, and southwest. The "orographic effect" is responsible for a large portion of the prevailing winds in the MDAB. Because of this effect, air is forced over the mountain range and loses moisture as it rises. As it descends, it also compresses and warms. Similar to the SoCAB, pollutants in the MDAB are trapped and accumulate close to ground level through frequent temperature inversions.

#### Air Pollutants

The emission of air pollutants by stationary and mobile sources is regulated by federal and state law. Regulated air pollutants are known as criteria air pollutants and are categorized into primary and secondary pollutants. Primary air pollutants are those that are emitted directly from sources. Primary air pollutants consist of carbon monoxide (CO), reactive organic gases (ROG), nitrogen oxides (NO<sub>x</sub>), sulfur dioxide (SO<sub>2</sub>), most particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), lead, and fugitive dust (which includes PM<sub>10</sub>).

Of these, CO, SO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> are criteria pollutants. ROG and NO<sub>x</sub> are criteria pollutant precursors and go on to form secondary criteria pollutants through chemical and photochemical reactions in the atmosphere. Ozone (O<sub>3</sub>) and nitrogen dioxide (NO<sub>2</sub>) are the principal secondary criteria pollutants.

**Table 3.3-1** provides a description of each of the primary and secondary criteria air pollutants and their known health effects.

**TABLE 3.3-1  
CRITERIA AIR POLLUTANTS: COMMON SOURCES AND EFFECTS**

Pollutant	Major Man-Made Sources	Human Health & Welfare Effects
Carbon Monoxide (CO)	An odorless, colorless gas formed when carbon in fuel is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, affecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.
Nitrogen Dioxide (NO <sub>2</sub> )	A reddish-brown gas formed during fuel combustion for motor vehicles and industrial sources. Sources include motor vehicles, electric utilities, and other sources that burn fuel.	Respiratory irritant; aggravates lung and heart problems. Precursor to ozone and acid rain. Contributes to global warming and nutrient overloading which deteriorates water quality. Causes brown discoloration of the atmosphere.

Pollutant	Major Man-Made Sources	Human Health & Welfare Effects
Ozone (O <sub>3</sub> )	Formed by a chemical reaction between volatile organic compounds (VOC) and nitrous oxides (NO <sub>x</sub> ) in the presence of sunlight. VOCs are also commonly referred to as reactive organic gases (ROGs). Common sources of these precursor pollutants include motor vehicle exhaust, industrial emissions, gasoline storage and transport, solvents, paints, and landfills.	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing, and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield. Damages rubber, some textiles and dyes.
Particulate Matter (PM <sub>10</sub> & PM <sub>2.5</sub> )	Produced by power plants, steel mills, chemical plants, unpaved roads and parking lots, wood-burning stoves and fireplaces, automobiles, and others.	Increased respiratory symptoms, such as irritation of the airways, coughing, or difficulty breathing; aggravated asthma; development of chronic bronchitis; irregular heartbeat; nonfatal heart attacks; and premature death in people with heart or lung disease. Impairs visibility (haze).
Sulfur Dioxide (SO <sub>2</sub> )	A colorless, nonflammable gas formed when fuel containing sulfur is burned; when gasoline is extracted from oil; or when metal is extracted from ore. Examples are petroleum refineries, cement manufacturing, metal processing facilities, locomotives, and ships.	Respiratory irritant. Aggravates lung and heart problems. In the presence of moisture and oxygen, sulfur dioxide converts to sulfuric acid which can damage marble, iron and steel. Damages crops and natural vegetation. Impairs visibility. Precursor to acid rain.
Lead	Metallic element emitted from metal refineries, smelters, battery manufacturers, iron and steel producers, use of leaded fuels by racing and aircraft industries.	Anemia, high blood pressure, brain and kidney damage, neurological disorders, cancer, lowered IQ. Affects animals, plants, and aquatic ecosystems.

Source: CAPCOA 2011

O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> are the primary pollutants affecting Riverside County. Existing concentrations of these pollutants in Riverside County are summarized in **Appendix 3.0-1**.

**Table 3.3-2** shows the attainment status for Riverside County. Areas with air quality that exceed adopted air quality standards are designated as nonattainment areas for the relevant air pollutants. Areas that comply with air quality standards are designated as attainment areas for the relevant air pollutants. "Unclassified" is used in areas that cannot be classified on the basis of available information as meeting or not meeting the standards. The County is nonattainment for state O<sub>3</sub>, PM<sub>10</sub>, and (for SoCAB only) PM<sub>2.5</sub> standards and federal O<sub>3</sub> and PM<sub>2.5</sub> standards (CARB 2013).

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**TABLE 3.3-2  
ATTAINMENT STATUS OF CRITERIA POLLUTANTS IN RIVERSIDE COUNTY**

<b>Pollutant</b>	<b>State Designation</b>	<b>Federal Designation</b>
O <sub>3</sub>	<b>Nonattainment</b> – all air basins	<b>Nonattainment</b> – SoCAB & SSAB Unclassified/Attainment – MDAB
PM <sub>10</sub>	<b>Nonattainment</b> – all air basins	Attainment – SoCAB Unclassified – MDAB Nonattainment – SSAB
PM <sub>2.5</sub>	<b>Nonattainment</b> – SoCAB Attainment – SSAB Unclassified – MDAB	<b>Nonattainment</b> – SoCAB Unclassified/Attainment – SSAB & MDAB
CO	Attainment – SoCAB & SSAB Unclassified – MDAB	Unclassified/Attainment – all air basins
NO <sub>2</sub>	Attainment – all air basins	Unclassified/Attainment – all air basins
SO <sub>2</sub>	Attainment – all air basins	Attainment – SoCAB Unclassified – SSAB & MDAB

Source: CARB 2013

#### **Toxic Air Contaminants**

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern. TACs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For regulatory purposes, carcinogenic TACs are assumed to have no safe threshold below which health impacts would not occur, and cancer risk is expressed as excess cancer cases per one million exposed individuals. Noncarcinogenic TACs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis.

There are many different types of TACs with varying degrees of toxicity. Sources of TACs include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. Public exposure to TACs can result from emissions from normal operations, as well as from accidental releases of hazardous materials during upset conditions. The health effects of TACs include cancer, birth defects, neurological damage, and death.

To date, CARB has designated nearly 200 compounds as TACs. Additionally, CARB has implemented control measures for a number of compounds that pose high risks and show potential for effective control. The majority of the estimated health risks from TACs can be attributed to a relatively few compounds, one of the most important in Southern California being particulate matter from diesel-fueled engines. Most recently, CARB identified diesel particulate matter (diesel PM) as a TAC. Diesel PM differs from other TACs in that it is not a single substance but rather a complex mixture of hundreds of substances. Diesel exhaust is a complex mixture of particles and gases produced when an engine burns diesel fuel. Diesel PM is a concern because it causes lung cancer; many compounds found in diesel exhaust are carcinogenic. Diesel PM includes the particle-phase constituents in diesel exhaust. The chemical composition and particle sizes of diesel PM vary between different engine types (heavy-duty, light-duty), engine operating conditions (idle, accelerate, decelerate), fuel formulations (high/low sulfur fuel), and the year of

the engine (EPA 2002). Some short-term (acute) effects of diesel exhaust include eye, nose, throat, and lung irritation, and diesel exhaust can cause coughs, headaches, light-headedness, and nausea. Diesel PM poses the greatest health risk among the TACs. Almost all diesel exhaust particle mass is 10 microns or less in diameter. Because of their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lung. In 2008, the SCAQMD updated the study on ambient concentrations of TACs and estimated the potential health risks from air toxics. The results showed that the overall risk for excess cancer from a lifetime exposure to ambient levels of air toxics was about 1,200 in a million. The largest contributor to this risk was diesel exhaust, accounting for 84 percent of the air toxics risk (SCAQMD 2008a).

#### **Sensitive Receptors**

Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved. Sensitive population groups include children, the elderly, the acutely ill, and the chronically ill, especially those with cardiorespiratory diseases.

Residential areas are considered to be sensitive receptors to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. Schools are also considered sensitive receptors, as children are present for extended durations and engage in regular outdoor activities. Recreational land uses are considered moderately sensitive to air pollution. Although exposure periods are generally short, exercise places a high demand on respiratory functions, which can be impaired by air pollution. In addition, noticeable air pollution can detract from the enjoyment of recreation.

#### THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on State CEQA Guidelines Appendix G thresholds of significance. An air quality-related impact is considered significant if implementation of the project would:

- 1) Conflict with or obstruct implementation of the applicable air quality plan.
- 2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- 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).
- 4) Expose sensitive receptors to substantial pollutant concentrations.
- 5) Create objectionable odors affecting a substantial number of people.

The significance criteria established by the applicable air quality management or air pollution control district (SCAQMD or MDAQMD) may be relied upon to make the above determinations. The SCAQMD has established thresholds of significance for air quality for construction and operational activities of future subsequent land use developments, which are applicable to the proposed project, as shown in **Table 3.3-3**.

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**TABLE 3.3-3  
SCAQMD REGIONAL SIGNIFICANCE THRESHOLDS**

Air Pollutant	Construction Activities	Operations
Reactive Organic Gases (ROG)	75 pounds/day	55 pounds/day
Carbon Monoxide (CO)	550 pounds/day	550 pounds/day
Nitrogen Oxides (NO <sub>x</sub> )	100 pounds/day	55 pounds/day
Sulfur Oxides (SO <sub>x</sub> )	150 pounds/day	150 pounds/day
Coarse Particulates (PM <sub>10</sub> )	150 pounds/day	150 pounds/day
Fine Particulates (PM <sub>2.5</sub> )	55 pounds/day	55 pounds/day

Source: SCAQMD 1993 (PM<sub>2.5</sub> threshold adopted June 1, 2007)

The MDAQMD's established thresholds of significance are shown in **Table 3.3-4**.

**TABLE 3.3-4  
MDAQMD REGIONAL SIGNIFICANCE THRESHOLDS**

Air Pollutant	Construction Activities	Operations
Reactive Organic Gases (ROG)	137 pounds/day	137 pounds/day
Carbon Monoxide (CO)	548 pounds/day	548 pounds/day
Nitrogen Oxides (NO <sub>x</sub> )	137 pounds/day	137 pounds/day
Sulfur Oxides (SO <sub>x</sub> )	137 pounds/day	137 pounds/day
Coarse Particulates (PM <sub>10</sub> )	82 pounds/day	82 pounds/day
Fine Particulates (PM <sub>2.5</sub> )	82 pounds/day	82 pounds/day

Source: MDAQMD 2009

#### METHODOLOGY

Air quality impacts were assessed in accordance with methodologies recommended by CARB, the SCAQMD, and the MDAQMD. Where quantification was required, emissions were modeled using the California Emissions Estimator Model (CalEEMod). The CalEEMod emissions modeling is included in **Appendix 3.0-1**. CalEEMod is a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects.

The Housing Element update does not propose to instigate new residential development on lands under the air quality regulatory jurisdiction of the MDAQMD; therefore, MDAQMD thresholds and compliance are not addressed in the impact analysis.

#### IMPACT ANALYSIS

**Impact Analysis 3.3.1** Subsequent land use activities associated with implementation of the proposed project could conflict with or obstruct implementation of applicable air quality management plans. This impact is considered to be **cumulatively considerable**. (Threshold 1)

As part of its enforcement responsibilities, the US Environmental Protection Agency (EPA) requires each state with nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under state law, the California Clean Air Act requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the federal and state ambient air quality standards. Air quality attainment plans, developed by state air districts including the SCAQMD and the MDAQMD, outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

Riverside County spans three air basins: the SoCAB, SSAB, and MDAB. The portions of Riverside County in the SoCAB and the SSAB are regulated by the SCAQMD and the easternmost third of Riverside County, in the MDAB, is under the jurisdiction of the MDAQMD. The proposed project does not propose to instigate new residential development on lands under the air quality regulatory jurisdiction of the MDAQMD. Therefore, the proposed project would have no impact on the MDAQMD's 2008 Federal 8-Hour Ozone Attainment Plan, 2004 Ozone Attainment Plan, the 1991 Air Quality Attainment Plan or its 1996 Triennial Revision, or the Mojave Desert Planning Area Federal Particulate Matter Attainment Plan.

The SCAQMD has drafted the 2012 Air Quality Management Plan (2012 AQMP) in order to reduce emissions for which the SoCAB is in nonattainment, and the Coachella Valley PM<sub>10</sub> State Implementation Plan (CVSIP), which establishes additional controls needed to demonstrate expeditious attainment of the PM<sub>10</sub> standards in the Coachella Valley, the Riverside County portion of the SSAB. These air quality attainment plans establish a program of rules and regulations directed at reducing air pollutant emissions and achieving state and national air quality standards.

The pollutant control strategies contained in the 2012 AQMP and the CVSIP include emissions reduction strategies. These pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including the planning assumptions of SCAG's latest growth forecasts (SCAQMD 2013). SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. As shown in **Tables 3.13-3** and **3.13-4**, buildout capacity under both the currently adopted General Plan and the proposed project exceeds SCAG's growth forecasts. Thus, the proposed project would allow for an increase in population growth that was not considered in the 2012 AQMP or considered in the CVSIP. In addition, future development under the proposed project would result in long-term operational emissions. The site selection criteria used for changes to land use designation and zone classification included sites in or very close to existing community cores and near existing or planned freeway access and public transit opportunities, schools, and other major public services, as well as the proximity of each potential site to existing or potentially available community support factors, such as jobs. The intent was to encourage development in areas with existing services that hopefully becomes a catalyst to live and work in close proximity. Ideally, this would reduce vehicle miles traveled for employment, education, and services, which would further the goals of the AQMP. Further, the adoption of the MUA ordinance is anticipated to encourage both vertical and horizontal mixes of residential, office, and commercial land uses. Development of this type could provide owner-occupant and/or workforce housing within walking or easy transit distance to services. However, while this is the intent, it is not possible to determine if the market will respond or if residents will work and shop locally. Regardless of the planning intent, when considered collectively, the combined emissions from buildout of the proposed project could exceed significance thresholds for criteria pollutants (see **Table 3.3-5**). Exceeding these thresholds

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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has the potential to hinder the region's compliance with the 2012 AQMP and the CVSIP. Therefore, this impact is **cumulatively considerable** and **significant and unavoidable**.

#### Mitigation Measures

None feasible.

**Impact Analysis 3.3.2** Subsequent land use activities associated with implementation of the proposed project could result in short-term construction emissions that could violate or substantially contribute to a violation of federal and state standards for ozone and coarse and fine particulate matter. This is considered a **cumulatively considerable** impact. (Threshold 2)

The proposed project would result in an increase in density/intensity potential on approximately 4,856 acres of land located in 10 Area Plans throughout the unincorporated County, facilitating future development of high-density residential development and mixed-use development incorporating high-density residential development. A review of **Figure 2.1-1** shows that all of the land use redesignations are proposed to occur in areas of the County under the regulatory jurisdiction of the SCAQMD in terms of air quality.

Emissions commonly associated with construction activities include fugitive dust from soil disturbance and fuel combustion from mobile heavy-duty diesel- and gasoline-powered equipment, portable auxiliary equipment, and worker commute trips. During construction, fugitive dust, the dominant source of PM<sub>10</sub> and PM<sub>2.5</sub> emissions, is generated when wheels or blades disturb surface materials. Uncontrolled dust from construction can become a nuisance and potential health hazard to those living and working nearby. Demolition and renovation of buildings can also generate PM<sub>10</sub> and PM<sub>2.5</sub> emissions. Off-road construction equipment is often diesel-powered and can be a substantial source of nitrogen oxide (NO<sub>x</sub>) emissions, in addition to exhaust PM<sub>10</sub> and PM<sub>2.5</sub> emissions. Worker commute trips and architectural coatings are dominant sources of reactive organic gas (ROG) emissions.

Quantifying the air quality pollutant emissions from future, short-term, temporary construction activities allowed under the proposed project is not possible due to project-level variability and uncertainties related to future individual projects in terms of detailed site plans, construction schedules, equipment requirements, etc., which are not currently determined. However, depending on how development proceeds, construction-generated emissions associated with development could potentially exceed SCAQMD thresholds of significance.

The SCAQMD has promulgated methodology protocols for the preparation of air quality analyses and GPA 960 Policies AQ 1.1 and AQ 1.4 (RCIP GP Policies AQ 1.1 and AQ 1.4) require both participation with the regional air districts to protect and improve air quality and coordination with regional air districts to ensure that all elements of air quality plans regarding reduction of air pollutant emissions are being enforced. For instance, the SCAQMD has adopted thresholds of significance depicting the approximate level of construction-generated emissions that would result in a potentially significant impact (i.e., violation of an ambient air quality standard) for each pollutant of concern in the SoCAB (see **Table 3.3-3**). The significance criteria established by the SCAQMD may be relied upon to make a determination of impact significance level. In addition, the SCAQMD recommends appropriate emissions modeling input parameters for the SoCAB in addition to other recommended procedures for evaluating potential air quality impacts before construction.

Projects estimated to exceed SCAQMD significance thresholds are required, per GPA 960 Policy AQ 4.7 (RCIP GP Policy AQ 4.7), to implement mitigation measures in order to reduce air pollutant emissions to the greatest extent possible. Such measures could include the requirement that all construction equipment employ the use of the most efficient diesel engines available, which are able to reduce NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions by 60–90 percent (e.g., EPA-classified Tier 3 and/or Tier 4 engines<sup>2</sup>) and/or that construction equipment be equipped with diesel particulate filters. Furthermore, all development projects instigated by the proposed project will be subject to SCAQMD rules and regulations adopted to reduce air pollutant emissions. For example, SCAQMD Rule 403 requires all construction activities to implement best available control measures for all pollutant sources, and all forms of visible particulate matter are prohibited from crossing any property line. Such control measures could include but are not limited to the following:

- Portions of the construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the County.
- All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
- All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
- Where vehicles leave the construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the workday to remove soil tracked onto the paved surface.
- A wheel washing system will be installed and used to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.

Additionally, SCAQMD Rule 402 prohibits the discharge from any source whatsoever of such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. SCAQMD Rule 1113 requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to

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<sup>2</sup> NO<sub>x</sub> emissions are primarily associated with use of diesel-powered construction equipment (e.g., graders, excavators, rubber-tired dozers, tractor/loader/backhoes). The Clean Air Act of 1990 directed the EPA to study, and regulate if warranted, the contribution of off-road internal combustion engines to urban air pollution. The first federal standards (Tier 1) for new off-road diesel engines were adopted in 1994 for engines over 50 horsepower and were phased in from 1996 to 2000. In 1996, a Statement of Principles pertaining to off-road diesel engines was signed between the EPA, CARB, and engine makers (including Caterpillar, Cummins, Deere, Detroit Diesel, Deutz, Isuzu, Komatsu, Kubota, Mitsubishi, Navistar, New Holland, Wis-Con, and Yanmar). On August 27, 1998, the EPA signed the final rule reflecting the provisions of the Statement of Principles. The 1998 regulation introduced Tier 1 standards for equipment under 50 horsepower and increasingly more stringent Tier 2 and Tier 3 standards for all equipment with phase-in schedules from 2000 to 2008. As a result, all off-road, diesel-fueled construction equipment manufactured in 2006 or later has been manufactured to Tier 3 standards.

On May 11, 2004, the EPA signed the final rule introducing Tier 4 emission standards, which are currently phased in over the period of 2008–2015. The Tier 4 standards require that emissions of PM and NO<sub>x</sub> be further reduced by about 90 percent. All off-road, diesel-fueled construction equipment manufactured in 2015 or later will be manufactured to Tier 4 standards.



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reduce ROG emissions from the use of paint, primarily by placing limits on the ROG content of various paint-type categories.

The following mitigation measures would ensure the enforcement of the above regulations, as well as additional measures to reduce construction emissions. These mitigation measures would be required as a condition of approval for future development projects during development review process.

#### Mitigation Measures

**MM 3.3.1** All individual, future development instigated by the Housing Element are required to prepare an analyses of potential air quality impacts in accordance with SCAQMD promulgated methodology protocols. Projects estimated to exceed SCAQMD significance thresholds are required, per GPA 960 Policy AQ 4.7 (RCIP GP Policy AQ 4.7), to implement mitigation measures in order to reduce air pollutant emissions to the greatest extent possible.

*Timing/Implementation:* Prior to construction activities

*Enforcement/Monitoring:* County of Riverside

**MM 3.3.2** Implement the following applicable Rule 403 measures:

- Apply nontoxic chemical soil stabilizers according to manufacturer specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).
- Pave construction access roads at least 100 feet onto the site from main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.

*Timing/Implementation:* During construction activities

*Enforcement/Monitoring:* County of Riverside

**MM 3.3.3** Implement the following additional SCAQMD CEQA Air Quality Handbook dust measures:

- Revegetate disturbed areas as quickly as possible.
- All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
- All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).

- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.

*Timing/Implementation:*      *During construction activities*

*Enforcement/Monitoring:*      *County of Riverside*

**MM 3.3.4** Implement the following mitigation measures for construction equipment and vehicles exhaust emissions:

- The construction contractor shall select the construction equipment used on-site based on low emission factors and high energy efficiency.
- The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer specifications.
- The construction contractor shall utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.
- The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
- The construction contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.
- The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.
- Dust generated by the development activities shall be retained on-site and kept to a minimum by following the dust control measures listed below.
  - a. During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the late morning, after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - c. Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur.

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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- d. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
- e. Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be tarped from the point of origin.

*Timing/Implementation:*      *During construction activities*

*Enforcement/Monitoring:*      *County of Riverside*

**MM 3.3.5**      The construction contractor shall ensure that all disturbed areas and stock piles are watered at least three times per day or soil stabilizers are applied as necessary to prevent visible dust plumes from these areas. Stock piles not in use may be covered with a tarp to eliminate the need for watering or other stabilizers.

*Timing/Implementation:*      *During construction activities*

*Enforcement/Monitoring:*      *County of Riverside*

**MM 3.3.6**      All construction equipment shall have EPA-rated engines of Tier 3 or better.

*Timing/Implementation:*      *During construction activities*

*Enforcement/Monitoring:*      *County of Riverside*

**MM 3.3.7**      As soon as electric utilities are available at construction sites, the construction site shall be supplied with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators.

*Timing/Implementation:*      *During construction activities*

*Enforcement/Monitoring:*      *County of Riverside*

As previously mentioned, the quantification of air quality emissions from short-term, temporary construction activities associated with the proposed project update is not possible due to project-level variability and uncertainties related to future individual projects in terms of detailed site plans, construction schedules, equipment requirements, etc. However, all construction projects can produce ozone precursors and nuisance dust emissions. Therefore, future project-level analyses of air quality impacts, as required by mitigation measure MM 3.3.1, would be conducted on a case-by-case basis as individual, future development projects allowed under the Housing Element proceed. While the SCAQMD has promulgated methodology protocols for the preparation of air quality analyses, and future development projects allowed under the Housing Element that are projected to exceed SCAQMD significance thresholds are required to implement the above mitigation measures in order to reduce air pollutant emissions as much as feasible, SCAQMD significance thresholds may still be exceeded during project construction. Since it cannot be guaranteed that construction of future projects allowed under the Housing Element would generate air pollutant emissions below SCAQMD significance thresholds due to the programmatic and conceptual nature of the proposed project and uncertainties related to future individual projects, this is considered a **cumulatively considerable** and **significant and unavoidable** impact.

**Impact Analysis 3.3.3** Subsequent land use activities associated with implementation of the proposed project could result in long-term operational emissions that could violate or substantially contribute to a violation of federal and state standards for ozone and coarse and fine particulate matter. This is considered a **cumulatively considerable** impact. (Threshold 2)

A review of **Figure 2.1-1** shows that all of the land use redesignations are proposed to occur in areas of the County under the regulatory jurisdiction of the SCAQMD in terms of air quality. **Table 3.3-5** summarizes the emissions associated with the complete buildout of the proposed project. At buildout, the proposed project would result in a maximum net increase of approximately 2,667 pounds per day (lbs/day) of ROG, 2,455 lbs/day of NO<sub>x</sub>, 2,181 lbs/day of PM<sub>10</sub>, and 705 lbs/day of PM<sub>2.5</sub>. It is important to note that these estimates reflect combined emissions from all the potential residential units allowed under the proposed land use changes in the Housing Element and do not reflect emissions attributable to individual projects, as none are currently proposed. However, the proposed project does not include any provisions which require that its growth potential be attained. Not all of the identified land will be available for development at any given time based on site readiness, environmental constraints, market changes, and other factors. This impact analysis assumes the “worst-case” potential under the proposed project in order to present the maximum amount of pollutant emissions possible and thus a conservative analysis.

**TABLE 3.3-5  
CRITERIA POLLUTANT AND PRECURSOR EMISSIONS (HOUSING ELEMENT BUILDOUT)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Housing Element Buildout Conditions (Summer) – Pounds per Day</b>						
Area Sources	1,837	67	5,805	0	117	116
Energy Sources	25	212	90	1	17	17
Mobile Sources <sup>1</sup>	784	2,070	8,994	30	2,047	572
<b>Total</b>	<b>2,646</b>	<b>2,349</b>	<b>14,889</b>	<b>31</b>	<b>2,181</b>	<b>705</b>
Potentially Significant Impact Threshold	55	55	550	150	150	55
<b>Exceed Threshold?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>
<b>Housing Element Buildout Conditions (Winter) – Pounds per Day</b>						
Area Sources	1,837	67	5,805	0	117	116
Energy Sources	25	212	90	1	17	17
Mobile Sources <sup>1</sup>	805	2,176	8,860	29	2,047	572
<b>Total</b>	<b>2,667</b>	<b>2,455</b>	<b>14,755</b>	<b>30</b>	<b>2,181</b>	<b>705</b>
Potentially Significant Impact Threshold	55	55	550	150	150	55
<b>Exceed Threshold?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>
<b>Housing Element Buildout Conditions (Annual) – Tons per Year<sup>2</sup></b>						
Area Sources	304	8	725	0	5	5
Energy Sources	5	39	16	0	3	3
Mobile Sources <sup>1</sup>	139	404	1,628	5	366	103
<b>Total</b>	<b>448</b>	<b>451</b>	<b>2,369</b>	<b>5</b>	<b>374</b>	<b>111</b>

Source: CalEEMod 2013.2.2 (see **Appendix 3.0-1**).

1. Emission projections account for the trip generation rates identified in the transportation impact assessment prepared for the project, which estimates 277,025 average daily trips at Housing Element buildout.
2. There are no annual significance thresholds. Projected annual emission in tons per day provided for the purposes of disclosure only.

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As shown in the table, buildout of the proposed project, assuming the most conservative land use potential and the construction and operation of every potential site, would result in emissions in excess of SCAQMD thresholds for criteria air pollutants and precursors. As previously discussed, the proposed project assumes a growth rate of approximately 31 percent annually through 2021 while the average growth rate in the unincorporated County has historically been closer to 3 percent annually. It is not the intent of the proposed project to generate the full buildout population within the planning cycle, but to provide the capacity (i.e., land use designation and zoning) for the housing market to adequately address housing needs for all income groups and to direct that capacity where planned growth is best suited to occur. Similarly, the cumulative project-related emissions assumed herein are unlikely to occur. Project-level analyses of air quality impacts, in accordance with GPA 960 Policies AQ 1.1 and AQ 1.4 (RCIP GP Policies AQ 1.1 and AQ 1.4), as well as mitigation measure **MM 3.3.1**, would be conducted for individual project proposals on a case-by-case basis as future development allowed by the Housing Element update proceeds. As previously described, the SCAQMD has promulgated methodology protocols for the preparation of air quality analyses. For instance, the SCAQMD has adopted thresholds which define the approximate level of operational emissions that would result in a potentially significant impact (i.e., violation of an ambient air quality standard) for each pollutant of concern (see **Table 3.3-3**).

The Riverside County General Plan includes a number of policies and actions that would reduce the potential impacts associated with long-term operational emissions. For instance, GPA 960 Policy AQ 4.7 (RCIP GP Policy AQ 4.7) requires the implementation of mitigation measures for all projects which exceed allowable emissions as established by air districts in order to reduce air pollutant emissions to the greatest extent possible. The General Plan includes air quality-related policy provisions that promote a reduction in air pollutant emissions by shortening commute distances and encouraging the use of alternate modes of transportation, and promote the use of renewable energy sources such as geothermal for heating. The General Plan also includes strategies to establish a transit-supportive environment by improving connections between stations and adjacent destinations, densifying and intensifying land uses at key locations in the County, and enhancing the physical design of the urban environment. The proposed project sites were chosen specifically to implement the strategies in the General Plan that encourage intensification of land use near existing services.

Riverside County Ordinances No. 706, 726, 782, and 824 are detailed in Section 2.3, Regulatory Framework, and future development allowed under the Housing Element would be required to adhere to them. These ordinances minimize impacts to air quality through the reduction of motor vehicle emissions by reducing vehicle miles traveled and vehicle idling times and by increasing vehicle fuel efficiencies. In addition, the following mitigation would be required.

#### Mitigation Measures

**MM 3.3.8** All new development shall ensure that all interior and exterior architectural coatings used are low in reactive organic gases.

*Timing/Implementation:* Prior to project approval

*Enforcement/Monitoring:* County of Riverside

**MM 3.3.9** If hearths are included in new residential developments, they shall be energy-efficient natural gas appliances. No wood-burning hearths or stoves shall be permitted in new residential developments.

*Timing/Implementation:*      *Prior to project approval*

*Enforcement/Monitoring:*      *County of Riverside*

Nonetheless, significance thresholds may still be exceeded during individual project operations. As shown in **Table 3.3-5**, significance thresholds are projected to be exceeded when considering the cumulative emissions resulting from buildout of the proposed project. This is considered a **cumulatively considerable** and **significant and unavoidable** impact.

Refer to **Impact Analysis 3.3.5** for an expanded analysis of the potential to expose sensitive receptors to substantial pollutant concentrations.

**Impact Analysis 3.3.4**      The project would be considered to have a cumulatively considerable impact if implementation of the proposed project, in combination with existing, approved, proposed, and reasonably foreseeable development in the South Coast Air Basin, could significantly contribute to cumulative increases in emissions of criteria air pollutants that could contribute to future concentrations of pollutants for which the region is currently designated nonattainment. The impact would be considered **cumulatively considerable**. (Threshold 3)

By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's individual emissions exceed its identified significance thresholds, the project would be cumulatively considerable. Projects that do not exceed significance thresholds would not be considered cumulatively considerable. As discussed previously, the proposed project could result in significance thresholds being exceeded when considering the cumulative emissions resulting from buildout of the proposed project. The County implements General Plan policies such as AQ 4.7 and Ordinances No. 706, 726, 782, and 824 as discussed above. Future development allowed under the Housing Element would be required to adhere to these regulatory measures intended to minimize impacts to air quality. Even so, future development under the project could exceed that which is anticipated in the General Plan and analyzed in EIR No. 521 or EIR No. 441. As such, impacts would be **cumulatively considerable** and **significant and unavoidable**.

#### Mitigation Measures

None feasible.

**Impact Analysis 3.3.5**      The proposed project would be considered to have a significant impact if future development could result in exposure of sensitive receptors to substantial toxic emissions. This impact is **less than cumulatively considerable**. (Threshold 4)

As previously stated, the proposed project would result in an increase in density/intensity potential on approximately 4,856 acres of land located in 10 Area Plans throughout the unincorporated County, facilitating future development of high-density residential development and mixed-use development incorporating high-density residential development. This development could potentially include short-term construction sources and long-term operational sources of TACs, including stationary and mobile sources.

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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#### Short-Term Construction Sources

Construction of future residential development would result in short-term emissions of diesel particulate matter, which CARB has identified as a TAC. Construction would result in the generation of diesel PM emissions from the use of off-road diesel equipment required for site grading and excavation, paving, and other construction activities. The amount to which the receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health risk (i.e., potential exposure to TAC emission levels that exceed applicable standards). Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer. The calculation of cancer risk associated with exposure to TACs is typically based on a 70-year consistent period of exposure. The use of diesel-powered construction equipment, however, would be temporary and episodic and would occur over a relatively large area. For these reasons, diesel PM generated by construction activities, in and of itself, would not be expected to create conditions where the probability of contracting cancer is greater than 10 in 1 million for nearby receptors.

A review of **Figure 2.1-1** shows that all of the land use redesignations are proposed to occur in areas of the County under the regulatory jurisdiction of the SCAQMD in terms of air quality. Construction emissions are regulated by the SCAQMD, which has developed localized significance thresholds (LSTs) for several emissions generated at construction sites, including PM<sub>2.5</sub>, which is produced when diesel fuel is burned. LSTs represent the maximum emissions at a construction site that are not expected to cause or contribute to an exceedance of the most stringent national or state ambient air quality standards. LSTs are based on the ambient concentrations of that pollutant within the project source receptor area, as demarcated by the SCAQMD, and the distance to the nearest sensitive receptor. Future construction activities under the proposed project would be required to meet SCAQMD thresholds or to implement mitigation in compliance with GPA 960 Policy AQ 4.7 (RCIP GP Policy AQ 4.7), which states that to the greatest extent possible, every project is required to mitigate any of its anticipated emissions that exceed allowable emission thresholds. Examples of feasible mitigation to address short-term construction sources of TACs include but are not limited to the requirement to keep all construction equipment in proper tune in accordance with manufacturer specifications, the use of late-model, heavy-duty, diesel-powered equipment during construction to the extent that it is readily available, the use of diesel-powered equipment that has been retrofitted with after-treatment products (e.g., engine catalysts), and the use of alternative-fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available. Other examples include limiting the amount of acreage to be graded in a single day, restricting intensive equipment usage and intensive ground disturbance to hours outside of hours typically spent at home, and notifying affected sensitive receptors prior to commencing on-site construction so that any necessary precautions (such as rescheduling or relocating outdoor activities) can be implemented.

Future development-related analyses of air quality impacts, in accordance with GPA 960 Policies AQ 1.1 and AQ 1.4 (RCIP GP Policies AQ 1.1 and AQ 1.4), as well as mitigation measure **MM 3.3.1**, would be required to be conducted on a case-by-case basis as individual, future residential development projects allowed under the Housing Element proceed. At the time of specific environmental review, a site-specific air toxics pollutant analysis would be conducted in accordance with the SCAQMD (2008b) Final Localized Significance Threshold Methodology for construction activities. If SCAQMD screening thresholds would be exceeded, air toxic reduction measures are identified in order to reduce potential impacts to a level that is less than significant. If emissions remain in excess of SCAQMD localized significance screening thresholds despite the imposition of air toxic reduction measures, project-specific construction-related dispersion modeling acceptable to the SCAQMD is then used to identify potential impacts from TACs,

including diesel particulate matter. If SCAQMD risk thresholds are found to be exceeded with dispersion modeling software, additional, quantifiable pollutant reduction measures must be identified in the air toxics analysis to address potential impacts, based on site-specific information such as the distance to the nearest sensitive receptors, project site plan details, and construction schedule. The County ensures that construction contracts include all identified measures and that the measures reduce the health risk below SCAQMD risk thresholds.

#### Long-Term Operational Sources

##### Stationary TAC Sources

Portions of the area affected by the proposed project are considered more sensitive to air pollution than others because of the types of population groups or activities involved. Sensitive population groups include children, the elderly, the acutely ill, and the chronically ill, especially those with cardiorespiratory diseases. The proposed project allows development that would be considered sensitive since residential land uses are those allowed under the Housing Element; therefore, future sensitive receptors could potentially be exposed to TAC emissions from stationary sources, depending on location. The degree of impact would depend on the type of operation, distance from sensitive receptors, and the level of activity at each site.

Riverside County GPA 960 Policy AQ 2.2 (RCIP GP Policy AQ 2.2) requires site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible. Similarly, Policy AQ 4.5 requires stationary pollution sources to minimize the release of toxic pollutants through design features, operating procedures, preventive maintenance, operator training, and emergency response planning. GPA 960 Policy AQ 4.6 (RCIP GP Policy AQ 4.6) requires stationary air pollution sources to comply with applicable air district rules and control measures.

Stationary sources are regulated by SCAQMD Rule 1401, which provides for the review of TAC emissions in order to evaluate potential public exposure and health risk, to mitigate potentially significant health risks resulting from these exposures, and to provide net health risk benefits by improving the level of control when existing sources are modified or replaced. Pursuant to SCAQMD Rule 1401, stationary sources having the potential to emit TACs are required to obtain permits from the SCAQMD. Permits may be granted to these operations provided they are operated in accordance with applicable SCAQMD rules and regulations. The issuance of SCAQMD air quality permits and compliance with all SCAQMD, state, and federal regulations regarding stationary TACs reduce potential stationary sources of TAC emissions such that sensitive receptors would not be exposed to substantial air pollutant concentrations. The SCAQMD limits public exposure to TACs through a number of programs, and reviews the potential for TAC emissions from new and modified stationary sources through the SCAQMD permitting process for stationary sources. TAC emissions from existing stationary sources are limited by:

- SCAQMD Rule 1401, which requires that construction or reconstruction of a major stationary source emitting hazardous air pollutants listed in Section 112(b) of the Clean Air Act be constructed with best available control technology and comply with all other applicable requirements.
- Implementation of the Air Toxics "Hot Spot" (AB 2588) program.
- Implementation of the federal Title III Toxics program.



### 3.0 COUNTYWIDE IMPACT ANALYSIS

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Facilities and equipment that require permits from the SCAQMD are screened from risks from toxic emissions and can be required to install Toxic Best Available Control Technology (T-BACT) to reduce the risks to below significant if deemed necessary by the SCAQMD. T-BACTs are the most up-to-date methods, systems, techniques, and production processes available to achieve the greatest feasible emission reductions for TACs.

In addition, the following mitigation would be required.

#### Mitigation Measures

**MM 3.3.10** New developments shall include the following requirements to reduce emissions associated with toxic air contaminants (TACs):

- a. Electrical outlets shall be included in the building design of any loading docks to allow use by refrigerated delivery trucks. Signage shall also be installed, instructing commercial vehicles to limit idling times to five minutes or less. If loading and/or unloading of perishable goods would occur for more than five minutes and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off.
- b. Electrical outlets shall be installed on the exterior of new structures for use with electrical landscaping equipment. Further, the property owner(s) shall ensure that the hired landscape companies use electric-powered equipment where available to a minimum of 20 percent of the equipment used.

*Timing/Implementation:* Prior to project approval

*Enforcement/Monitoring:* County of Riverside

**MM 3.3.11** The County of Riverside shall require minimum distances between potentially incompatible land uses, as described below, unless a project-specific evaluation of human health risks defines, quantifies, and reduces the potential incremental health risks through site design or the implementation of additional reduction measures to levels below applicable standards (e.g., standards recommended or required by CARB, SCAQMD or MDAQMD).

#### **SCAQMD Jurisdiction:**

- a. Proposed dry cleaners and film processing services that use perchloroethylene must be sited at least 500 feet from existing sensitive land uses including residential, schools, day care facilities, congregate care facilities, hospitals, or other places of long-term residency for people.
- b. Proposed auto body repair services shall be sited at least 500 feet from existing sensitive land uses.
- c. Proposed gasoline dispensing stations with an annual throughput of less than 3.6 million gallons shall be sited at least 50 feet from existing sensitive land uses. Proposed gasoline dispensing stations with an annual throughput at or above 3.6 million gallons shall be sited at least 300 feet from existing sensitive land uses.

- d. Other proposed sources of TACs, including furniture manufacturing and repair services that use methylene chloride or other solvents identified as a TAC, shall be sited at least 300 feet from existing sensitive land uses.
- e. Proposed sensitive land uses shall be sited at least 500 feet from existing freeways, major urban roadways with 100,000 vehicles per day or more, and major rural roadways with 50,000 vehicles per day or more.
- f. Proposed sensitive land uses shall be sited at least 500 feet from existing dry cleaners and film processing services that use perchloroethylene.
- g. Proposed sensitive land uses shall be sited at least 500 feet from existing auto body repair services.
- h. Proposed sensitive land uses shall be sited at least 50 feet from existing gasoline dispensing stations with an annual throughput of less than 3.6 million gallons and 300 feet from existing gasoline dispensing stations with an annual throughput at or above 3.6 million gallons.
- i. Proposed sensitive land uses shall be sited at least 300 feet from existing land uses that use methylene chloride or other solvents identified as a TAC.

**MDAQMD Jurisdiction:**

- a. Proposed industrial projects must be sited at least 1,000 feet from existing sensitive land uses.
- b. Proposed distribution centers with 40 or more trucks per day shall be sited at least 1,000 feet from existing sensitive land uses.
- c. Proposed dry cleaners using perchloroethylene shall be sited at least 500 feet from existing sensitive land uses.
- d. Proposed gasoline dispensing facilities shall be sited at least 300 feet from existing sensitive land uses.
- e. Proposed sensitive land uses shall be sited at least 500 feet from existing freeways, major urban roadways with 100,000 vehicles per day or more, and major rural roadways with 50,000 vehicles per day or more.
- f. Proposed sensitive land uses shall be sited at least 1,000 feet from existing industrial facilities or distribution centers with more than 40 trucks per day.
- g. Proposed sensitive land uses shall be sited at least 500 feet from existing dry cleaners using perchloroethylene.
- h. Proposed sensitive land uses shall be sited at least 300 feet from existing gasoline dispensing stations.

*Timing/Implementation: Prior to project approval*

*Enforcement/Monitoring: County of Riverside*

SCAQMD Rule 1401 and adherence to mitigation measures **MM 3.3.10** and **MM 3.3.11** would ensure that future sensitive receptors allowed under the proposed project will not be exposed to substantial concentrations of air toxics. Therefore, future sensitive receptors at the site would be exposed to insubstantial amounts of TAC concentrations from stationary sources.

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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#### Mobile TAC Sources

In April 2005, CARB released the *Air Quality and Land Use Handbook: A Community Health Perspective*, which offers guidance on siting sensitive land uses in proximity to sources of air toxics. Sensitive land uses identified in the handbook include residential communities, schools and schoolyards, day care centers, parks and playgrounds, hospitals, and medical facilities. In terms of mobile source emissions of TACs, CARB has provided guidelines to help determine appropriate land uses near heavily traveled roadways. Of pertinence to this study, the CARB guidelines indicate that siting new sensitive land uses within 500 feet of a freeway, such as Interstate 15 for instance, should be avoided when possible. This 500-foot buffer was developed to protect sensitive receptors from exposure to diesel PM and was based on traffic-related studies that showed a 70 percent drop in PM concentrations at a distance of 500 feet from the roadway. Presumably, acute and chronic risks as well as lifetime cancer risk due to diesel PM exposure are lowered proportionately.

As previously stated, mitigation measure **MM 3.3.11** requires minimum distances between potentially incompatible land uses unless a project-specific evaluation of human health risks defines, quantifies, and reduces the potential incremental health risks through site design or the implementation of additional reduction measures to levels below applicable standards. This measure includes the requirement that proposed sensitive land uses, such as those allowed under the proposed project, be sited at least 500 feet from existing freeways, major urban roadways with 100,000 vehicles per day or more, and major rural roadways with 50,000 vehicles per day or more. Adherence to mitigation measure **MM 3.3.11** would ensure that future sensitive receptors allowed under the proposed project will not be exposed to substantial concentrations of air toxics from mobile sources.

Future analyses of air quality impacts, in accordance with GPA 960 Policies AQ 1.1 and AQ 1.4 (RCIP GP Policies AQ 1.1 and AQ 1.4), as well as mitigation measure **MM 3.3.1**, would be required to be conducted on a case-by-case basis as individual, future residential development projects allowed under the Housing Element proceed. Mitigation measure **MM 3.3.11** requires minimum distances between potentially incompatible land uses unless a project-specific evaluation of human health risks defines, quantifies, and reduces the potential incremental health risks through site design or the implementation of additional reduction measures to levels below applicable standards. These measures preclude future development that cannot be mitigated to levels below SCAQMD risk thresholds. As a result, this impact would be reduced to a **less than cumulatively considerable** level.

**Impact Analysis 3.3.6** Future development facilitated by the project could result in exposure of sensitive receptors to substantial odorous emissions. This impact is **potentially cumulatively considerable**. (Threshold 5)

Subsequent land use activities associated with implementation of the proposed project may allow the construction of sensitive land uses near existing or future sources of odorous emissions. Future development in the vicinity of existing agricultural uses could expose future residents to agricultural odors such as manures or fertilizers. While agricultural odors typically do not pose a health risk, they can still be strong enough to prove a nuisance. This impact is **potentially cumulatively considerable**.

GPA 960 Policies AQ 2.1 through 2.4 (RCIP GP Policies AQ 2.1 through 2.4) reduce potential odor impacts by requiring site design considerations in new development, including barriers between sources and receptors. In addition, the following mitigation measures would be required as a condition of approval in future development, as applicable.

Mitigation Measures

**MM 3.3.12** Locate potential new odor sources predominantly down- or cross-wind from existing sensitive receptors and potential new sensitive receptors predominantly upwind from existing odor sources. As indicated by the Right-to-Farm ordinance, agricultural uses that have been operated for more than three years cannot be reclassified as a public or private nuisance by new development.

*Timing/Implementation:* Prior to project approval

*Enforcement/Monitoring:* County of Riverside

**MM 3.3.13** Maintain an adequate buffer between potential new odor sources and receptors such that emitted odors are dissipated before reaching the receptors (minimum of 500 feet depending on odor source). As indicated by the Right-to-Farm ordinance, agricultural uses that have been operated for more than three years cannot be reclassified as a public or private nuisance by new development.

*Timing/Implementation:* Prior to project approval

*Enforcement/Monitoring:* County of Riverside

Construction activities associated with future development could generate airborne odors as a result of operation of construction vehicles (i.e., diesel exhaust), paving with hot asphalt, and the application of architectural coatings. Because of the volatile nature of odor compounds, they either react quickly in the atmosphere or are diluted as they are carried away from the odor source. Therefore, construction odors are generally isolated and limited to the duration of construction and its immediate site vicinity. As such, they would not affect a substantial number of people, as impacts related to these odors are limited to the number of people living and working near the source.

Compliance with existing County policies and mitigation measures **MM 3.3.12** and **MM 3.3.13**, which require that potential new sensitive receptors be located predominantly upwind from existing odor sources as well as buffering of odor sources and receptors, would ensure that future development resulting from the proposed project would not result in exposure of sensitive receptors to substantial odorous emissions. As a result, this impact would be reduced to a **less than cumulatively considerable** level.

## 3.0 COUNTYWIDE IMPACT ANALYSIS

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### 3.4 BIOLOGICAL RESOURCES

#### SETTING

##### Natural Communities

Riverside County is made up of a mosaic of diverse natural communities. The natural communities contained in each biological study area are described below.

##### Western Riverside County Biological Study Area

Western Riverside County is defined as the region covered by the Western Riverside County Multi-Species Habitat Conservation Plan (WRC-MSHCP). This portion of Riverside County encompasses approximately 1.26 million acres and contains most of the County's nondesert areas and most of its urbanized areas (see **Figure 3.4-1**). Although it comprises just under one-third of the County area, it accounts for approximately two-thirds of the developed area and approximately 80 percent of the Countywide population; approximately 920,730 acres are under Riverside County's jurisdiction (County of Riverside 2015). The rest are under the jurisdiction of cities, the state, or the federal government (i.e., National Forest, BLM lands), Indian tribes, and other such entities.

Prior to modern urban development, most of western Riverside County was covered by chaparral and coastal sage scrub, with coniferous and oak woodlands at higher elevations. Elevations in western Riverside County range from about 755 feet above mean sea level along the Santa Ana River in the northwestern corner to about 10,800 feet at Mount San Jacinto, the highest point in the County. This variation in topography, soil, and climate creates habitats for a wide variety of animals and plants, including many that are rare or endemic to Southern California.

Natural communities, also referred to as vegetation communities, found in western Riverside County include:

- Agricultural lands
- Chaparral communities
- Coastal sage scrub communities
- Desert scrub communities
- Developed or disturbed land
- Grassland communities
- Meadow and marsh communities
- Cismontane alkali marsh communities
- Montane coniferous forest communities
- Playa and vernal pool communities
- Riparian forest/woodland/scrub communities
- Riversidean alluvial fan sage scrub communities
- Water
- Woodland and forest communities

##### Coachella Valley Biological Study Area

Coachella Valley is defined as the region covered by the Coachella Valley Multi-Species Habitat Conservation Plan (CV-MSHCP). This area encompasses approximately 1.21 million acres and includes the Coachella Valley and the surrounding mountains up to the ridgelines (see **Figure 3.4-1**). The Coachella Valley is located in the central portion of Riverside County and extends from

Cabazon in the northwest to the ridgeline of the Little San Bernardino Mountains and San Bernardino County boundary to the northeast. Coachella Valley proper is a broad, low-elevation, northwest-southeast-trending valley located along the westernmost edge of the Sonoran Desert. For most of its length, the western boundary of the CV-MSHCP is coterminous with the eastern boundary of the WRC-MSHCP. However, there is a gap of approximately 60,300 acres between the two habitat conservation plans located near the San Diego border, south of State Route (SR) 74 and west of the Santa Rosa Mountains (County of Riverside 2015).

The desert floor of the Coachella Valley ranges in elevation from more than 150 feet below sea level at the southeast end to nearly 2,000 feet at the northwest end of the valley on the alluvial fans. The mountains surrounding the valley range in elevation up to 10,800 feet at Mount San Jacinto, with elevations on the southern side of the valley substantially higher than those on the north. This range of elevations and accompanying differences in temperature, precipitation, and other environmental variables are significant factors contributing to the area's high biological diversity. Many canyons in the mountains support riparian areas not typical of a desert environment. Streams and seeps also support many desert fan palm oases, especially in the Santa Rosa Mountains. Desert dry wash woodlands occur where the water drains into the sands. The alluvial fans associated with the canyon mouths provide still another major land form and distinctive biological community. Also contributing to the region's biological diversity are the strong winds that funnel through the San Gorgonio Pass from the west that pass through areas of sand deposition from the San Gorgonio and Whitewater Rivers, creating an aeolian dune system. Historically, this dune system occupied much of the center of the valley.

Natural communities found in the Coachella Valley include:

- Chaparral communities
- Desert and alkali scrub communities
- Desert scrub communities
- Dry wash woodland and mesquite communities

#### Non-Multi Species Habitat Conservation Plan Areas

The portions of Riverside County encompassed by areas not covered by either the WRC-MSHCP or the CV-MSHCP—collectively, the non-MSHCP area—include the easternmost third of the County east of the CV-MSHCP area, which stretches to the Arizona border. It also includes an area in the south-central portion of the County between the two MSHCP coverage areas bordered by San Diego County, roughly near the Anza-Borego area. The entire eastern portion of the non-MSHCP area is part of the Sonoran Desert and is covered by desert scrub and woodlands/forests at higher elevations in the desert mountains. Other desert communities occur on the flatland. Elevation in the eastern Riverside County portion ranges from about 230 feet below mean sea level at the Salton Sea to about 8,320 feet in the mountains. The south-central portion of the non-MSHCP area is characterized by mainly scrub and chaparral vegetation communities. In total, the non-MSHCP area encompasses nearly 2.2 million acres: approximately 60,330 acres for the smaller south-central area, with the remainder in the far eastern portion.

Natural communities found in the non-MSHCP area include:

- Agriculture
- Mojavean and Sonoran desert scrub communities

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- Chaparral communities
- Coniferous woodland/forest communities
- Desert dune communities
- Alkali playa communities
- Riparian and bottomland communities
- Urban and disturbed lands

A comparison of **Figure 2.1-1** and **Figure 3.4-1** appears to show that none of the residential development allowed under the proposed project would occur in the non-MSHCP areas of the County.

#### Sensitive Natural Communities

The California Department of Fish and Wildlife (CDFW), through the California Natural Diversity Database (CNDDDB), tracks the occurrence of natural communities which it considers to be the most sensitive in California. These habitats are subsets occurring in the major natural communities described above. There are 18 sensitive natural communities in the western Riverside County Biological Study Area, 25 sensitive natural communities in the Coachella Valley Biological Study Area, and 8 in the non-MSHCP area (County of Riverside 2015).

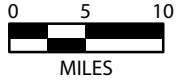
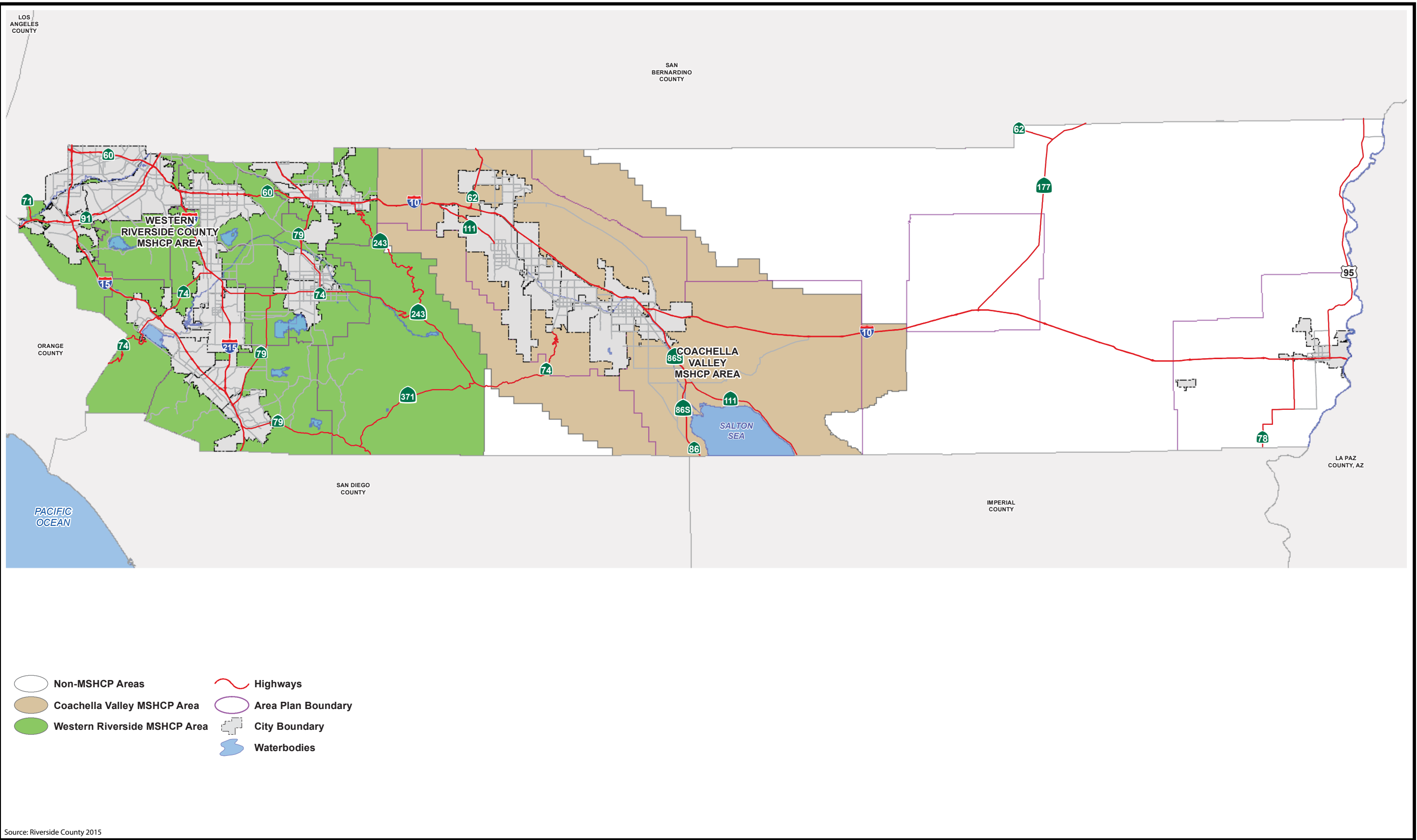
#### **Candidate, Sensitive, and Special-Status Species**

Approximately 349 species in Riverside County are considered candidate, sensitive, or special-status species under the federal Endangered Species Act (ESA), the California Endangered Species Act (CESA), or the California Native Plant Protection Act or by the CDFW. These include species that are listed as endangered or threatened under the ESA, species proposed or candidates for such listing, and species that are listed as endangered, threatened, or rare under the CESA or that have been petitioned (i.e., are candidates) for listing. Of these species, 146 are covered by the WRC-MSHCP and 27 are covered by the CV-MSHCP (County of Riverside 2015).

#### THRESHOLDS OF SIGNIFICANCE

The impact analysis provided below is based on the State CEQA Guidelines Appendix G thresholds of significance. A biological resources-related impact is considered significant if implementation of the project would:

- 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).
- 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.
- 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.
- 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.



**Figure 3.4-1**  
County Multi Species Habitat Conservation Plan Areas





- 5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- 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.

State CEQA Guidelines Section 15380 further provides that a plant or wildlife species may be treated as "rare or endangered" even if not on one of the official lists if, for example, it is likely to become endangered in the foreseeable future.

#### METHODOLOGY

The impact analysis below utilized data from the two MSHCPs in Riverside County (WRC-MSHCP and CV-MSHCP), as well as the biological resources analysis conducted for the GPA 960 EIR No. 521 and RCIP GP EIR No. 441, to determine whether the proposed increase in density/intensity potential resulting from the project would collectively 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. EIR No. 441 identified that buildout of the 2003 RCIP GP would result in significant and unavoidable impacts to biological resources.

#### IMPACT ANALYSIS

**Impact Analysis 3.4.1** Future development accommodated by the proposed project could adversely affect various sensitive species, including threatened, endangered, and special-status species protected under various local, state and federal laws. This is a **potentially cumulatively considerable** impact. (Threshold 1)

The increase in density/intensity potential resulting from the proposed project could result in future HHDR and MUA development that would increase urbanization throughout the unincorporated County. This development could result in impacts to the diverse number of species that occupy Riverside County in a variety of ways. Grading and other land-disturbing activities could result in direct effects to species present, particularly for ground-dwelling nocturnal mammals such as gophers, kangaroo rats, and pocket mice. Any reptiles, amphibians, invertebrates, or plants present would also be affected. Due to their higher mobility, birds would be less directly affected. Direct harm would generally be limited to unfledged birds (i.e., nestlings, eggs). Direct harm of larger mammals would also be minimal since they can typically flee the site. Indirect impacts would also occur to all of these species groups. Indirect harm includes direct secondary impacts due to construction activities, such as disturbed breeding, feeding, nesting, or foraging behaviors; loss of foraging habitat; loss of food sources; loss of burrows; and loss of nesting or roosting habitat. Indirect harm also includes ongoing secondary impacts due to human occupation, such as disturbance by human intrusion, increased nighttime lighting, introduction of new species (particularly dogs and house cats) and increased urban-associated predators (such as raccoons, opossums, or coyotes) because of the greater availability of scavenged food sources, i.e., refuse and pet foods. This is a **potentially cumulatively considerable** impact.

For all of these impacts, the severity of their effect on a given species or individual of the species depends on a variety of factors:

- Type of habitat affected.

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- Degree/amount of habitat affected (for example, 100 percent because of grub and grade versus 50 percent because of mowing and thinning in fuel management zones).
- Timing/duration of habitat effects (e.g., bird nesting season).
- Species-specific biological or ecological niches and needs (e.g. nocturnal, scavenger).

To the extent the aforementioned impacts affect nonlisted species, they are considered to be less than cumulatively considerable. Such nonsensitive wildlife species would generally occur in large enough numbers that impacts to individuals on a site would not be significant. In addition, any open space set aside on a site or conserved elsewhere (for example, as part of MSHCP requirements) would provide protected habitat for the benefit of the common species as well as sensitive and protected species.

There are 349 species in Riverside County that are considered candidate, sensitive, or special-status under the ESA, the CESA, and/or a CNPS designation. These include species that are listed as endangered or threatened under the ESA, species proposed or candidates for such listing, and species similarly listed under the CESA. Of the 349 protected species, 146 are addressed under the WRC-MSHCP and 27 under the CV-MSHCP (County of Riverside 2015). As discussed in more detail in Section 2.3, Regulatory Framework, the WRC-MSHCP provides for the long-term survival of protected and sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands, including an impact fee collected by the permittees and used in part to acquire these lands. Depending on the location of the private or public development project, certain biological studies are 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. Species addressed under the WRC-MSHCP and the CV-MSHCP would be adequately covered by these plans to ensure that impacts to these species and their habitats would be less than significant.

Within the 1,141 acres of non-MSHCP areas in Riverside County, however, the following mitigation measures would be required to ensure that potential impacts to sensitive and protected species would not be significant. These mitigation measures would be required as a condition of approval for future development projects during development review process.

#### Mitigation Measure

**MM 3.4.1** Prior to discretionary project approval for projects with the potential to substantially adversely affect sensitive (listed, candidate, or special-status) species or habitats, a general biological resource assessment (BRA) shall be performed. The following requirements shall apply:

- a. The BRA shall be performed by a Riverside County-approved biologist pursuant to a Memorandum of Understanding executed between the biologist and the County of Riverside.
- b. The biology/environmental firm or biologist preparing the BRA must be on Riverside County's list of qualified consultants.
- c. Fieldwork must be performed by qualified biologists according to professional standards.
- d. If included in the BRA, presence/absence surveys for specific plants must be conducted during the applicable blooming season or other conditions as deemed scientifically appropriate and valid.

- e. Should affected species or habitat occur on the project site, then a "Focused Protocol Survey" must be prepared for those species using existing protocols established by the USFWS or CDFW. If no such protocols exist, the survey must be based on generally accepted biological survey protocols appropriate to the species.

The BRA requirement may be waived if any of the following conditions are documented to exist.

- a. The area affected by the proposed project ("footprint" herein) consists entirely of built environment (structures, pavement, etc.) and none of the biota or plant material present (i.e., landscaping) represent likely habitat used by a sensitive species.
- b. The Riverside County Ecological Resources Specialist (ERS) finds in writing that the proposed footprint does not have any biological resources expected to be used by a protected species or plant.
- c. The project or activity proposed is to be performed under an existing incidental take permit, habitat conservation plan or other governing permit, license or authorization (i.e., Section 7 consultation) and no new significant effect to the covered species or other protected species or resource is expected to occur.

In addition to the items herein, the BRA shall also be prepared in accordance with the Riverside County "Guide to Preparing General Biological Resource Assessments," as well as any other requirements of the Riverside County Environmental Programs Department, Planning Department, or other County of Riverside agency.

Upon receipt of the BRA, the Riverside County ERS shall review it and all supporting documentation. If the Riverside County ERS finds that the project does not have the potential to substantially affect sensitive species or habitat, no further mitigation is required. If the Riverside County ERS finds that the project has the potential to substantially adversely affect sensitive species or habitat, then additional mitigation will be developed and imposed to reduce such impacts to below a level of significance. Such mitigation may include but not be limited to obtaining incidental take permits from the USFWS and/or CDFW, as applicable, and acquisition and conservation of replacement habitat at appropriate ratios.

*Timing/Implementation:*      *Prior to discretionary project approval*

*Enforcement/Monitoring:*      *County of Riverside*

**MM 3.4.2**

A general biological resources assessment (BRA) shall be required as part of the discretionary project review process at Riverside County's discretion. For example, a BRA would be required if site inspection, aerial or other photos, resource agency data, or any other information indicates potential for sensitive habitat to occur on or be adversely affected by the proposed project. The BRA shall be prepared and reviewed as per the requirements outlined in mitigation measure **MM 3.4.1**.

*Timing/Implementation:*      *Prior to discretionary project approval*

*Enforcement/Monitoring:*      *County of Riverside*

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Future development projects would be required to provide substantial evidence of compliance with the WRC-MSHCP or the CV-MSHCP (as applicable), as well as payment of the development mitigation fees, during the County's development review process. With payment of the mitigation fee and compliance with WRC-MSHCP or CV-MSHCP requirements, a project may be deemed compliant with CEQA, the National Environmental Policy Act (NEPA), CESA, and ESA, and impacts to covered species and their habitat would be deemed less than significant. For non-MSHCP areas, mitigation measures **MM 3.4.1** and **MM 3.4.2** require projects not covered by an existing MSHCP or HCP and with the potential to substantially adversely affect sensitive (listed, candidate, or special-status) species or habitats to have a Riverside County-approved biologist prepare a general BRA. The measures require additional mitigation to reduce any impacts identified by the BRA to below a level of significance. These compliance measures would be required as a condition of approval for future development projects during development review process and would reduce impacts associated with future development accommodated by the proposed project to **less than cumulatively considerable** levels, both within and outside of MSHCP areas.

**Impact Analysis 3.4.2** Future development accommodated by the proposed project would increase urban uses in Riverside County, adversely affecting riparian or other sensitive habitats in various areas. This is a **potentially cumulatively considerable** impact. (Threshold 2)

As described under Impact Analysis 3.4.1, the proposed project would increase urbanization throughout the unincorporated County in comparison to conditions anticipated under the General Plan. Future development facilitated by the project could adversely affect riparian or other sensitive habitats. Sensitive habitats include those that are of special concern to resource agencies and those that are protected under the MSHCPs, CEQA, Section 1600 of the California Fish and Game Code, and Section 404 of the Clean Water Act. Habitat may be lost or significantly altered due to direct impacts as well as indirect impacts resulting from development. Direct impacts are generally those in which habitat is lost to grading and filling. Indirect impacts to riparian or other sensitive habitats generally occur through edge effects, habitat alterations, disturbances, fragmentation, or degradation. Edge effects occur where urban development meets open space. In these areas, the potential for indirect impacts to wildlife in the open space are the greatest. Types of urban disturbances potentially affecting natural open space areas include change in runoff quality and pattern, introduction of toxic chemicals (particularly fertilizers and other gardening chemicals) and manure, spillover of nighttime lighting, increased ambient noise levels and spillover noise, introduction of nonnative plants (including potentially invasive species), increased risk of trash and refuse, and increased potential for human disturbances of open spaces. This is a **potentially cumulatively considerable** impact.

However, identification of specific impacts on habitats associated with the proposed project is not possible due to project-level variability and uncertainties related to future individual projects in terms of detailed site plans, construction schedules, equipment requirements, etc., which are not currently determined. Therefore, future project-level analyses of biological resource impacts, would be conducted on a case-by-case basis as individual, future residential development projects allowed under the Housing Element proceed. The need for analysis would be determined during the County's development review process, during which the applicant would be required to provide substantial evidence of compliance with County, state, and federal regulations, including the provisions of the applicable MSHCP and General Plan policies.

Riverside County GPA 960 Policy OS 17.2 (RCIP GP Policy OS 17.1) requires the enforcement of the provisions of applicable MSHCPs when conducting review of development applications. For instance, discretionary projects that occur within the WRC-MSHCP criteria cells are submitted to the County of Riverside for review and are subject to the Habitat Evaluation and Acquisition and

Negotiation Strategy (HANS), which ensures that the sensitive habitats and riparian areas are conserved. The MSHCP also identifies the requisite studies and land use considerations necessary to protect riparian areas outside of the criteria cells that contribute to the function and value of the reserve system and the sensitive habitats conserved therein. Pursuant to Section 6.1.2 of the WRC-MSHCP, as projects are proposed within the plan area, an assessment of the potentially significant effects on riparian/riverine areas and vernal pools would be performed using available information augmented by project-specific mapping provided to and reviewed by a Riverside County biologist. The CV-MSHCP 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. To ensure necessary habitat is preserved, discretionary projects that occur within its conservation areas are submitted for joint project review by the County of Riverside and the Coachella Valley Conservation Commission pursuant to Section 6.6.1.1 of the CV-MSHCP. For proposals in the Santa Rosa and San Jacinto Mountains Conservation Area, the County of Riverside employs the HANS process instead. Implementation of joint project review and the HANS process ensures that sensitive habitats and riparian areas are conserved pursuant to the CV-MSHCP.

Ongoing implementation of the WRC-MSHCP and the CV-MSHCP ensures that sufficient sensitive habitat is conserved to offset the habitat losses incurred by future development in western Riverside County and the Coachella Valley.

A comparison of **Figure 2.1-1** and **Figure 3.4-1** appears to show that none of the residential development allowed under the proposed project would occur in the non-MSHCP areas of the County. Nonetheless, the text revisions included in the proposed project in order to adopt and implement the new HHDR and MUA land use designations and zone classifications would allow such development to be proposed in other areas throughout the County (with the processing of a General Plan Amendment and/or change in zone classification). Therefore, the following mitigation measure requires that for sites not governed by an existing MSHCP, where site conditions (e.g., topography, soils, vegetation) indicate a project could adversely affect any riparian or riverine resources, an appropriate assessment must be prepared by a qualified professional. These mitigation measures would be required as a condition of approval for future development projects during development review process.

#### Mitigation Measure

**MM 3.4.3** For sites not governed by an existing MSHCP, where site conditions (e.g., topography, soils, vegetation) indicate a project could adversely affect any riparian or riverine resources, an appropriate assessment shall be prepared by a qualified professional. An assessment shall include, but not be limited to, identification and mapping of any riparian/riverine areas and evaluation of species composition, topography/hydrology and soil analysis, as applicable. An assessment shall be completed as part of the environmental review for the development proposal prior to its approval. Upon receipt of an assessment, the Riverside County Ecological Resources Specialist (ERS) shall review the document and make a finding that:

- a. Riparian/riverine areas do not exist on site; or
- b. Project-specific avoidance measures have been identified that would be sufficient to ensure avoidance of riparian/riverine areas; or

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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- c. Impacts to riparian/riverine areas are significant and unavoidable. If avoidance is not feasible, a practicable alternative that minimizes direct and indirect effects to riparian/riverine areas and vernal pools and associated functions and values to the greatest extent possible must be developed.

If impacts remain significant and unavoidable, then the ERS will require the project applicant to obtain a Section 404 permit from the US Army Corps of Engineers (USACE) and/or a Fish and Game Code Section 1600 agreement from the CDFW prior to the issuance of any grading permit or other action by the County of Riverside that would lead to the disturbance of the riparian resource.

*Timing/Implementation:*      *Prior to discretionary project approval*

*Enforcement/Monitoring:*      *County of Riverside*

**MM 3.4.4** For sites not governed by an MSHCP, a general biological resources assessment (BRA) shall be required as part of the discretionary project review process at Riverside County's discretion. For example, a BRA would be required if site inspection, aerial or other photos, resource agency data, or any other information indicates potential for sensitive habitat to occur on or be adversely affected by the proposed project. The BRA shall be prepared and reviewed as per the requirements outlined in mitigation measure **MM 3.4.3**.

*Timing/Implementation:*      *Prior to discretionary project approval*

*Enforcement/Monitoring:*      *County of Riverside*

These measures would ensure, in areas of Riverside County not already regulated by either the WRC-MSHCP or CV-MSHCP, a jurisdictional assessment would be performed for projects proposed for areas that may support state or federally protected wetlands in order to determine if any riparian resources would be affected by the proposed implementing project. Further, where impacts to such wetlands are unavoidable, a Clean Water Act Section 404 permit must be obtained from the USACE and/or a streambed alteration agreement must be obtained from the CDFW pursuant to Fish and Game Code Section 1600 et seq. Among other things, plans developed pursuant to the Section 404 permit require no net loss of wetlands. Typically, this means that a project's loss or disturbance of wetlands must be offset by creation or protection of additional wetlands, often at a 3:1 (replacement:loss) ratio or other formula deemed acceptable by the applicable resource agency. Therefore, implementation of the above-listed existing regulations and General Plan policies and, in particular, the provisions of the two multiple species habitat conservation plans (MSHCP), as well as mitigation measures **MM 3.4.3** and **MM 3.4.4**, would ensure that impacts on riparian or other sensitive natural communities resulting from future development accommodated by the proposed project would be reduced to a **less than cumulatively considerable** level.

**Impact Analysis 3.4.3** Future development accommodated by the proposed project could adversely affect federally protected wetlands as defined by Section 404 of the Clean Water Act (e.g., marshes, vernal pools) through direct removal, filling, hydrological interruption, or other means. This is a **potentially cumulatively considerable** impact. (Threshold 3)

Federally protected wetlands are defined in Section 404 of the Clean Water Act as areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include freshwater marshes, riparian forests, riparian woodlands, open water, flood channels, rivers and stream beds, and similar areas. There are 470,800 acres of natural vegetation communities in unincorporated Riverside County with the potential to contain federally protected wetlands (County of Riverside 2015).

Direct impacts to federally protected wetlands would occur if future development resulted in direct removal, fill (which essentially means placing dirt into), hydrological interruption, or other disturbance to these resources. Such effects are often associated with clearing and grubbing, grading, paving and building for new development, redevelopment and construction of roads, flood control projects, and other infrastructure. This is a **potentially cumulatively considerable** impact.

The Riverside County General Plan contains several policies that address potential impacts to wetlands, including GPA 960 Policy LU 7.7 (no similar RCIP GP Policy), which states that buffers are required to the extent possible between development and watercourses, including their associated habitat. GPA 960 Policy OS 5.5 (RCIP GP Policy 5.5) requires the preservation and enhancement of existing native riparian habitat and prohibits the obstruction of natural watercourses as well as fencing that constricts flow across watercourses and their banks. GPA 960 Policy OS 6.2 (RCIP GP Policy 6.2) seeks to preserve buffer zones around wetlands where feasible and biologically appropriate. GPA 960 Policy OS 6.1 (RCIP GP Policy 6.1) requires compliance with Clean Water Act Section 404 in terms of wetlands mitigation policies.

Where they meet USACE guidelines, many wetland communities (e.g., freshwater marshes, riparian forests, riparian woodlands, open water, flood channels, rivers, and streambeds) in western Riverside County would be subject to the federal Clean Water Act (Sections 401, 402, and 404) as regulated by federal agencies. Projects proposing to affect federally protected wetlands would be required to obtain a Section 404 permit prior to grading. This applies to sites both within and outside of the MSHCP coverage areas. The USACE also consults with the USFWS pursuant to Section 7 of the ESA on projects that may affect federally listed species within USACE jurisdictional wetlands or waters or are potentially affected by the USACE's issuance of a Section 404 permit. Since USACE permits must ensure no net loss of riparian habitat, and preservation of biological function and value of any jurisdictional waters on-site, compliance with Section 404 requirements would ensure that no wetlands are significantly affected.

As indicated previously, the WRC-MSHCP serves as a comprehensive, multijurisdictional habitat conservation plan, pursuant to ESA Section (a)(1)(B) and as a natural communities conservation plan (NCCP) under the state's NCCP Act. The WRC-MSHCP identifies the requisite studies and land use considerations necessary to protect riparian areas in western Riverside County and outside of the criteria cells that contribute to the function and value of the reserve system and the sensitive habitats conserved therein. Pursuant to Section 6.1.2 of the WRC-MSHCP, proposed projects require assessment of potentially significant effects on any riparian/riverine areas or vernal pools. The assessment must be performed per County of Riverside, MSHCP, CDFW, and USACE standards, then be provided to and reviewed by a Riverside County biologist. As part of MSHCP compliance, the County of Riverside first looks to avoid, or at least minimize, direct and indirect effects to the mapped wetlands. If avoidance is feasible, measures are incorporated into project design to ensure the long-term conservation of the areas to be avoided. If avoidance is not feasible, a practicable alternative is selected that minimizes direct and indirect effects to riparian/riverine areas and vernal pools and their associated functions and values to the greatest extent possible.



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Additionally, Section 6.1.4 of the WRC-MSHCP sets forth a range of measures to eliminate, reduce, or minimize edge effects associated with the interface between development and the natural environment. These also aid in reducing indirect impacts to wetlands.

In addition, where a proposed development project could affect riparian/riverine areas or federally protected wetlands as defined by Section 404 of the Clean Water Act or as defined by Fish and Game Code Section 1600 et seq., an appropriate assessment must be prepared by a qualified professional as part of Riverside County's project review process per the required mitigation measures required below.

#### Mitigation Measure

**MM 3.4.5** If site conditions (for example, topography, soils, vegetation, etc.) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands as defined by Section 404 of the CWA, then an appropriate assessment shall be prepared by a qualified professional as part of Riverside County's project review process. An assessment shall include, but not be limited to, identification and mapping of any wetland(s) or riparian resources present; evaluation of plant species composition, topography and hydrology; a soils analysis (where appropriate) and conclusions stating the presence or absence of jurisdictional wetlands. An assessment shall be completed as part of the development review process. Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the Riverside County Planning Department that the alteration of any watercourse or wetland, located either on site or on any required offsite improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

*Timing/Implementation:* During development review process

*Enforcement/Monitoring:* County of Riverside

**MM 3.4.6** If site conditions (e.g., topography, soils, vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands as defined by Fish and Game Code Section 1600 et seq., then an appropriate assessment shall be prepared by a qualified professional as part of Riverside County's project review process. An assessment shall include, but not be limited to, identification and mapping of any wetland(s) or riparian resources present; evaluation of plant species composition, topography, and hydrology; a soils analysis (where appropriate); and conclusions stating the presence or absence of jurisdictional wetlands. An assessment shall be completed as part of the development review process.

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the Riverside County Planning Department that the appropriate CDFW notification pursuant to Sections 1601/1603 of the Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed

Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreements shall be submitted along with the notification.

*Timing/Implementation:*            *During development review process*

*Enforcement/Monitoring:*        *County of Riverside*

Mitigation measure **MM 3.4.5** would ensure that, in areas of Riverside County not already regulated by a MSHCP, a jurisdictional assessment would be performed to determine if a project site may support federally protected wetlands and, where impacts to such wetlands are unavoidable, require a 404 permit to be obtained from the USACE. Similarly, mitigation measure **MM 3.4.6** would address state-protected wetlands pursuant to Fish and Game Code Section 1600 et seq.

During the County's development review process, future development projects would be required to provide substantial evidence of compliance with these County, state, and federal regulations, including the provisions of the applicable MSHCP, USACE guidelines, and General Plan policies. Mitigation measures **MM 3.4.5** and **3.4.6** would be enforced as conditions of approval for future development projects during development review process. Implementation and compliance with these existing regulations, General Plan policies, and mitigation measures **MM 3.4.5** and **MM 3.4.6** would ensure that impacts on federally protected wetlands resulting from future development accommodated by the proposed project would be reduced to a **less than cumulatively considerable** level.

**Impact Analysis 3.4.4**        Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites. However, compliance with existing laws and regulatory programs would ensure that this impact is **less than cumulatively considerable**. (Threshold 4)

Residential development has the potential to result in the creation of new barriers to animal movement in the urbanizing areas. This is a **potentially cumulatively considerable** impact.

However, impacts to wildlife movement associated with development in the County are mitigated due to corridors and linkages established by the WRC-MSHCP and the CV-MSHCP. As part of the WRC-MSHCP, a system of corridors and linkages was established to accommodate wildlife movement in the open areas of western Riverside County. The plan includes 20 core areas and 10 noncontiguous habitat blocks joined by 19 linkages and 29 constrained linkages. One example is the Pass Area Plan Special Linkage, which is located in the northeast plan area and connects the San Jacinto Mountains to the San Bernardino Mountains via San Gorgonio Wash. The Southwest Area Plan Special Linkage connects the area between the Santa Margarita Ecological Reserve and the Pechanga Indian Reservation.

In the Coachella Valley, the CV-MSHCP establishes conservation areas and articulates objectives and measures for the preservation of core habitat and the biological corridors and linkages needed to maintain essential ecological processes in the plan area. For example, one biological corridor with two undercrossings is identified for the Stubbe Canyon Wash under I-10; two corridors are located at the Whitewater and San Gorgonio Rivers under SR 111; a linkage and a corridor are identified for the Whitewater River area under I-10; another biological corridor exists at Mission Creek under SR 62; two corridors are located at Mission Creek and Willow Wash under I-10; and five biological corridors are in the Desert Tortoise Linkage Conservation Area under I-10 (County of Riverside 2015).

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Sufficient programs are in place in both MSHCPs that would prevent substantial interference with wildlife movement and corridors (County of Riverside 2015). With the corridor conservation measures, edge effect controls, and other components of the two plans to ensure protection, provisions of the WRC-MSHCP and CV-MSHCP would ensure that future development in western Riverside County and the Coachella Valley does not substantially interfere with wildlife movement or corridors.

In addition, the MSHCPs protect 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 2015). Thus, through the protections afforded by the WRC-MSHCP and CV-MSHCP, future development accommodated by the proposed project would have a less than significant impact on the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites in western Riverside County and the Coachella Valley.

A comparison of **Figure 2.1-1** and **Figure 3.4-1** appears to show that none of the residential development allowed under the proposed project would occur in the non-MSHCP areas of the County. Nonetheless, the text revisions included in the proposed project in order to adopt and implement the new HHDR and MUA land use designations and zone classifications would allow such development to be proposed in other areas throughout the County (with the processing of a General Plan Amendment and/or change in zone classification). Therefore, the following mitigation measure is required for sites not governed by an existing MSHCP.

#### Mitigation Measure

**MM 3.4.7** Should a wildlife nursery site or native resident or migratory wildlife corridor be uncovered through a biological resources assessment (BRA), then a consultation with a Riverside County Ecological Resources Specialist (ERS) shall occur. The ERS shall make a determination if the site is essential for the long-term viability of the species. If such a determination is made, then the ERS shall work with the project applicant to avoid the effects of development on the resource in question and condition the land use case accordingly. Should significant impacts to a nursery site or corridor not be avoidable, the applicant shall be required to ensure the preservation of comparable nursery or corridor habitat off-site.

*Timing/Implementation:* Prior to discretionary project approval

*Enforcement/Monitoring:* County of Riverside

Compliance with the applicable MSHCPs, as well as implementation of mitigation measure **MM 3.4.7**, which requires that effects to wildlife nursery sites and/or corridors be avoided or preserved off-site, would ensure that no significant interference with wildlife movement, corridors, or nursery sites would occur. During the County's development review process, future development projects would be required to provide substantial evidence of compliance with the provisions of the applicable MSHCP and General Plan policies and mitigation measure **MM 3.4.7** would be enforced as a condition of approval for future development projects during development review process. For these reasons, impacts would be **less than cumulatively considerable**.

**Impact Analysis 3.4.5** Future development accommodated by the proposed project would not conflict with local policies or ordinances protecting biological resources. There is **no impact**. (Threshold 5)

In March 1993, the County of Riverside issued Oak Tree Management Guidelines to address the treatment of oak woodlands in areas where zoning and/or General Plan density restrictions allow the effective use of clustering. The guidelines are generally considered to be the most effective where minimum lot sizes are 2.5 acres or larger, or where oak woodlands are concentrated in a relatively small portion of a project site. The guidelines include recommendations for oak inventories, land use designs to cluster home sites in order to reduce impacts to oaks, and mitigation measures for oak conservation. Any conflicts between the project and Riverside County's Oak Tree Management Guidelines would be eliminated by project conditions of approval on all future residential development requiring compliance with the guidelines wherever qualifying oak resources are found to occur (e.g., through a biological resource assessment). Biological resource protection is also afforded by Riverside County Ordinance No. 559, which regulates the removal of trees. All future development allowed under the proposed project would be required to comply with Ordinance No. 559.

Compliance with County policies and ordinances protecting biological resources is required of all development projects in Riverside County during the development review process. There is **no impact**.

#### Mitigation Measures

None required.

**Impact Analysis 3.4.6** Future development accommodated by the proposed project would be located in areas covered by adopted habitat conservation plans, in particular the WRC-MSHCP and the CV-MSHCP. Future development would be required to comply with the policy provisions of the adopted MSHCPs. This impact is **less than cumulatively considerable**. (Threshold 6)

As explained above, the WRC-MSHCP and the CV-MSHCP (also permitted as NCCPs) apply to land use activities in western Riverside County and the Coachella Valley. The MSHCPs are the cornerstones of Riverside County's General Plan Multipurpose Open Space Element. As such, policies in the County General Plan specifically require compliance with existing MSHCPs to ensure there are no conflicts with local biological resource protections. In addition, the Stephens' Kangaroo Rat HCP remains in effect for the majority of western Riverside County. Although the reserve land is acquired for this HCP, a mitigation fee is still collected on new development to ensure the long-term maintenance and monitoring of the reserves. The proposed project does not make any changes to how these HCPs are implemented, nor does it change the steps required to comply with said HCPs.

Future development accommodated by the proposed project would be required, through conditions of approval required for future development projects during development review process, to comply with applicable fee ordinances relevant to the implementation of specific programs that protect biological resources, thereby reinforcing compliance with applicable resource protection policies. For example, Riverside County Ordinance No. 663 requires development projects within the Stephens' kangaroo rat HCP area to pay a development mitigation fee to establish the reserves, administer the plan, and otherwise meet the requirements of this HCP. Similarly, Riverside County Ordinances No. 810 and No. 875 require land use projects

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within the coverage areas of those plans to pay a development impact fee to establish reserves and implement the respective conservation plans.

Additional adopted HCPs are located in Riverside County but apply to other agency/special district activities. Examples include the Southwest Riverside County MSHCP, the Lake Mathews MSHCP, and the Lower Colorado River Multiple Species Conservation Program. None of these conservation plans would apply to future development accommodated by the proposed project.

Numerous federal and state regulations are in place to ensure that adopted HCPs, NCCPs, and other conservation plans are successful. The combination of local programs and conditions of approval requirements, as well as federal and state programs, would ensure that conflicts with provisions of the adopted HCPs, NCCPs, and other approved habitat conservation plans in effect in unincorporated Riverside County are **less than cumulatively considerable**.

#### Mitigation Measures

None required.

### **3.5 CULTURAL RESOURCES**

#### SETTING

##### **Cultural Resources**

The cultural history of Riverside County can be discussed in three primary time periods: the Prehistoric period, the Ethnohistoric period, and the Historic period.

The Prehistoric period refers to a time beginning with the settlement of the Southern California region at least 10,000 to 12,000 years ago and extending forward through time to initial Euro-American settlement in the late eighteenth century. The following artifacts and features are characteristic of the Prehistoric period: ceramics, projectile points of many types, grinding implements (mortars and pestles, metates, and manos), enigmatic cogstones, shell, bone, clay beads and pendants, and evidence of big game hunting (County of Riverside 2015).

The Ethnohistoric period was distinguished by eight distinct resident cultural groups of Native Americans: Cahuilla (primarily), Gabrielino, Juaneño, Luiseño, Quechan, Halchidhoma, Chemehuevi, and Serrano. These groups occupied territories across Southern California generally as indicated in **Figure 3.5-1**. It should be noted that territorial boundaries changed for some tribal groups throughout time. The majority of western Riverside County was occupied by the Cahuilla, while the western part of the County, in the vicinity of the Santa Ana Mountains, fell within the territory of the Gabrielinos, Juaneños, and Luiseños. These three populations had territories that extended from the coast eastward and northeastward across the Santa Ana and Palomar mountains, encompassing the Temescal Valley and Lake Elsinore, and extending toward the foothills of the San Jacinto and Santa Rosa Mountains. The eastern part of the County was strongly influenced by the presence of the Colorado River, with three indigenous cultures present: the Halchidhoma, Quechan, and Chemehuevi. Directly north of the Cahuilla, the Serrano occupied a large territory that encompassed much of San Bernardino County, edging southward into Riverside County (County of Riverside 2015).

The Historic period began around 1774 with the exploratory expeditions of Juan Bautista de Anza and continued to 45 years before the present day, as defined by CEQA. Early explorers and settlers (Chinese, European, Mexican, Japanese, and many others) established communities, infrastructure (railroads, canals, etc.), and industries (ranching, mining, agriculture, forestry, recreation, etc.) that shaped the development and identity of the County. Key events associated with the Historic period include first European contact with Southern California (1772–1818); establishment and proliferation of the Spanish missions (1769–1833); Mexican overthrow of Spanish rule in 1821, followed by the Rancho period as mission control ceded to private land ownership; the Treaty of Guadalupe Hidalgo, which ended the Mexican-American War in 1848 and led to California becoming a US territory; the early Californian period, around 1850 when California officially entered the Union as a free state; the growth period following statehood, increasing pace after the 1865 end of the US Civil War; expansion, settlement, and development, particularly of transportation, agriculture, and water infrastructure, from about 1870 to 1920, including incorporation of the County of Riverside on May 9, 1873; and an additional wave of growth, particularly suburban, following World War II (County of Riverside 2015). An initial inventory of historical resources in Riverside County was completed and mapped in the 1980s, as shown in **Figure 3.5-2**; however, many more historic resources likely exist that have not yet been documented.

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#### THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on the State CEQA Guidelines Appendix G thresholds of significance. A cultural resource impact is considered significant if implementation of the project would:

- 1) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.
- 2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.
- 3) Disturb any human remains, including those interred outside of formal cemeteries.

#### METHODOLOGY

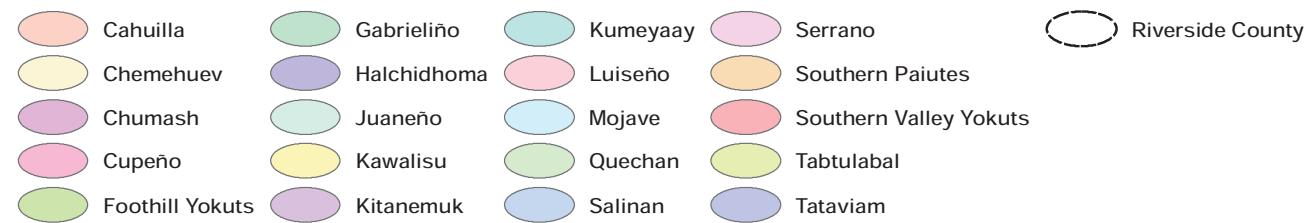
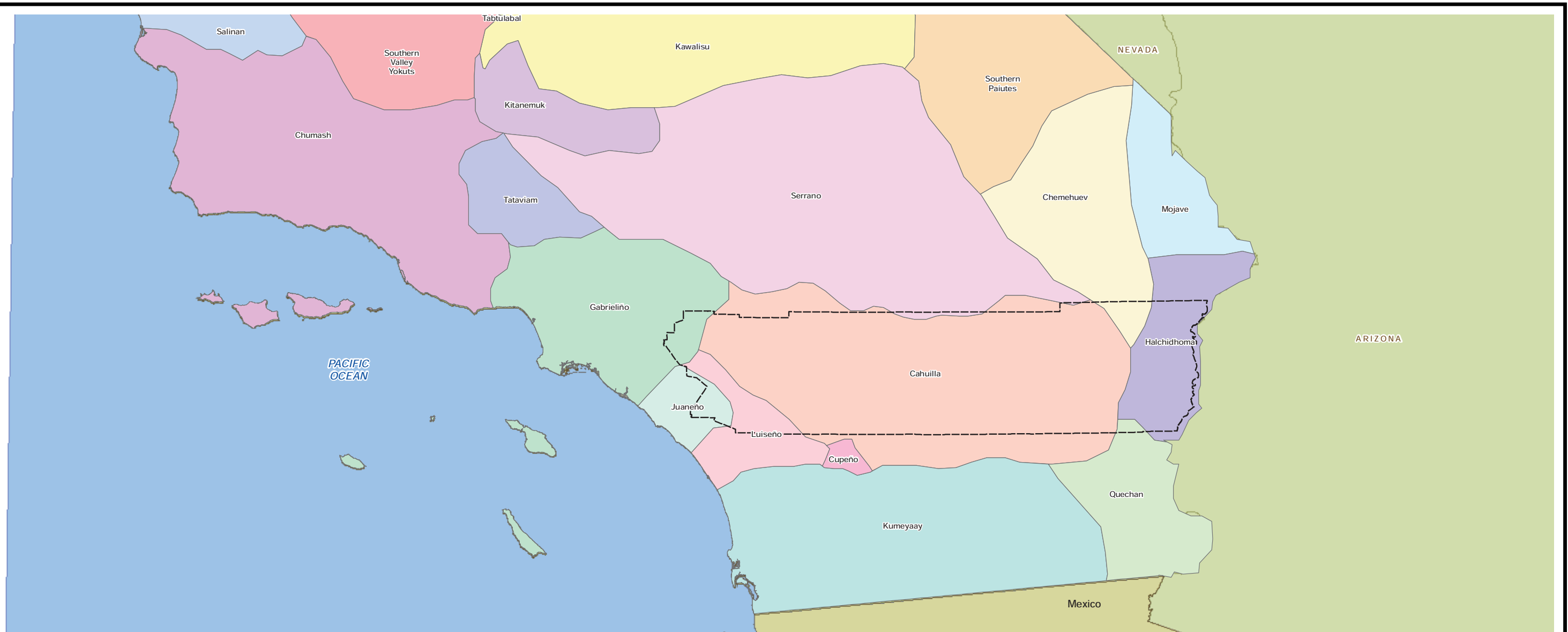
General Plan EIR No. 521 determined that existing regulatory compliance measures would reduce to below the level of significance any potential adverse changes in the significance of either archaeological or historical resources resulting from buildout of land uses currently designated in the General Plan (County of Riverside 2015). EIR No. 441 determined that Implementation of the policies in the RCIP GP and mitigation measures would reduce impacts on cultural and paleontological resources to less than significant (County of Riverside 2002).

The proposed project would result in an increase in density/intensity potential on sites throughout the unincorporated County as a result of redesignation and rezoning. In addition, the text revisions included in the proposed project in order to adopt and implement the new HHDR and MUA land use designations and zone classifications would allow such development to be proposed in other areas throughout the County (with the processing of a General Plan Amendment and/or change in zone classification). Therefore, the proposed project could increase the amount of urban development and ground disturbance in the County. The impact analysis below considers the potential for these changes to collectively affect known and currently undiscovered cultural resources in the County.

#### IMPACT ANALYSIS

**Impact Analysis 3.5.1** Future development accommodated by the project could cause a substantial adverse cumulative change in the significance of the County's historical resources, as defined in Section 15064.5 of the State CEQA Guidelines. This would be a **potentially cumulatively considerable** impact. (Threshold 1)

Future development accommodated by the project would increase the amount of urban development and ground disturbance in the County, which could in turn cause a substantial adverse cumulative change in the significance of the County's historical resources, as defined in Section 15064.5 of the State CEQA Guidelines. Additionally, in previously undisturbed areas and in areas not yet formally evaluated for cultural resources, ground-disturbing activities could lead to the discovery of historical resources deemed significant. This is a **potentially cumulatively considerable** impact.



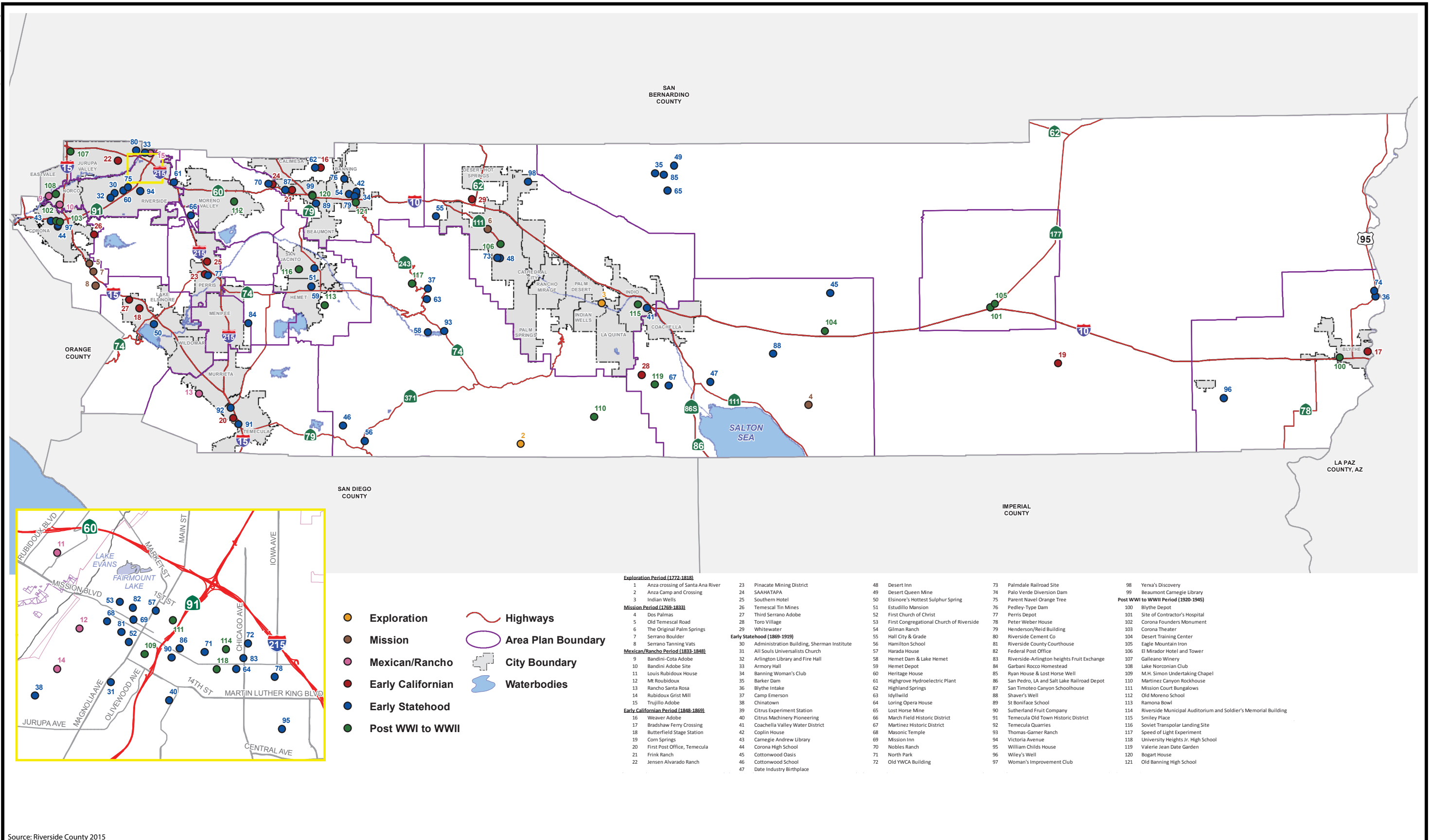
Source: Riverside County 2015



**Figure 3.5-1**  
Tribal Territories







Source: Riverside County 2015



**Figure 3.5-2**  
Historical Resources



Historic properties and resources are protected by a wide variety of federal, state, and county regulations and procedures that would prevent substantial adverse changes and result in preservation or mitigation. All future development subsequent to the project would be subject to this regulatory framework, which is described in detail in Section 2.3, Regulatory Framework, and summarized here. The applicable regulatory measures for future development projects would be determined during the County's development review process, and included in a project's conditions of approval. Standard conditions addressing project-specific cultural resource impacts include requirements for site and tribal monitoring during construction; actions to take if a cultural resource is inadvertently discovered during grading/construction (e.g., halting ground disturbance until appropriate preservation or mitigation measures are determined in consultation with the Native American tribal representative, the archaeologist, and the Planning Director); documentation and reporting requirements to verify compliance; and specific protocols to be followed for the discovery of any human remains, whether modern, historic, or prehistoric (e.g., remains left in place and free from disturbance until a final decision as to the treatment and their disposition has been made in consultation with the Riverside County Coroner and/or the Native American Heritage Commission consistent with California Health and Safety Code Section 7050.5). Vacant parcels in areas known to have prehistoric or historic resources, as well as any parcels with environmental, geomorphological, or vegetative features known to increase the likelihood of cultural resources being present, trigger a Phase I cultural resources study.

In addition, the following mitigation measure would be required as a condition of approval for future development projects during development review process.

#### Mitigation Measures

**MM 3.5.1** Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, capping of the cultural resource site and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be placed within permanent conservation easements or dedicated open space.

*Timing/Implementation:* Prior to and during construction activities

*Enforcement/Monitoring:* County of Riverside

The regulations, procedures, and mitigation discussed above form a regulatory framework to ensure that the County's historical resources are protected on a comprehensive, or cumulative, level by requiring site-specific development to be adequately reviewed for cultural resources prior to approval; requiring appropriate mitigation measures to be developed and incorporated into project design and project conditions of approval; requiring that human remains are treated in accordance with applicable laws; and requiring that tribal participation occurs. Therefore, this impact would be reduced to a **less than cumulatively considerable** level.

**Impact Analysis 3.5.2** Future development accommodated by the project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. This would be a **potentially cumulatively considerable** impact. (Threshold 2)

As stated under **Impact Analysis 3.5.1**, future development accommodated by the project would increase the amount of urban development and ground disturbance in the County, which could in turn cause a substantial adverse cumulative change in the significance of the County's

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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archaeological resource pursuant to Section 15064.5. Additionally, in previously undisturbed areas and in areas not yet formally evaluated for cultural resources, ground-disturbing activities could lead to the discovery of archaeological resources deemed significant. This is a **potentially cumulatively considerable** impact.

GPA 960 Policies OS-19.3 through OS-19.5 (RCIP GP Policies OS-19.3 through OS-19.5) require proposed development to be reviewed for the possibility of cultural resources and for compliance with the County's cultural resources program; to prioritize the protection of cultural resources preserved in place or left in an undisturbed state by designating open space and allocating resources and/or tax credits to the extent feasible; and to exercise sensitivity and respect for human remains through compliance with all applicable laws concerning such remains. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies as part of the project application materials. These policies would ensure that the California State CEQA Guidelines (Section 15064.5(e-f)) provisions for the accidental discovery of historical or archaeological resources and human remains during construction activities, as well as California Health and Safety Code Section 7050.5, would be adhered to during all future development projects.

As previously discussed, the County's Planning Department has specific procedures and standard conditions of approval to ensure that development projects are adequately reviewed, additional information is collected where warranted, archaeological resources are identified and, where significant, preserved, that any human remains uncovered are treated in accordance with applicable laws and, lastly, that tribal participation occurs when applicable. Vacant parcels in areas known to have prehistoric or historic resources, as well as any parcels with environmental, geomorphological, or vegetative features known to increase the likelihood of cultural resources being present, trigger a Phase I cultural resources study and departmental procedures including review by the Riverside County Archaeologist for prospective archaeological resource impacts, as well as the application of additional conditions of approval as the individual project-specific circumstances, Phase I cultural resources study, and any Phase II archaeological testing studies dictate. These requirements are included as standard conditions of approval during the County's development review process.

Despite all of the above measures that lessen substantial adverse changes in the significance of archaeological resources, the following additional project-specific mitigation measure is necessary to further avoid, reduce, or minimize impacts. This measure would be required as a condition of approval for future development projects during development review process.

#### Mitigation Measures

**MM 3.5.2** If avoidance and/or preservation in place of cultural resources is not feasible, the following mitigation measures shall be initiated for each impacted site:

- a. Discoveries shall be discussed with the Native American tribal (or other appropriate ethnic/cultural group representative) and the Riverside County Archaeologist, and a decision shall be made with the concurrence of the Planning Director, as to the mitigation (documentation, recovery, avoidance, etc.) appropriate for the cultural resource.
- b. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to appropriate preservation or mitigation measures.

*Timing/Implementation:*      *Prior to and during construction activities*

*Enforcement/Monitoring:*      *County of Riverside*

Both Senate Bill (SB) 18 and Assembly Bill (AB) 52 requirements were triggered for the proposed project. While the Notice of Preparation (NOP) was issued for the project on June 26, 2015, prior to enactment of AB 52, the project was subsequently revised to include additional parcels not included in the original project description; a revised NOP was circulated on October 9, 2015 to include the new parcels. Therefore, the AB 52 requirements for tribal consultation were triggered. Per the requirements of SB 18, in June 2015, the County initiated contact with the tribes on the Native American Heritage Commission list. Only two tribes formally requested consultation within the 90-day response period (June 2015 through September 2015). The Pala Band of Mission Indians (August 4, 2015) and the Morongo Band of Mission Indians (August 11, 2015) responded to the NOP for the proposed project. The Pala Band of Mission Indians determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation and is beyond the boundaries of the territory that the tribe considers its traditional use area. The Morongo Band of Mission Indians determined that the project is not within the tribe's current reservation boundaries but is within the boundaries of the traditional use area. As such, the Morongo Tribe requested a records search, archaeological survey, and tribal monitoring during construction. The proposed project does not include any specific development proposals, nor does it grant site-specific development entitlements. The conditions requested by the Morongo Tribe would be enforced as part of the regulatory process described above for site-specific development proposals.

The regulations and procedures discussed above and enforced during the development review process ensure that the County's archaeological resources are protected on a comprehensive, or cumulative, level by requiring site-specific review and mitigation for archaeological resources and tribal consultation. Mitigation measure **MM 3.5.2** would further lessen impacts by providing for dialogue with the appropriate ethnic or cultural group concerning the dispensation of cultural resources where it is infeasible for those resources to be avoided or preserved in place. Therefore, this impact would be reduced to a **less than cumulatively considerable** level.

**Impact Analysis 3.5.3**      Future development accommodated by the project could disturb human remains interred outside of formal cemeteries. This would be a **potentially cumulatively considerable** impact. (Threshold 3)

The proposed project does not include components that would affect existing cemeteries. However, future development accommodated by the project would result in disturbance of vacant lands, resulting in the potential to disturb buried human remains interred outside of formal cemeteries, in both known and previously unknown locations. This is a **potentially cumulatively considerable** impact.

Because most uncovered human remains and/or associated burial artifacts are of historical or prehistoric eras, they tend to be handled in a manner similar to archaeological resources. In this aspect, the regulatory measures outlined for impacts to historical and archaeological resources discussed under **Impact Analysis 3.5.1** and **Impact Analysis 3.5.2** provide specific provisions that also apply for buried human remains.

Adherence to California's Traditional Tribal Places Act (SB 18) would help ensure that historic and prehistoric cultural resources are considered prior to discretionary project approval and that mitigation measures appropriate to site conditions are applied to prevent significant impacts. Specifically, the law requires Riverside County to consult with Native American groups at the earliest point in the land use planning process for certain types of projects regarding preservation

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of Native American places of prehistoric, archaeological, cultural, spiritual, and ceremonial importance, which would include human remains associated with prehistoric Native Americans.

Also, as uncovered human remains can also be of modern origins, and hence potentially part of a crime scene, the following mitigation would be required as a condition of approval for future development projects during development review process.

#### Mitigation Measures

**MM 3.5.3** If human remains are encountered during a public or private construction activity, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The Riverside County Coroner must be notified within 24 hours. If the Coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission must be contacted to determine the most likely descendant for this area. The most likely descendant may become involved with the disposition of the burial following scientific analysis.

*Timing/Implementation:*      *During construction activities*

*Enforcement/Monitoring:*      *County of Riverside*

The measure ensures that unexpected human remains of modern origin discovered during future construction activities would be examined by a Riverside County Coroner and left in place and free from disturbance until a final decision as to their treatment and disposition has been made pursuant to PRC Section 5097.98. This measure, along with previously identified regulatory measures outlined for impacts to historical and archaeological resources, would reduce this impact to a **less than cumulatively considerable** level.

## **3.6 GEOLOGY AND SOILS**

### SETTING

#### **Fault Hazards**

Earthquakes are caused by movement of rock along a break called a fault. The movement releases pent-up strain energy in the form of waves which travel outward in all directions. These seismic waves cause the earth to vibrate, and this shaking is what is felt in an earthquake. The outer portion of the earth consists of enormous chunks of rock called plates, which slowly collide, separate, and grind past each other; most earthquakes occur along plate boundaries. Frictional forces resist plate movement and the plate edges lock together. Much strain energy builds up as the plates keep trying to move. Eventually, frictional forces are exceeded, the locked edges move, and all the stored strain energy is released in seismic waves (County of Riverside 2015).

Earthquakes in Southern California occur as a result of movement between the Pacific and North American plates. Most of the movement between the plates occurs along the San Andreas Fault, which bisects Riverside County; the rest of the motion is distributed among northwest-trending, strike-slip faults of the San Andreas system (principally the San Jacinto, Elsinore, Newport-Inglewood, and Palos Verdes Faults). In unincorporated Riverside County as a whole, there are a total of roughly 103,700 acres of County Earthquake Zones and 87,500 acres of Alquist-Priolo Earthquake Fault Zones (note that these two categories are not mutually exclusive) (County of Riverside 2015). Known faults in the County are shown in **Figure 3.6-1**.

#### **Ground Shaking**

For design and environmental analysis purposes, a worst-case scenario earthquake (the maximum credible earthquake [MCE]) for Riverside County is a magnitude 7.9, based on the rupture of the entire southern segment of the San Andreas Fault from the Cajon Pass to the Salton Sea. While other scenarios would expose portions of Riverside County to intense ground shaking that is locally as severe as the MCE, the MCE exposes most of the County to very high intensity ground shaking (County of Riverside 2015).

Ground shaking is simply the movement of the earth resulting from an earthquake. Shaking can cause lateral movement and is the primary reason for collapse of buildings. The strength of seismic ground shaking at any given site is a function of many factors. Factors of primary importance in ground shaking severity include the size of the earthquake, its distance, the paths the seismic waves take as they travel through the earth, the type of rock or soils underlying the site, and topography (particularly whether a site sits in a valley or atop a hill). The amount of resulting damage also depends on the size, shape, age, and engineering characteristics of affected structures. Interactions between ground motion and man-made structures are complex. Governing factors include a structure's height, construction, and stiffness; a soil's strength and resonant period; and the period of high-amplitude seismic waves. Waves come in different lengths and thus repeat their motions with varying frequency. Long waves are called long-period or low-frequency. Short waves are short-period or high-frequency. In general, long-period seismic waves, which are characteristic of large earthquakes, are most likely to damage structures such as high-rise buildings and bridges. Shorter-period seismic waves, which tend to die out quickly, will most often cause damage near the epicenter of the earthquake, damaging structures such as one- and two-story buildings. Very short-period waves are most likely to cause nonstructural damage, such as to equipment. In different situations, ground displacement, velocity, and acceleration can all cause damage (County of Riverside 2015).



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### Liquefaction

Liquefaction is a process by which water-saturated materials (including soil, sediment, and certain types of volcanic deposits) lose strength and fail during strong ground shaking. Specifically, liquefaction is defined as the transformation of a granular material from a solid state into a liquefied state as a consequence of increased pore-water pressure. Liquefaction occurs worldwide, commonly during moderate to large earthquakes. Four kinds of ground failure commonly result from liquefaction: lateral spread, flow failure, ground oscillation, and loss of bearing strength. Areas in Riverside County susceptible to liquefaction hazards are depicted in **Figure 3.6-2**.

### Landslides and Slope Failure

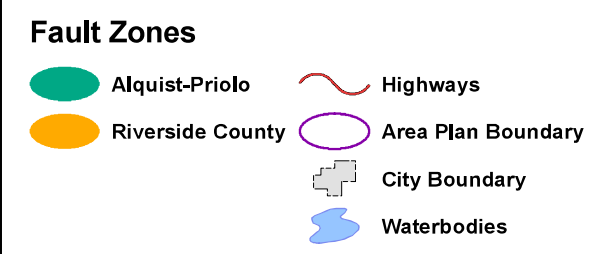
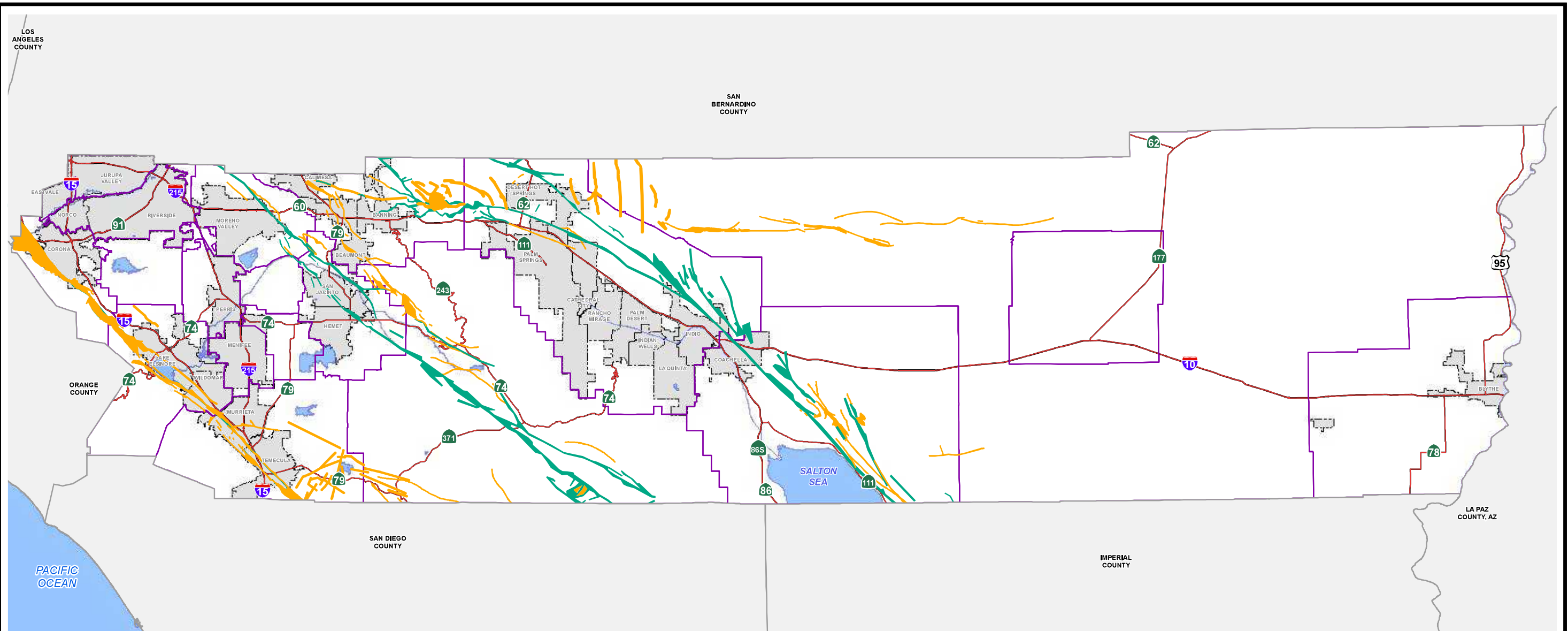
Factors controlling and contributing to the stability of slopes include slope height and inclination, engineering characteristics of the earth materials comprising the slope, and intensity of ground shaking. Seismically induced landslides and rockfall would be expected throughout Riverside County in the event of a major earthquake. It is estimated that a ground acceleration of at least 0.10 g (acceleration of gravity) in steep terrain is necessary to induce earthquake-related rockfall, although exceeding this value does not guarantee that rockfall will occur. Because there are several faults capable of generating peak ground accelerations of over 0.10 g in Riverside County, there is a high potential for seismically induced rockfall and landslides to occur.

### Subsidence and Collapsible Soils

Ground subsidence is typically a gradual settling or sinking of the ground surface with little or no horizontal movement, although fissures (cracks and separations) are common. Subsidence can range from small or local collapses to broad regional lowering of the earth's surface. Subsidence is caused by a variety of factors, including dewatering of peat or organic soils, dissolution in limestone aquifers, first-time wetting of moisture-deficient, low-density soils (hydrocompaction), natural compaction, liquefaction, crustal deformation, subterranean mining, and withdrawal of fluids (groundwater, petroleum, geothermal, etc.). Most of the damaging types of subsidence are induced by the extraction of oil, gas, or groundwater from below the ground surface or the organic decomposition of peat deposits, with a resultant loss in volume. Ground subsidence can also occur as a response to natural forces, such as earthquake movements and the evolution of a sedimentary basin as it folds and subsides.

Ground subsidence can disrupt surface drainage, reduce aquifer system storage, form earth fissures, and damage wells, buildings, roads, and utility infrastructure. Regional subsidence generally damages structures that are sensitive to slight changes in elevations, such as canals, sewers, and drainages. In Riverside County, risk of damage or harm due to regional subsidence is greatest at valley margins.

Subsidence and fissuring have been caused by falling groundwater tables and by hydrocollapse when groundwater tables rise in Riverside County. In addition, many fissures have occurred along active faults that bound the San Jacinto Valley and the Elsinore Trough. Subsidence has only been documented in three areas of the County: the Elsinore Trough, including Temecula and Murrieta; the San Jacinto Valley from Hemet to Moreno Valley; and the southern Coachella Valley.

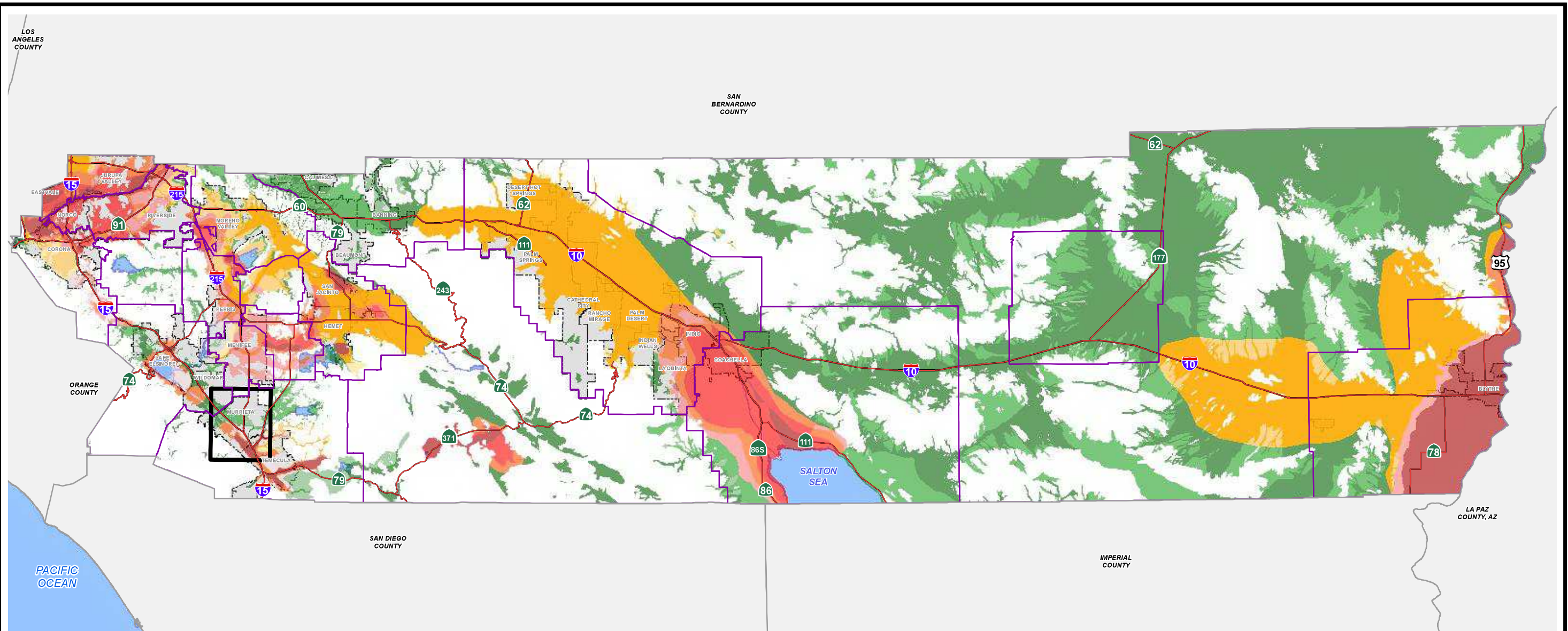


Source: Riverside County 2015



**Figure 3.6-1**  
Riverside County Alquist-Priolo Earthquake Fault Zones





### Liquefaction Susceptibility

<b>Shallow Groundwater</b>	<b>Deep Groundwater</b>	<b>No Groundwater Data</b>	<b>Highways</b>	<b>California Geological Survey</b>
<b>Susceptible Sediments</b>	<b>Susceptible Sediments</b>	<b>Susceptible Sediments</b>	<b>Area Plan Boundary</b>	<b>Seismic Hazard Zones</b>
<b>Very High</b>	<b>Moderate</b>	<b>Moderate</b>	<b>City Boundary</b>	<b>Murrieta Quad</b>
<b>High</b>	<b>Low</b>	<b>Low</b>	<b>Waterbodies</b>	(See detail in Elsinore, Southwest, Sun City / Menifee Valley Area Plans)
<b>Moderate</b>	<b>Very Low</b>	<b>Very Low</b>		
<b>Low</b>				
<b>Very Low</b>				

Source: Riverside County 2015



**Figure 3.6-2**  
Liquefaction Zones



### Wind Erosion

Wind erosion damages land and natural vegetation by removing soil from one place and depositing it in another. It mostly affects dry, sandy soils in flat, bare areas, but wind erosion may occur wherever soil is loose, dry, and finely granulated. It causes soil loss, dryness, deterioration of soil structure, nutrient and productivity losses, air pollution, and sediment transport and deposition.

Wind and windblown sand are an environmentally limiting factor throughout much of Riverside County. Approximately 20 percent of the land area of the County is vulnerable to high and very high wind erosion susceptibility. The Coachella Valley, the Santa Ana River channel, and areas in the vicinity of Hemet have been identified as zones of high wind erosion susceptibility (County of Riverside 2015).

### Paleontological Resources

Paleontological resources are the fossilized biotic remains of ancient environments. In the western portion of Riverside County, fossils occur in sediments lying on the surface of crystalline bedrock or are deposited in or between the major fault zones. The eastern desert portions of the County are marked by fault block mountains that contain older fossil-bearing sediments with younger fossil-containing deposits found around dry lakes, along high stands of the Salton Sea, and in terraces left by the Colorado River (County of Riverside 2015). Riverside County has been inventoried for geologic formations known to potentially contain paleontological resources. Lands with high, low, or undetermined potential for finding paleontological resources are mapped on **Figure 3.6-3** (County of Riverside 2014).

### THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on CEQA Guidelines Appendix G thresholds of significance. A significant impact with regard to geology or soils would occur if implementation of the project would:

- 1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:
  - a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to California Geological Survey (formerly Division of Mines and Geology) Special Publication 42.
  - b) Strong seismic ground shaking.
  - c) Seismic-related ground failure, including liquefaction.
  - d) Landslides.
- 2) Result in substantial soil erosion or the loss of topsoil.
- 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.

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- 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.
- 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.
- 6) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

#### METHODOLOGY

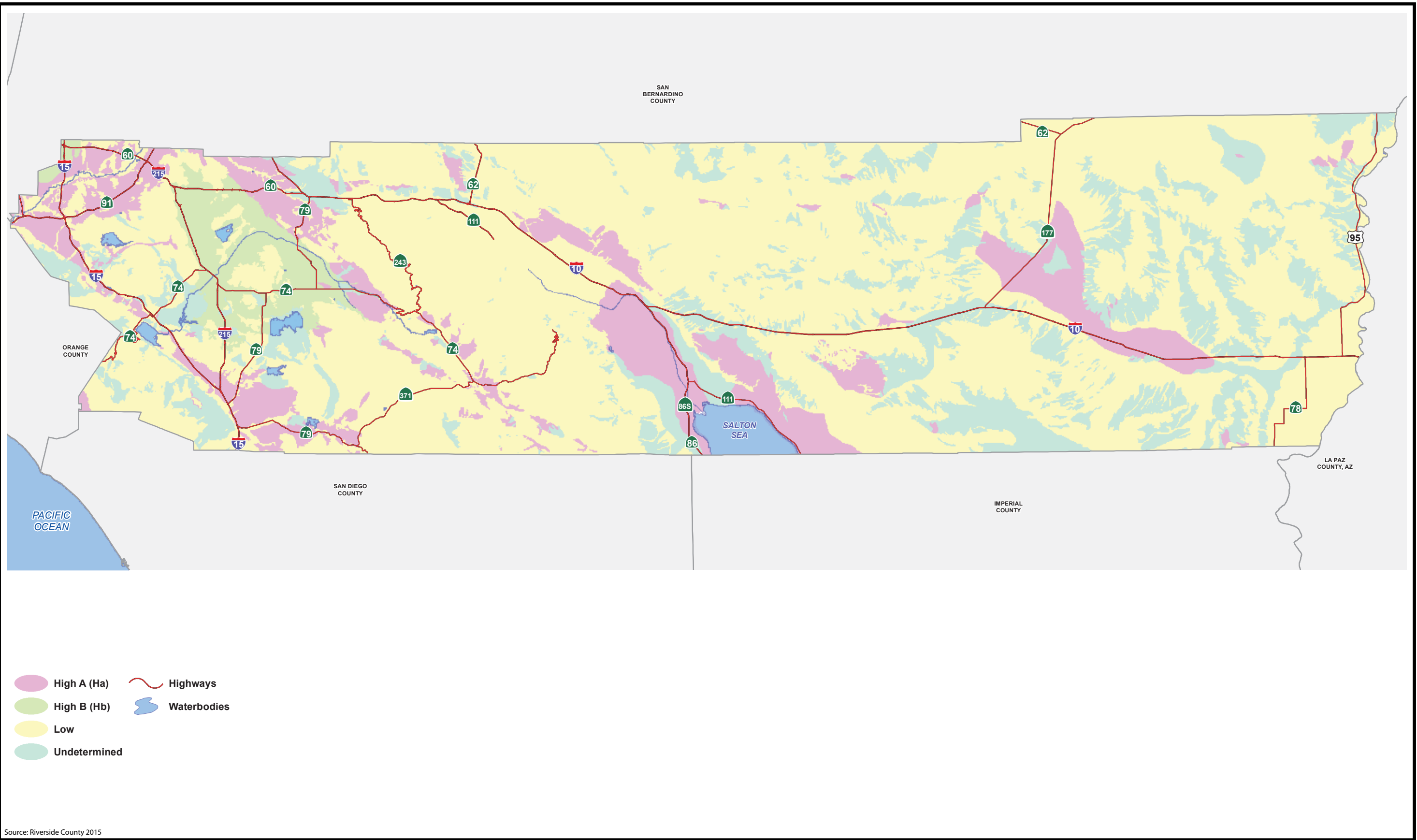
General Plan EIR No. 521 determined that mitigation and regulatory compliance measures would reduce to below the level of significance adverse impacts associated with geology and soils, including fault rupture hazards, ground shaking, liquefaction, landslides and rockfall, seismically induced settlement, subsidence and collapsible soils, and soil erosion and loss of topsoil, resulting from buildout of land uses currently designated in the General Plan (County of Riverside 2015). EIR No. 441 determined that implementation of mitigation and regulatory compliance measures would reduce impacts associated with fault rupture hazards, ground shaking, liquefaction, landslides and rockfalls, seismically induced settlement, subsidence and collapsible soils, and soil erosion and loss of topsoil to a less than significant level (County of Riverside 2002).

The proposed project would result in an increase in density/intensity potential on sites throughout the unincorporated County as a result of redesignation and rezoning. In addition, the text revisions included in the proposed project in order to adopt and implement the new HHDR and MUA land use designations and zone classifications would allow such development to be proposed in other areas throughout the County (with the processing of a General Plan Amendment and/or change in zone classification). Therefore, the proposed project could increase the amount of ground disturbance and development in comparison to those conditions previously anticipated. The impact analysis below considers the potential for these changes to collectively result in geology and soils impacts in the County.

#### IMPACT ANALYSIS

**Impact Analysis 3.6.1** Future development facilitated by the project could increase the number of people and the amount of developed property exposed to fault rupture hazards and associated potential for property loss, injury, or death. This is a **potentially cumulatively considerable** impact. (Threshold 1a)

The proposed project would accommodate future development of both high-density residential and mixed-use development at increased density/intensity in comparison to those conditions previously anticipated. If future development were to occur on or in the vicinity of known earthquake faults (see **Figure 3.6-1**) or as-yet undetected earthquake faults, the number of people and the amount of developed property exposed to fault rupture hazards, and thus the potential for property loss, injury, or death, would be increased. This is a **potentially cumulatively considerable** impact.



Source: Riverside County 2015



**Figure 3.6-3**  
Palentological Sensitivity





All future development accommodated by the project would be subject to site-specific geotechnical investigations and engineering and design criteria required by the state and County for development located in an earthquake fault zone. The applicable regulatory measures for future development projects would be determined during the County's development review process and included in a project's conditions of approval.

Riverside County Ordinance No. 547 establishes that projects located in an earthquake fault zone must comply with all provisions of the Alquist-Priolo Earthquake Fault Zoning Act. The regulations, which are implemented via County Municipal Code Chapter 15.60, Earthquake Fault Area Construction Regulations, apply to all grading, buildings, and structures, and regulate numerous aspects of design to ensure that structures and facilities are designed with the appropriate level of seismic safety warranted by the geology of their location. Among other things, the ordinance addresses grading, slopes and compaction, erosion control, retaining wall design, and earthquake fault zones. In addition to the requirements of this ordinance, all applicants for a building permit for a structure used for human occupancy that lies within an earthquake fault zone delineated by the State Geologist pursuant to PRC Section 2621 et seq. and which is subject to Ordinance No. 547 are required to comply with the provisions of this ordinance prior to the County's issuance of a building permit.

GPA 960 Policy S 2.1 (RCIP GP Policy S 2.1) requires geologic studies or analyses for high-occupancy structures within 0.5 mile of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map. Based on the study, development projects may be required to adhere to specific setbacks from faults, engineer structures to specific tolerances, engineer soils, etc. In addition, the following mitigation measure would be required as a condition of approval for development projects in earthquake fault zones. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies as part of the project application materials. In addition, mitigation measure **MM 3.6.1** below would be required as a condition of approval for future development projects during development review process.

#### Mitigation Measure

**MM 3.6.1** Before a project is approved or otherwise permitted within an Alquist-Priolo Zone, County Fault Zone, within 150 feet of any other active or potentially active fault mapped in a published US Geologic Survey or California Geological Survey reports, or within other potential earthquake hazard area (as determined by the County Geologist), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of the project site. The site-specific geotechnical investigation shall incorporate up-to-date data from government and nongovernment sources.

Based on the site-specific geotechnical investigation, no structures intended for human occupancy shall be constructed across active faults. This site-specific evaluation and written report shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits. If an active fault is discovered, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence presented to and accepted by the County Geologist.

*Timing/Implementation:* Prior to project approval

*Enforcement/Monitoring:* County of Riverside

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The County's development review process would ensure compliance with both General Plan policies and mitigation measure **MM 3.6.1**, which require a site-specific geologic investigation and prohibits structures intended for human occupancy across active faults. If an active fault is discovered, any structure intended for human occupancy is required to be set back from the fault. Compliance with these regulations would ensure that no habitable structure would be built on an active fault and that the design of structures in fault zones would include seismic safety measures, thus minimizing the potential for fault rupture to affect the structure and cause loss, injury, or death. Therefore, this impact would be reduced to a **less than cumulatively considerable** level.

**Impact Analysis 3.6.2** Future development facilitated by the project could increase population and residential and mixed-use development throughout the County, thus increasing the exposure of persons and property to seismic hazards, including strong seismic ground shaking, seismic-related ground failure including liquefaction, and landslides. This is a **potentially cumulatively considerable** impact. (Thresholds 1b, 1c, and 1d)

The proposed project would accommodate future development at increased density/intensity in comparison to previously anticipated conditions. Increases in population and residential and mixed-use development throughout the County could increase the exposure of persons and property to seismic hazards, including strong seismic ground shaking, seismic-related ground failure including liquefaction, and landslides. This is a **potentially cumulatively considerable** impact.

The County enforces regulations to reduce each of these seismic hazards when they have the potential to occur based on site-specific geologic conditions. The applicable regulatory measures for future development projects would be determined during the County's development review process and included in a project's conditions of approval. The following mitigation measures would ensure such measures would be enforced as conditions of approval for future development projects during development review process.

#### Mitigation Measure

**MM 3.6.2** The design and construction of structures and facilities shall adhere to the standards and requirement detailed in the California Building Code (California Code of Regulations, Title 24), County Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Conformance with these design standards shall be enforced through building plan review and approval by the Riverside County Department of Building and Safety prior to the issuance of building permits for any structure or facility.

*Timing/Implementation:*      *During building plan review and prior to project approval*

*Enforcement/Monitoring:*      *County of Riverside*

**MM 3.6.3** As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential ground shaking impacts resulting from development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and nongovernment sources and may be included as part of any site-specific geotechnical investigation required in mitigation measure **MM 3.6.1**. The site-specific ground shaking assessment shall include

specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.

*Timing/Implementation:* Prior to issuance of building permits

*Enforcement/Monitoring:* County of Riverside

**MM 3.6.4** As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential liquefaction impacts resulting from development. The site-specific liquefaction assessment shall incorporate up-to-date data from government and nongovernment sources and may be included as part of any site-specific geotechnical investigation required in mitigation measure **MM 3.6.1**. This site-specific liquefaction assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.

*Timing/Implementation:* Prior to issuance of building permits

*Enforcement/Monitoring:* County of Riverside

**MM 3.6.5** Where development is proposed within an identified or potential liquefaction hazard area (as determined by the County Geologist), adequate and appropriate measures such as (but not limited to) design foundations in a manner that limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of structures in areas with a lower liquefaction risk, shall be implemented to reduce potential liquefaction hazards. Any such measures shall be submitted to the Riverside County Geologist and the County Department of Building and Safety for review prior to the approval of the building permits.

*Timing/Implementation:* Prior to issuance of building permits

*Enforcement/Monitoring:* County of Riverside

GPA Policies S 2.5 through S 2.7 (RCIP GP Policies S 2.5 through S 2.7) include additional requirements to address the potential for seismic-related ground failure and landslides to affect new development. The policies require that engineered slopes be designed to resist seismically induced failure, that cut and fill transition lots be over-excavated to mitigate the potential of seismically induced differential settlement, and that fill depths beneath structures have a 100 percent maximum variation to mitigate the potential of seismically induced differential settlement. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies as part of the project application materials.

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Compliance with these mitigation measures and policy provisions would ensure that the site-specific geologic conditions of future development proposals would be evaluated and that regulatory and mitigation measures to reduce seismic hazards, including strong seismic ground shaking, seismic-related ground failure including liquefaction, and landslides, would be applied. These measures might include additional footings, limits on excavation, limits on building areas, and similar physical changes to project-specific design that would be applied as part of the building permit process. Therefore, this impact would be reduced to a **less than cumulatively considerable** level.

**Impact Analysis 3.6.3** Areas exposed during future development activities accommodated by the proposed project would be prone to erosion and loss of topsoil. This is a **potentially cumulatively considerable** impact. (Threshold 2)

As 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 is a **potentially cumulatively considerable** impact.

Pursuant to Riverside County Ordinance 457, a grading permit is required for most earthmoving operations in the County. The Riverside County Building and Safety Department and/or the Riverside County Geologist would identify conditions of approval to be completed prior to issuance of a grading permit, including erosion and sediment control plans. Measures included in individual erosion control plans could include minimizing terrain modification, controlling surface water and diverting around potential landslide areas to prevent erosion and saturation of slopes, limiting the extent and duration of ground-disturbing activities during and immediately following periods of rain, balancing the amount of cut and fill, and erosion control devices to limit amount of water entering and exiting a graded site.

Future development projects disturbing 1 or more acres of soil, or projects disturbing less than 1 acre but that are part of a larger common plan of development that in total disturbs 1 or more acres, are also required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2012-0006-DWQ). The Construction General Permit requires the development and implementation of a stormwater pollution prevention plan that lists best management practices (BMPs) to be used to protect stormwater runoff and the placement of those BMPs. BMPs are erosion and sediment control measures that can be divided into two categories: structural and nonstructural. Structural BMPs include silt fences, sedimentation ponds, erosion control blankets, and temporary or permanent seeding, while nonstructural BMPs include picking up trash and debris, sweeping up nearby sidewalks and streets, maintaining equipment, and training site staff on erosion and sediment control practices. These National Pollutant Discharge Elimination System (NPDES) requirements would significantly reduce the potential for substantial erosion or topsoil loss that occurs in association with new development.

The following mitigation measures would be required of future development as conditions of approval for future development projects during development review process in order to ensure the application of the above regulations and to further reduce erosion impacts.

#### Mitigation Measures

**MM 3.6.6** New development in identified or potential (as determined by the County Geologist) wind hazard areas shall adhere to applicable provisions of Riverside County Ordinance No. 484.2 or other local, state, or federal requirements

established to control or limit the windborne erosion of soil. Prior to the approval of development permits, the County Building and Safety Department shall confirm that the design of any proposed structure, facility, or use incorporates appropriate features to control and/or limit the windborne erosion of soil.

*Timing/Implementation:* Prior to issuance of building permits

*Enforcement/Monitoring:* County of Riverside

**MM 3.6.7** Riverside County, where required, and in accordance with issuance of a National Pollutant Discharge Elimination System permit, shall require the construction and/or grading contractor for individual developments to establish and implement specific best management practices at time of project implementation.

*Timing/Implementation:* Prior to and during construction activities

*Enforcement/Monitoring:* County of Riverside

**MM 3.6.8** Prior to any development in the County, a grading plan shall be submitted to the Riverside County Building and Safety Department and/or Riverside County Geologist for review and approval. As required by the County, the grading plan shall include erosion and sediment control plans. Measures in individual erosion control plans may include, but shall not be limited to, the following:

- a. Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification.
- b. Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes.
- c. Structures shall not be sited on or below identified landslides unless landslides are stabilized.
- d. The extent and duration of ground-disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils.
- e. To the extent possible, the amount of cut and fill shall be balanced.
- f. The amount of water entering and exiting a graded site shall be limited though the placement of interceptor trenches or other erosion control devices.
- g. Erosion and sediment control plans shall be submitted to the County for review and approval prior to the issuance of grading permits.

*Timing/Implementation:* Prior to issuance of grading permits

*Enforcement/Monitoring:* County of Riverside

**MM 3.6.9** Where required, drainage design measures shall be incorporated into the final design of individual projects on-site. These measures shall include, but will not be limited to, the following:

- a. Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages.
- b. Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages.
- c. Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses.

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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- d. Disturbed areas that have been identified as highly erosive shall be (re)vegetated.
- e. Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff.
- f. The landscape scheme for projects within the project site shall utilize drought-tolerant plants.
- g. Erosion control devices such as rip-rap, gabions, and small check dams may be utilized in gullies and active stream channels to reduce erosion.

*Timing/Implementation:*      *During site plan review and prior to project approval*

*Enforcement/Monitoring:*      *County of Riverside*

Compliance with the above mitigation measures would ensure that future development would conduct the appropriate studies at an early stage to determine the potential for erosion and identify the necessary plans and BMPs to prevent it. Compliance with these policies would aid in reducing potential adverse impacts of wind erosion to less than significant levels. These measures, as well as Riverside County Ordinance 457 and the NPDES Construction General Permit, would reduce impacts to **less than cumulatively considerable** levels for future development under the project.

**Impact Analysis 3.6.4**      Future development accommodated by the proposed project could result in the construction and occupation of structures in areas underlain by unstable or expansive soils. This is a **potentially cumulatively considerable** impact. (Thresholds 3 and 4)

Future development accommodated by the proposed project could result in the construction and occupation of structures in areas underlain by unstable or expansive soils. This is a **potentially cumulatively considerable** impact.

All new development in Riverside County is required to be compliant with Title 24 of the California Building Code, which addresses construction of structures in areas subject to unstable and expansive soils. Testing for expansive soils and the implementation of appropriate mitigation are required by the California Building Standards Commission (CBSC); special engineering designs, including the use of reinforcing steel in foundations, drainage control devices, over-excavation, and backfilling with nonexpansive soil, are used to alleviate problems caused by expansive soils.

Geotechnical studies are required for new development in landslide potential hazard management zones (GPA 960 and RCIP GP Policy S 3.1), documented subsidence zones (GPA 960 and RCIP GP Policy S 3.8), and areas with the potential for liquefaction (GPA 960 and RCIP GP Policy S 2.2). These studies would address site-specific geology, slopes, and soil stability, as well as the requirements for grading, site preparation, and building foundations. Also, grading regulations implemented by the County of Riverside require that approved grading plans be consistent with the geotechnical study. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies.

The following mitigation measure would be required as conditions of approval for future development projects during development review process to address future development on expansive soils.

Mitigation Measures

**MM 3.6.10** Proponents of new development in Riverside County shall adhere to applicable policies and standards contained in the most recent version of the California Building Code related to the construction of structures and facilities on expansive soils.

*Timing/Implementation:* Prior to issuance of building permits

*Enforcement/Monitoring:* County of Riverside

Compliance with the County's requirements for proposed development to conduct geotechnical studies and implement appropriate mitigation per the CBSC, including CBSC requirements for the construction of structure on expansive soils as addressed by mitigation measure **MM 3.6.10**, would ensure that significant impacts related to soil instability would be reduced to **less than cumulatively considerable** levels for future development under the project.

**Impact Analysis 3.6.5** Future development accommodated by the proposed project in areas outside of existing sewer service providers would increase the potential for placement of structures and facilities in areas where soils are incapable of adequately supporting septic tanks, on-site wastewater treatment systems (OWTS), or alternative systems. This is a **less than cumulatively considerable** impact. (Threshold 5)

Future development accommodated by the proposed project in areas outside of existing sewer service providers would increase the potential for placement of structures and facilities in areas where soils are incapable of adequately supporting septic tanks, on-site wastewater treatment systems (OWTS), or alternative systems.

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



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Additionally, the US Environmental Protection Agency (EPA) has standards governing the placement of septic systems in proximity to water supply wells (see Section 2.3, Framework). Consistent with EPA Standards, the County prohibits the placement of conventional septic tanks/subsurface disposal systems in any designated Zone A3 of an EPA wellhead protection area (County of Riverside 2015).

Compliance with these regulations and programs is ensured through conditions of approval issued by the County of Riverside for implementing projects and would ensure that any OWTS would be installed consistent with all applicable County requirements on soils capable of supporting the system. Therefore, this impact would be **less than cumulatively considerable**.

#### Mitigation Measures

None required.

**Impact Analysis 3.6.6** The increase in density/intensity potential facilitated by the proposed project could result in the cumulative destruction of unique paleontological or geologic resources or sites. This would be a **less than cumulatively considerable** impact. (Threshold 6)

Paleontological resources, including fossilized large mammal remains, are known to exist in Riverside County, as shown in **Figure 3.6-3**. The increase in density/intensity potential facilitated by the proposed project could result in ground-disturbing activities in various locations throughout the unincorporated County. The effect of such development in areas with high or undetermined potential for paleontological resources could result in the cumulative destruction of unique paleontological or geologic resources or sites.

Existing state and County regulations include specific procedures that development projects must follow in order to ensure the review and protection of paleontological resources. When existing information indicates that a site proposed for development has high paleontological sensitivity, a paleontological resource impact mitigation program is required for the project that specifies steps to be taken to mitigate impacts to paleontological resources (County Standard Conditions of Approval and GPA 960 and RCIP GP Policy OS 19.6). These steps may include but are not limited to professional site monitoring, sampling of sediments likely to contain the remains of small fossil invertebrates and vertebrates, and curation procedures to be employed.

When existing information indicates that a site proposed for development has low paleontological sensitivity, no direct mitigation is required unless a fossil is encountered during site development, at which point the Riverside County Geologist must be notified and a paleontologist retained by the project applicant. The paleontologist documents the extent and potential significance of the paleontological resources on the site and establishes appropriate mitigation measures for further site development (County Standard Conditions of Approval and GPA 960 and RCIP GP Policy OS 19.7).

When existing information indicates that a site proposed for development has undetermined paleontological sensitivity, a report is filed with the Riverside County Geologist documenting the extent and potential significance of the paleontological resources on-site and identifying

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<sup>3</sup> Classified as potential area of direct microbiological and chemical contamination based on an estimated two-year time of contaminant travel within an aquifer from the wellhead to the potential source of contamination.

mitigation measures for the fossils and for impacts to significant paleontological resources (County Standard Conditions of Approval and GPA 960 and RCIP GP Policy OS 19.8).

The existing County procedures, standard conditions of approval, and General Plan policies discussed ensure that the County's paleontological resources are protected on a comprehensive, or cumulative, level. Because future development facilitated by the project would be required to follow these procedures as part of the development review process and implement the standard conditions of approval and General Plan policies in order to ensure the review and protection of paleontological resources, this impact would be reduced to a **less than cumulatively considerable** level.

#### Mitigation Measures

None required.

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#### 3.7 GREENHOUSE GAS EMISSIONS

##### SETTING

Since the early 1990s, scientific consensus has held that the world's population is releasing greenhouse gases (GHGs) faster than the earth's natural systems can absorb them. These gases are released as byproducts of fossil fuel combustion, waste disposal, energy use, land use changes, and other human activities. This release of gases, such as carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O), creates a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as the greenhouse effect, human activities have accelerated the generation of GHGs beyond natural levels. The overabundance of GHGs in the atmosphere has led to a warming of the earth and has the potential to severely impact the earth's climate system.

While often used interchangeably, there is a difference between the terms *climate change* and *global warming*. According to the National Academy of Sciences, climate change refers to any significant, measurable change of climate lasting for an extended period of time that can be caused by both natural factors and human activities. Global warming, on the other hand, is an average increase in the temperature of the atmosphere caused by increased GHG emissions. Use of the term *climate change* is becoming more prevalent because it encompasses all changes to the climate, not just temperature.

To fully understand global climate change, it is important to recognize the naturally occurring greenhouse effect and to define the GHGs that contribute to this phenomenon. Various gases in the earth's atmosphere, classified as atmospheric GHGs, play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O.

**Table 3.7-1** provides descriptions of the primary GHGs attributed to global climate change, including a description of their physical properties, primary sources, and contribution to the greenhouse effect.

**TABLE 3.7-1  
GREENHOUSE GASES**

Greenhouse Gas	Description
Carbon Dioxide (CO <sub>2</sub> )	Carbon dioxide is a colorless, odorless gas emitted in a number of ways, both naturally and through human activities. The largest source of CO <sub>2</sub> emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, industrial facilities, and other sources. A number of specialized industrial production processes and product uses such as mineral production, metal production, and the use of petroleum-based products can also lead to CO <sub>2</sub> emissions. The atmospheric lifetime of CO <sub>2</sub> is variable because it is so readily exchanged in the atmosphere. <sup>1</sup>

Greenhouse Gas	Description
Methane (CH <sub>4</sub> )	Methane is a colorless, odorless gas and is the major component of natural gas, about 87 percent by volume. It is also formed and released to the atmosphere by biological processes occurring in anaerobic environments. Methane is emitted from a variety of both human-related and natural sources. Human-related sources include fossil fuel production, animal husbandry (intestinal fermentation in livestock and manure management), rice cultivation, biomass burning, and waste management. These activities release significant quantities of CH <sub>4</sub> to the atmosphere. Natural sources of CH <sub>4</sub> include wetlands, gas hydrates, permafrost, termites, oceans, freshwater bodies, nonwetland soils, and other sources such as wildfires. The atmospheric lifetime of CH <sub>4</sub> is about 12 years. <sup>2</sup>
Nitrous Oxide (N <sub>2</sub> O)	Nitrous oxide is a clear, colorless gas with a slightly sweet odor. Nitrous oxide is produced by both natural and human-related sources. Primary human-related sources of N <sub>2</sub> O are agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. Nitrous oxide is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests. The atmospheric lifetime of N <sub>2</sub> O is approximately 120 years. <sup>3</sup>

Sources: <sup>1</sup> EPA 2016a, <sup>2</sup> EPA 2016b, <sup>3</sup> EPA 2016c

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. Methane traps over 25 times more heat per molecule than CO<sub>2</sub>, and N<sub>2</sub>O absorbs 298 times more heat per molecule than CO<sub>2</sub>. Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO<sub>2</sub>e), which weigh each gas by its global warming potential (GWP). Expressing GHG emissions in CO<sub>2</sub>e takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO<sub>2</sub> were being emitted.

As the name implies, climate change is a global problem. Greenhouse gases are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California is a significant emitter of CO<sub>2</sub>e in the world and produced 459 million gross metric tons of CO<sub>2</sub>e in 2013. Consumption of fossil fuels in the transportation sector was the single largest source of California's GHG emissions in 2010, accounting for 37 percent of total GHG emissions in the state. This category was followed by the industrial sector (23 percent) and the in-state electricity generation (11 percent) (CARB 2015)

### Effects of Global Climate Change

California can draw on substantial scientific research conducted by experts at various universities and research institutions. With more than a decade of concerted research, scientists have established that the early signs of climate change are already evident in the state—as shown, for example, in increased average temperatures, changes in temperature extremes, reduced snowpack in the Sierra Nevada, sea level rise, and ecological shifts.

Many of these changes are accelerating locally, across the country, and around the globe. As a result of emissions already released into the atmosphere, California will face intensifying climate change in coming decades. Generally, research indicates that California should expect overall hotter and drier conditions, with a continued reduction in winter snow (with concurrent increases in winter rains), as well as increased average temperatures and accelerating sea level rise. In addition to changes in average temperatures, sea level, and precipitation patterns, the intensity of extreme weather events is also changing (CNRA 2009).

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Climate change temperature projections identified in the 2009 California Climate Adaptation Strategy suggest the following:

- Average temperature increase is expected to be more pronounced in the summer than in the winter season.
- Inland areas are likely to experience more pronounced warming than coastal regions.
- Heat waves are expected to increase in frequency, with individual heat waves also showing a tendency toward becoming longer and extending over a larger area, thus more likely to encompass multiple population centers in California at the same time.
- Because GHGs remain in the atmosphere for decades, temperature changes over the next 30 to 40 years are already largely determined by past emissions. By 2050, temperatures are projected to increase by an additional 1.8 to 5.4°F (an increase one to three times as large as that which occurred over the entire twentieth century).
- By 2100, the models project temperature increases between 3.6 and 9°F. (CNRA 2009)

According to the 2009 California Climate Adaptation Strategy, the impacts of climate change in California have the potential to include but are not limited to the areas discussed in **Table 3.7-2**.

**TABLE 3.7-2  
POTENTIAL STATEWIDE IMPACTS FROM CLIMATE CHANGE**

Potential Statewide Impact	Description
Public Health	Climate change is expected to lead to an increase in ambient (i.e., outdoor) average air temperature, with greater increases expected in summer. Larger temperature increases are anticipated in inland communities as compared to the California coast. The potential health impacts from sustained and significantly higher than average temperatures include heat stroke, heat exhaustion, and the exacerbation of existing medical conditions such as cardiovascular and respiratory diseases, diabetes, nervous system disorders, emphysema, and epilepsy. Numerous studies have indicated that there are generally more deaths during periods of sustained higher temperatures. The elderly, infants, and socially isolated people with pre-existing illnesses who lack access to air conditioning or cooling spaces are among the most at risk during heat waves.
Floods and Droughts	<p>The impacts of flooding may include population displacement, severe psychosocial stress with resulting mental health impacts, exacerbation of pre-existing chronic conditions, and infectious disease. Additionally, impacts can range from a loss of personal belongings, and the emotional ramifications from such loss, to direct injury and/or mortality.</p> <p>Drinking water contamination outbreaks in the United States are associated with extreme precipitation events. Runoff from rainfall is also associated with coastal contamination that can lead to contamination of shellfish and contribute to food-borne illness. Floodwaters may contain household, industrial, and agricultural chemicals, as well as sewage and animal waste. Flooding and heavy rainfall events can wash pathogens and chemicals from contaminated soils, farms, and streets into drinking water supplies. Flooding may also overload storm and wastewater systems, or flood septic systems, also leading to possible contamination of drinking water systems.</p> <p>Drought impacts develop more slowly over time. Risks to public health that Californians may face from drought include impacts on water supply and quality, food production (both agricultural and commercial fisheries), and risks of waterborne illness. As surface water supplies are reduced as a result of drought conditions, the amount of groundwater pumping is expected to increase to make up for the water shortfall. The increase in groundwater</p>

Potential Statewide Impact	Description
	pumping has the potential to lower the water tables and cause land subsidence. Communities that utilize well water will be adversely affected by drops in water tables or through changes in water quality. Groundwater supplies have higher levels of total dissolved solids compared to surface waters. This introduces a set of effects for consumers, such as repair and maintenance costs associated with mineral deposits in water heaters and other plumbing fixtures, and on public water system infrastructure designed for lower salinity surface water supplies. Drought may also lead to increased concentration of contaminants in drinking water supplies.
Water Resources	The state’s water supply system already faces challenges to provide water for California’s growing population. Climate change is expected to exacerbate these challenges through increased temperatures and possible changes in precipitation patterns. The trends of the last century, especially increases in hydrologic variability, will likely intensify in this century. The state can expect to experience more frequent and larger floods and deeper droughts. Rising sea level will threaten the Delta water conveyance system and increase salinity in near-coastal groundwater supplies.
Forests and Landscapes	Global climate change has the potential to intensify the current threat to forests and landscapes by increasing the risk of wildfire and altering the distribution and character of natural vegetation. If temperatures rise into the medium warming range, wildfire occurrence statewide could increase from 57% to 169% by 2085. However, since wildfire risk is determined by a combination of factors, including precipitation, winds, temperature, and landscape and vegetation conditions, future risks will not be uniform throughout the state.

Source: CNRA 2009

THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on the CEQA Guidelines Appendix G thresholds of significance. A greenhouse gas emission–related impact is considered significant if implementation of the project would:

- 1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- 2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

METHODOLOGY

In order to assess the significance of a proposed project’s environmental impacts, it is necessary to identify quantitative or qualitative thresholds which, if exceeded, would constitute a finding of significance. Determining a threshold of significance for a project’s climate change impacts poses a special difficulty for lead agencies. The science in this area is new and evolving. At the same time, neither the state nor local agencies are specialized in this area, and there are currently no state thresholds for determining whether a proposed project has a significant impact on climate change. The CEQA Amendments do not prescribe specific significance thresholds but instead leave considerable discretion to lead agencies to develop appropriate thresholds to apply to projects within their jurisdiction.

AB 32 is a legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020. In adopting AB 32, the California legislature determined the necessary GHG reductions for the state to make in order to sufficiently offset its contribution to the cumulative climate change problem. AB 32 is the only legally mandated requirement for the reduction of GHG emissions. As

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such, compliance with AB 32 is the adopted basis upon which an agency can base its significance threshold for evaluating a project's GHG impacts. However, it is acknowledged that Executive Orders 5-03-05 and B-30-15, SB 375, and proposed legislation will ultimately result in GHG emission reduction targets for 2030, 2040, and 2050.

To provide guidance to local lead agencies on determining significance for GHG emissions in CEQA documents, South Coast Air Quality Management District (SCAQMD) staff is convening an ongoing GHG CEQA Significance Threshold Working Group. Members of the working group include government agencies implementing CEQA and representatives from various stakeholder groups that provide input to SCAQMD staff on developing the significance thresholds. On October 8, 2008, the SCAQMD released the Draft AQMD Staff CEQA GHG Significance Thresholds. These thresholds have not been finalized and continue to be developed through the working group. On September 28, 2010, SCAQMD Working Group Meeting #15 provided further guidance, including recommending interim screening level thresholds of 6.6 metric tons of CO<sub>2</sub>e per service population (residents plus employees) per year in 2020 and 4.1 metric tons of CO<sub>2</sub>e per service population per year in 2035 for plan-level analyses; and 4.8 metric tons of CO<sub>2</sub>e per service population per year in 2020 and 3.0 metric tons of CO<sub>2</sub>e per service population per year in 2035 for individual project-level analyses.

For the purposes of this evaluation, the plan-level threshold of 6.6 metric tons in 2020 is used to assess the significance of GHG emissions projected to result from the full development potential allowed under the proposed Housing Element, since this threshold was prepared with the purpose of complying with the requirements of AB 32 and achieving the goals of the AB 32 Scoping Plan. In addition, the plan-level threshold of 4.1 metric tons of CO<sub>2</sub>e in 2035 is used to assess the impacts of the full development potential allowed under the proposed Housing Element to the post-2020 GHG reduction goals in California, identified in Governor's Executive Order B-30-15 (2015), which seeks to achieve a reduction of GHG emissions of 40 percent below 1990 levels by 2030, and Executive Order 5-03-05 (2005), which seeks to achieve a reduction of GHG emissions of 80 percent below 1990 levels by 2050. Compliance with the SCAQMD's 2035 significance threshold is an appropriate indicator as to whether a project would inhibit post-2020 GHG emissions reduction targets set by the state of California. Existing emissions modeling software is incapable of projecting emissions beyond the year 2035.

In addition, it is acknowledged that all future individual projects instigated by the proposed Housing Element would be required to undergo an evaluation of potential GHG emissions-related impacts specific to the individual project, on a case-by-case basis.

#### IMPACT ANALYSIS

**Impact Analysis 3.7.1** The proposed project could potentially conflict with an applicable plan adopted for the purpose of reducing GHG emissions or substantially contribute to global greenhouse gas emissions. This is a **cumulatively considerable** impact. (Thresholds 1 and 2)

It can be stated generally that development accommodated under the proposed project would result in direct emissions of GHGs from construction activities and operations. **Table 3.7-3** summarizes the GHG emissions associated with complete buildout of the Housing Element. Quantifying the specific GHG emissions from future, short-term, temporary construction activities allowed under the proposed project is not possible due to project-level variability and uncertainties related to future individual projects in terms of detailed site plans, construction schedules, equipment requirements, etc., none of which have yet been determined. However, as previously described, all future individual projects instigated by the proposed Housing Element

would be required to undergo an evaluation of potential GHG emissions-related impacts specific to the individual project, on a case-by-case basis during the development review process. The SCAQMD recommends that projected GHGs from construction be quantified and amortized over the life of the project (30 years), and added to the annual average operational emissions.

As shown, at buildout the Housing Element would result in a maximum net increase of approximately 529,779 metric tons of CO<sub>2</sub>e in the year 2020 and 498,410 metric tons of CO<sub>2</sub>e in the year 2035, from project operations. It is important to note that these estimates reflect combined emissions from all the potential residential units allowed under the proposed land use changes in the Housing Element and do not reflect emissions attributable to individual projects, as none are currently proposed. However, the proposed project does not include any provisions which require that its growth potential be attained. Not all of the identified land will be available for development at any given time based on site readiness, environmental constraints, market changes, and other factors. This impact analysis assumes the “worst-case” potential under the proposed project in order to present the maximum amount of pollutant emissions possible and is thus a conservative analysis.

**TABLE 3.7-3  
GREENHOUSE GAS EMISSIONS – PROJECT OPERATIONS (METRIC TONS PER YEAR)**

Emissions Source	CO <sub>2</sub> e
<b>Full Development Potential in the Year 2020</b>	
Area Source (landscaping, hearth)	16,455
Energy	105,534
Mobile <sup>1</sup>	367,014
Waste	14,676
Water	26,100
<b>Total</b>	<b>529,779</b>
<b>Full Development Potential in the Year 2035</b>	
Area Source (landscaping, hearth)	16,455
Energy	90,266
Mobile <sup>1</sup>	356,080
Waste	14,676
Water	20,933
<b>Total</b>	<b>498,410</b>

Source: CalEEMod 2013.2.2 (see **Appendix 3.0-1**).

Notes:

1. Emission projections account for the trip generation rates identified in the transportation impact assessment prepared for the project, which estimates 277,025 average daily trips at Housing Element buildout.

As described, the SCAQMD's GHG emission plan-level threshold is 6.6 metric tons of CO<sub>2</sub>e per service population (residents plus employees) per year by the year 2020 and 4.1 metric tons of CO<sub>2</sub>e per service population per year by the year 2035. The SCAQMD's approach is to identify the emissions level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions. As stated in Subsection 3.13, Population and Housing, future development under the proposed project would cumulatively result in 240,805 more people in comparison to buildout of the adopted General Plan. Since the



### 3.0 COUNTYWIDE IMPACT ANALYSIS

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project has no commercial component, the service population increase as a result of full buildout of the proposed project will be 240,805.

As shown in **Table 3.7-4**, dividing the GHG emissions for each time period yields a metric ton per service population ratio of 2.2 for year 2020 conditions and 2.0 for year 2035 conditions.

**TABLE 3.7-4  
HOUSING ELEMENT BUILDOUT GHG EMISSIONS PER SERVICE POPULATION**

Per Capita Emissions	Emissions	Jobs	Population	Service Population Increase	MTCO <sub>2</sub> e/S P/Year	SCAQMD Threshold
Full Housing Element Development Potential in the Year 2020	529,779	0	240,805	529,779	2.2	6.6
Full Housing Element Development Potential in the Year 2035	498,410	0	240,805	498,410	2.0	4.1

As shown in **Table 3.7.4**, the full development potential allowed under the proposed project would not surpass the year 2020 or year 2035 significance thresholds. However, as noted above, quantifying the specific GHG emissions from future, short-term, temporary construction activities allowed under the proposed project is not possible due to project-level variability and uncertainties related to future individual projects in terms of detailed site plans, construction schedules, equipment requirements, etc., none of which have yet been determined. Future project-level analyses of GHG emissions-related impacts, in accordance with SCAQMD requirements, would be conducted on a case-by-case basis as individual, future development projects proceed, and the SCAQMD recommends that projected GHGs from construction be quantified and amortized over the life of the project (30 years), and added to the annual average operational emissions. As also previously described, the SCAQMD recommends GHG emissions-related significance thresholds for individual project-level analyses.

While the SCAQMD has promulgated methodology protocols for the preparation of GHG analyses, and future development projects allowed under the proposed Housing Element that are projected to exceed SCAQMD significance thresholds are required to implement mitigation measures in order to reduce GHG emissions as much as feasible, SCAQMD significance thresholds may still be exceeded. Since it cannot be guaranteed that construction of future projects allowed under the Housing Element would generate GHG emissions below SCAQMD significance thresholds due to the programmatic and conceptual nature of the proposed project and uncertainties related to future individual projects, this is considered a **significant and unavoidable** impact.

#### Mitigation Measures

None feasible.

### **3.8 HAZARDS AND HAZARDOUS MATERIALS**

#### SETTING

##### **Hazardous Materials**

###### Hazardous Materials Contamination/Sites

Federal and state databases identify 36 major sites of hazardous materials contamination in Riverside County, including 4 Superfund or federally listed hazardous materials sites, 26 State Response sites, and 19 contaminated sites on the Cortese List (some of which overlap with Superfund and State Response sites) (County of Riverside 2015). **Figures 3.8-1** and **3.8-2** show the locations of these major hazardous materials sites per the California Department of Toxic Substances Control (DTSC) EnviroStor database (DTSC 2015).

In addition, information from the Riverside County Department of Environmental Health (RCDEH) and Planning Department indicates there are nearly 9,000 individual sites in the County permitted to transport, generate, handle, or dispose of hazardous materials. These are generally concentrated along major freeways (e.g., SR 91, I-10, I-215, SR 60), in industrial business parks, or on land dedicated for medium to heavy industrial uses. According to state records, there are 15 voluntary cleanup sites, 14 school cleanup sites, 12 corrective action sites, and 21 tiered permit sites, although some of these include the major sites identified in **Figures 3.8-1** and **3.8-2** (County of Riverside 2015).

The DTSC EnviroStor database was reviewed and compared to the sites proposed for redesignation/rezoning as part of the proposed project. Only one of these was located on an open/active hazardous materials site—a former Mobil Baldwin fuel retail dispensing facility at 21020 Cajalco Road in Perris (in the Mead Valley Town Center). The Mobil Baldwin site is currently under remediation for a leaking underground fuel storage tank that resulted in soil and groundwater contamination. From January through March 2008, approximately 740 cubic yards (919 tons) of contaminated soil were excavated and transported off-site for recycling. Groundwater remediation activities are ongoing at the site, and quarterly groundwater monitoring occurs at 10 monitoring wells on- and off-site to monitor variations in contaminant concentrations. On May 30, 2013, the Santa Ana Regional Water Quality Control Board (RWQCB) issued a letter to the Riverside County Planning Department that the Mobil Baldwin cleanup case is currently in compliance with RWQCB directives and that RWQCB staff do not have any restrictions imposed on the case that would impede development at the site (Scott 2013).

##### **Airport Safety**

March Air Reserve Base and Palm Springs International Airport are the two major airports in Riverside County. In addition, a military air bombing range (the Chocolate Mountain Aerial Gunnery Range), 13 smaller public commercial airports, and dozens of private airstrips are located throughout the County. The locations of public use and military airports in the County are shown in **Figure 3.8-2**. Statistically, the greatest safety risks associated with aircraft and air travel occur at takeoff and landing (i.e., the first and last two minutes in the air). Accordingly, the greatest safety hazards would occur close to the airport runways. For this reason, airport master plans and airport land use compatibility plans are created to ensure that people and property are kept out of the most dangerous portions of the runways and that land uses permitted in proximity to the airport are compatible with the air hazards. In 2004, the Riverside County Airport Land Use Commission adopted the Riverside County Airport Land Use Compatibility Plan, which establishes policies applicable to land use compatibility planning in the vicinity of airports throughout the County.

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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Included are compatibility criteria and maps for the influence areas of individual airports, as well as procedural requirements associated with the compatibility review of development proposals (RCALUC 2004).

#### Fire Hazards

Wildland fires are the "classic" wildfire or forest fire that may burn across fields, hills, and other natural areas, generally occurring on vegetated and undeveloped lands. Wildland-urban interface fires occur in areas where the urban environment extends into open areas. With homes, private property, and other structures present, wildland-urban interface fires are the most damaging and even small fires can cause substantial losses, including damage to infrastructure, the built environment, loss of socioeconomic values, and injuries to people (County of Riverside 2015).

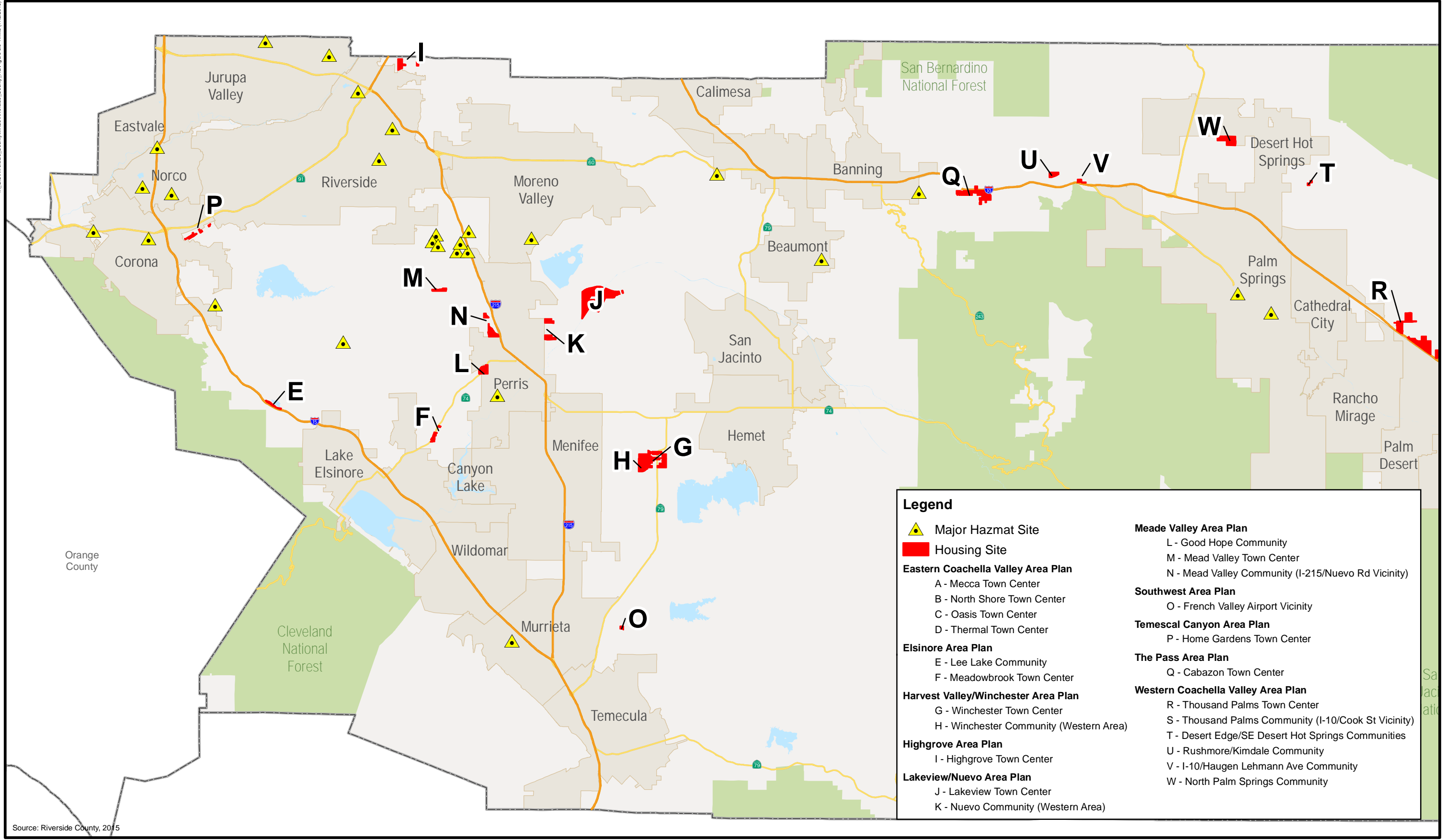
Much of Riverside County is considered to have a moderate to high potential for wildland fires; the hilly portions of the unincorporated County are mapped as having substantial fire risks (see **Figure 3.8-3**).

#### THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on CEQA Guidelines Appendix G thresholds of significance. A hazards and hazardous material impact is considered significant if implementation of the project would:

- 1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- 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.
- 3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- 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.
- 5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.
- 6) For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.
- 7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation 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.

T:\GIS\Riverside County\AKDB\Riverside County\_HEFigure 3.8-1.mxd (11/2/2015)



Source: Riverside County, 2015

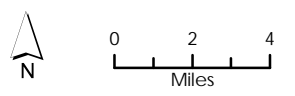
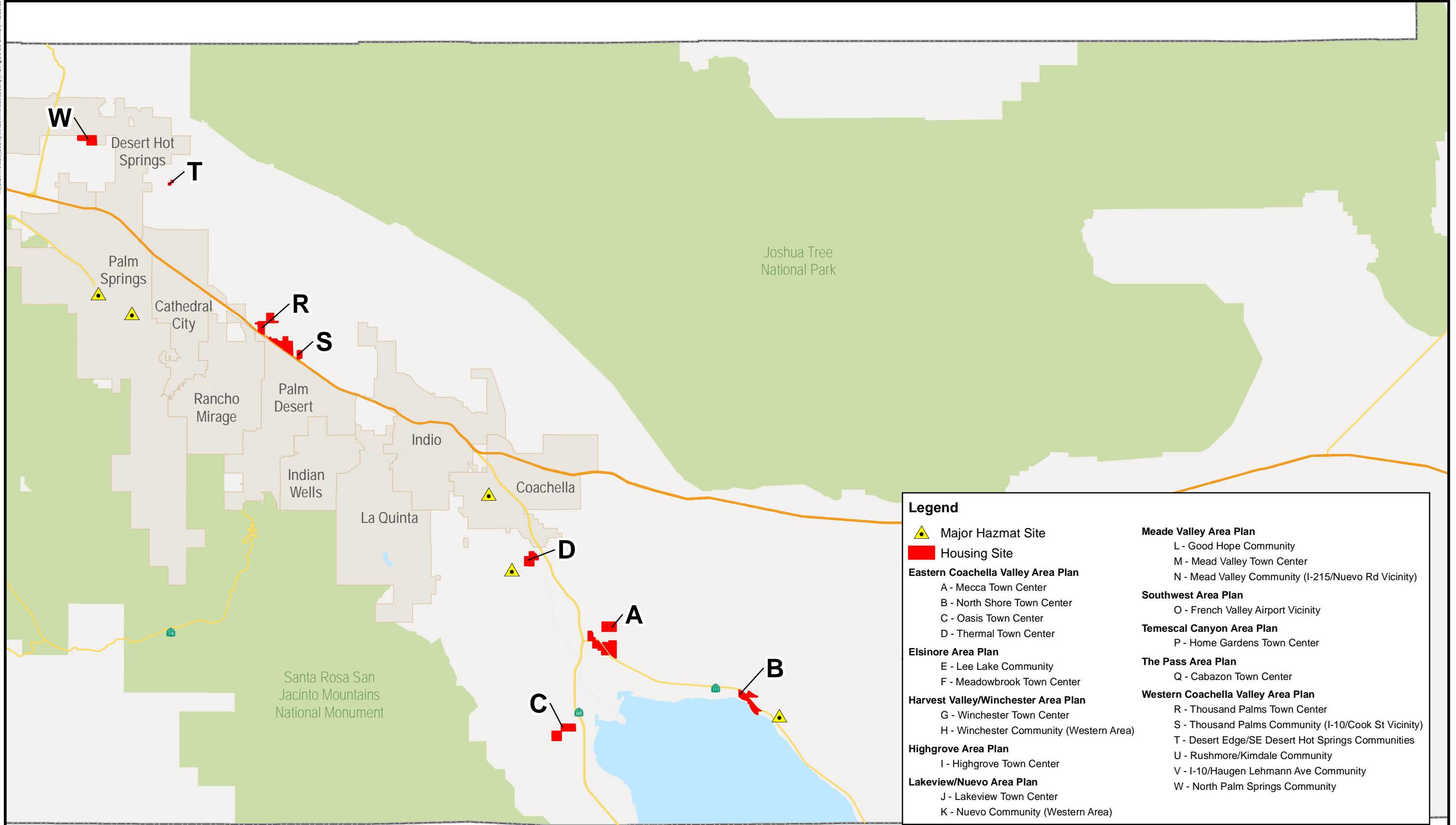


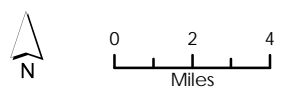
Figure 3.8-1 Locations of Major Hazardous Materials Sites - Western Riverside County



T:\GIS\Riverside County\AKDB\Riverside County\_HEF\figure 3.8-2.mxd (11/2/2015)



Source: Riverside County, 2015



**Legend**

- ▲ Major Hazmat Site
- Housing Site

**Eastern Coachella Valley Area Plan**

- A - Mecca Town Center
- B - North Shore Town Center
- C - Oasis Town Center
- D - Thermal Town Center

**Elsinore Area Plan**

- E - Lee Lake Community
- F - Meadowbrook Town Center

**Harvest Valley/Winchester Area Plan**

- G - Winchester Town Center
- H - Winchester Community (Western Area)

**Highgrove Area Plan**

- I - Highgrove Town Center

**Lakeview/Nuevo Area Plan**

- J - Lakeview Town Center
- K - Nuevo Community (Western Area)

**Meade Valley Area Plan**

- L - Good Hope Community
- M - Mead Valley Town Center
- N - Mead Valley Community (I-215/Nuevo Rd Vicinity)

**Southwest Area Plan**

- O - French Valley Airport Vicinity

**Temescal Canyon Area Plan**

- P - Home Gardens Town Center

**The Pass Area Plan**

- Q - Cabazon Town Center

**Western Coachella Valley Area Plan**

- R - Thousand Palms Town Center
- S - Thousand Palms Community (I-10/Cook St Vicinity)
- T - Desert Edge/SE Desert Hot Springs Communities
- U - Rushmore/Kimdale Community
- V - I-10/Haugen Lehmann Ave Community
- W - North Palm Springs Community

Figure 3.8-2 Locations of Major Hazardous Materials Sites - Eastern Riverside County



### METHODOLOGY

Both General Plan EIR No. 521 and EIR No. 441 determined that County policies mandate compliance with local, state, and federal regulations regarding hazardous materials, airports and aircraft hazards, wildland fires, and emergency evacuations, and establish procedures for safe planning around airports and air facilities. Therefore, implementation of applicable federal, state, and local regulations, in addition to General Plan policies, would ensure impacts resulting from buildout of land uses currently designated in the General Plan relating to hazardous materials, airport and aircraft hazards, wildland fire hazards, and emergency evacuation plans would be less than significant (County of Riverside 2002, 2015).

The proposed project would result in an increase in density/intensity potential on sites throughout the unincorporated County as a result of redesignation and rezoning. In addition, the text revisions included in the proposed project in order to adopt and implement the new HHDR and MUA land use designations and zone classifications would allow such development to be proposed in other areas throughout the County (with the processing of a General Plan Amendment and/or change in zone classification). Therefore, the proposed project could increase the number of people and properties potentially exposed to hazards in the County in comparison to those conditions anticipated under the approved General Plan. The impact analysis below considers the potential for these changes to result in cumulatively considerable increases in exposures to hazards and hazardous materials.

### IMPACT ANALYSIS

**Impact Analysis 3.8.1** Future development facilitated by the project would be on or near contaminated sites or facilities where hazardous materials are present, or on or near heavily traveled freeways where hazardous materials are transported. This impact would be **less than cumulatively considerable**. (Thresholds 1 and 2)

Hazardous materials are commonly used by all segments of society including manufacturing and service industries, commercial enterprises, agriculture, military installations, hospitals, schools, and households; however, significant quantities of such materials are only used routinely in medium to heavy industrial-type land uses. Therefore, although the project would accommodate both high-density residential and mixed-use development throughout the unincorporated County, neither of these uses includes industries expected to routinely use or dispose of significant quantities of hazardous materials. The increase in density/intensity potential could increase the number of people and properties potentially at risk for accidental hazardous materials releases. The highest probability for an inadvertent hazardous substance release in Riverside County is through a vehicular accident on heavily traveled freeways and highways, during remediation or grading of a contaminated site, or from an industrial accident at a facility that handles large amounts of hazardous materials (County of Riverside 2015). Given the extensive distribution of hazardous material sites throughout Riverside County (as shown in **Figures 3.8-1** and **3.8-2** and discussed in the Setting subsection), it is reasonable to assume that some future development facilitated by the project would be on or near contaminated sites or facilities where hazardous materials are present, or on or near heavily traveled freeways where hazardous materials are transported.

Even so, the use, storage, manufacture, and transport of hazardous materials are highly regulated by the state and federal governments, as well as by the RCDEH and the California Highway Patrol. All future development under the proposed project would be subject to the County's development review process that would occur within the framework of existing hazardous materials regulations.



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#### Industrial Accidents/Hazardous Materials Facilities

The RCDEH is the Certified Unified Program Agency for Riverside County and is thus responsible for ensuring consolidation, consistency, and coordination of federal and state standards and regulations regarding hazardous materials in the County. The RCDEH Hazardous Materials Branch oversees programs that would reduce the potential for accidental hazardous substance releases in the County. Specifically, the branch monitors and regularly inspects County facilities that handle hazardous materials, generate hazardous waste,<sup>4</sup> treat hazardous waste, own/operate underground storage tanks, own/operate aboveground petroleum storage tanks, or handle other materials subject to the California Accidental Release Program. During inspections, facilities are evaluated against requirements found in the California Code of Regulations and the California Health and Safety Code pertaining to the treatment of hazardous wastes, as well as federal and state requirements for the generation, treatment, and handling of hazardous materials (RCDEH 2015).

Businesses and industries that generate, treat, and/or handle hazardous materials are required to submit plans to the RCDEH to ensure these materials are being dealt with appropriately. The California Accidental Release Program requires facilities that handle acutely hazardous materials to submit Risk Management Prevention Plans (RMPs). The RMP is required to list the equipment and procedures that will be used to prevent, mitigate, and abate releases of hazardous materials. Additional requirements for RMPs include the listing of spill prediction worst-case scenarios, possible effects on the surrounding community, and comprehensive emergency procedures. The RCDEH Business Plan/Handler Program regulates the storage and handling of hazardous materials through education, facility inspections, and enforcement of state law. A major requirement of the Hazardous Materials Disclosure program is the creation and maintenance of a business plan, which includes an inventory of hazardous materials and is made available to first responders in the County for emergency response activities (RCDEH 2015). A significant focus of the business plan is safeguarding the community by making hazardous materials information readily available, both to the public and to any first responders in the event of an emergency.

In addition, Riverside County contains existing facilities that are being remediated under federal programs including the Comprehensive Environmental Response, Compensation and Liability Act program and the Resource Conservation and Recovery Act. Evaluation and remediation of these sites consistent with these programs would protect public health and safety for current land uses and future land uses under the proposed project.

#### Transportation of Hazardous Materials

The US Department of Transportation Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials, as described in Title 49 of the Code of Federal Regulations and implemented by Title 13 of the California Code of Regulations. These regulations include containment rules that tell shippers how to package hazardous materials safely and drivers how to load, transport, and unload the material (Title 49, Code of Federal Regulations, Section 107.601). Additionally, all trucks, trains, and automobiles carrying equal to or greater than 1,000 pounds of a hazardous material must be placarded with a four-sided diamond containing identification numbers to help first responders identify spilled materials. Motor carriers and drivers involved in transportation of hazardous materials must apply for and obtain a hazardous materials transportation license from the California Highway Patrol. The license requires a knowledge test to

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<sup>4</sup> Under a Memorandum of Understanding with the California DTSC, the DTSC regulates and inspects facilities both DTSC-permitted and nonpermitted hazardous waste generators in Riverside County.

demonstrate that a driver can identify hazardous materials, safely load shipments, properly placard the vehicle, and safely transport shipments (DMV 2015).

#### Remediation or Grading of a Contaminated Site

The potential for previously unknown hazardous materials contamination from historical use of a property, including currently vacant properties, being released during future development activities (i.e., grading) would be addressed during the County's development review process. The Riverside County Department of Building and Safety reviews development proposals and enforces site-specific investigation requirements to ensure that development does not pose a threat to the health, safety, and welfare of the public. Furthermore, pursuant to Riverside County Ordinance 457, Riverside County prohibits grading without permits. In most cases, a grading permit application requires a site-specific soils report for habitable structures. Per the County's (2000) Technical Guidelines for Review of Geotechnical and Geologic Reports, the report would include a site history describing previous, existing, and proposed land uses, as well as all known past or present hazardous materials on the site (e.g., trash and debris, pits, septic tanks, underground storage tanks, farming, chemicals, fertilizers, pesticides, toxic, hazardous substance disposal/manufacturing/industrial production, and/or waste disposal/injection). As part of the grading permit review process, the County would identify conditions of approval to be completed prior to issuance of a grading permit, including demolition, mitigation, removal, and/or proper disposal of existing hazardous materials.

Compliance with these local, state, and federal requirements would ensure that potential risks to public health and safety resulting from hazardous materials use and transport and inadvertent hazardous substance releases would be effectively monitored and managed to minimize impacts associated with future development under the project. Therefore, impacts would be **less than cumulatively considerable**.

#### Mitigation Measures

None required.

**Impact Analysis 3.8.2** Implementation of existing local, state, and federal hazardous materials requirements, as well as California Department of Education school siting criteria, would ensure that impacts associated with hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school would be **less than cumulatively considerable**. (Threshold 3)

As discussed under **Impact Analysis 3.8.1**, future development of the project would not be expected to include industries that emit or handle significant quantities of hazardous materials. In addition, local, state, and federal requirements would ensure that potential risks to public health and safety resulting from existing hazardous materials facilities/sites, hazardous materials use and transport, and inadvertent hazardous substance releases would be effectively monitored and managed to minimize impacts. While no schools would be planned or built as part of the proposed project, the increase in density/intensity potential could require additional schools, one or more of which may be located in the vicinity of an existing hazardous materials site. The siting of school facilities is determined by individual school districts, based on criteria established by the California Department of Education. While Riverside County can regulate the location of industrial uses in unincorporated areas, it cannot control the actions of individual school districts in the County, or the California Department of Education, in siting new schools. As a result, the potential exists for significant impacts on school facilities resulting from hazardous emissions or the handling of

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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hazardous or acutely hazardous materials, substances, or wastes within a quarter-mile, but not as a result of the proposed project. School siting is also subject to review and approval by the DTSC to help ensure school sites are not located on or near identified hazardous materials sites. Therefore, this impact would be considered **less than cumulatively considerable**.

#### Mitigation Measures

None required.

**Impact Analysis 3.8.3** Future development facilitated by the project would be on or near contaminated sites or facilities where hazardous materials are present. This impact would be **less than cumulatively considerable**. (Threshold 4)

Only one open/active hazardous materials site is located on the lands currently proposed for changes in land use designation and zone classification as part of the project. According to the RWQCB (2013), the ongoing remediation of that site is in compliance with RWQCB directives and there are no restrictions imposed on the case that would impede development at the site. However, given the extensive distribution of hazardous material sites throughout Riverside County (as shown in **Figures 3.8-1** and **3.8-2** and discussed in the Setting subsection), it is reasonable to assume that some future development facilitated by the project would be on or near contaminated sites or facilities where hazardous materials are present.

Even so, the use, storage, manufacture, and transport of hazardous materials are highly regulated by the state and federal governments, as well as by the RCDEH and the California Highway Patrol, as discussed under **Impact Analysis 3.8.1** above. As previously discussed, businesses and industries that generate, treat, and/or handle hazardous materials are required to submit plans to the RCDEH to ensure these materials are being dealt with appropriately.

All future development under the proposed project would be subject to the County's development review process, which would review projects for proximity to, and hazards associated with, existing hazardous materials facilities/sites. Furthermore, such sites are regulated for public health and safety by the RCDEH. Therefore, impacts would be **less than cumulatively considerable**.

#### Mitigation Measures

None required.

**Impact Analysis 3.8.4** The project could increase the number of people and properties in the vicinity of public and private airports. This impact would be considered **less than cumulatively considerable**. (Thresholds 5 and 6)

The increase in density/intensity potential throughout the unincorporated County resulting from the proposed project could increase the number of people and properties in the vicinity of public and private airports in comparison to those conditions anticipated under the approved General Plan.

All future development near public and private airports with the potential to adversely affect or be affected by airport hazards is regulated through the County's development review process. Riverside County Ordinance No. 448, Airport Approaches Zoning Ordinance, establishes airport operating areas and regulates height standards and limits therein. GPA 960 Policies LU 15.1, 15.2, 15.7, 15.8, 15.9, and 31.2 (RCIP GP Policies 14.1, 14.2, 14.5, 14.6, 14.7, and 25.2) mitigate airport-

related safety hazards by requiring that development proposals located within the boundaries of an airport land use plan be consistent with said plan prior to approval in an effort to prevent land use conflicts and reduce potential impacts. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies as part of the project application materials.

In addition, development proposals in the vicinity of airports are reviewed by the Riverside County Airport Land Use Commission, which seeks to ensure safety and minimize risks to both people and property in the vicinity of airports. Airport Land Use Compatibility Plan (ALUCP) policies include compatibility criteria and conditions of approval for development with regulations governing such issues as development intensity, density, and height of structures.

Compliance with the ALUCP, along with the existing County General Plan policies and Ordinance No. 448, would ensure that future development accommodated by the proposed project would not result in an airport-related safety hazard. Therefore, this impact would be considered **less than cumulatively considerable**.

It should be noted that where specific sites are proposed for redesignation and rezoning within an airport land use plan, localized impacts associated with airport hazards are disclosed and analyzed in the applicable Area Plan sections (4.1 through 4.10) of this EIR.

#### Mitigation Measures

None required.

**Impact Analysis 3.8.5** The County's development review process would ensure that future development accommodated by the proposed project would not impair or interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, this impact would be considered **less than cumulatively considerable**. (Threshold 7)

The proposed project does not directly propose any changes or updates to existing emergency response or evacuation plans, nor does it include any components that would conflict with such plans. Future development projects accommodated by the proposed project would be subject to the County's development review process, which would include a review by the Riverside County Fire Department (RCFD) Office of Emergency Services, as well as by the County's Transportation Department. The Office of Emergency Services is responsible for developing emergency plans and actions in response to actual or potential disasters which may impact all or part of Riverside County. It would determine any project-specific impacts and necessary conditions of approval associated with emergency response at the time of development review. The Transportation Department would ensure compliance with General Plan policies regarding circulation, which would further reduce potential conflicts between new development and emergency plans. For example, GPA 960 Policy C 3.6 (RCIP GP Policy C 3.6) requires private developers to be primarily responsible for the improvement of streets and highways that serve as access to development, including road construction or widening, installation of turn lanes and traffic signals, and the improvement of any drainage facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities. GPA 960 Policy C 3.24 (RCIP GP Policy C 3.24) requires the provision of a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turnaround radius, and other factors as determined by the Transportation Department in consultation with the RCFD and other emergency service providers. Implementation of existing County regulations during the development review process would reduce potential emergency response and evacuation plan

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impacts as a result of future development accommodated by the proposed project to **less than cumulatively considerable** levels.

#### Mitigation Measures

None required.

**Impact Analysis 3.8.6** The increase in density/intensity potential throughout the unincorporated County resulting from the proposed project could increase the number of people and properties potentially exposed to fire hazards, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. This impact would be considered **less than cumulatively considerable**. (Threshold 8)

The project would accommodate both high-density residential and mixed-use development throughout the unincorporated County, including in previously undeveloped areas with high or very high fire hazards. The increase in density/intensity potential throughout the unincorporated County resulting from the proposed project could increase the number of people and properties potentially exposed to fire hazards in comparison to those conditions anticipated under the approved General Plan. Additionally, there is the potential for an increase in the occurrence of fires, particularly in urban-wildland interface areas, due to increasing human encroachment. The risk of death, injury, or property damage from fire may rise to unacceptable fire risks if land uses are allowed in areas of high or unacceptable risk without proper planning or protection, or if roads are inadequate for fire access and evacuation (County of Riverside 2015).

All future development under the proposed project would be reviewed by the Riverside County Department of Building and Safety and the RCFD, both of which enforce fire standards (such as those in Riverside County Ordinance No. 787) as they review building plans and conduct building inspections. The RCFD Fire Protection Planning Section is responsible for ensuring that new development in the County meets the various ordinances pertaining to building homes in the wildland (RCFD 2014). These ordinances include PRC 4290, PRC 4291, Riverside County Ordinance 787, and the 2010 California Building Standards Code, Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure. Ordinance No. 787 adopts the Uniform Fire Code and adds requirements to further protect people and structures from fire risks, including standards for various land uses that ensure appropriate fire protection measures are incorporated into the design, construction, and operation of these land uses. Ordinance No. 787 includes requirements for fire-retardant building materials as well as requirements to ensure that buildings would not impede emergency egress for fire safety personnel, and equipment and apparatus would not hinder evacuation from fire, including potential blockage of stairways or fire doors.

In addition, the County requires new development in high fire hazard areas to design and implement fuel modification programs for the interface between developed and natural areas. Fuel modification plans are subject to approval by the RCFD. The fuel modification plans require a graduated transition from native vegetation to irrigated landscape, as well as establish parameters for the percentage, extent, and nature of native plant removal necessary to achieve the County's fire prevention standards to protect human lives and property while preserving as much natural habitat as practicable. The County of Riverside also actively enforces Ordinance No. 695, which requires the abatement of hazardous vegetation, defined in the ordinance as vegetation that is flammable and endangers public safety by creating a fire hazard. The type of abatement can depend on the location, terrain, and vegetation present, but typically includes mowing or disking (plowing) vegetation, such as seasonal and recurrent weeds, stubble, brush,

dry leaves, and tumbleweeds. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these ordinances.

Additional programs implemented to ensure compliance with established fire standards include the maintenance of a Countywide Information Map, showing high fire hazard areas, and siting and construction methods that reduce fire risks to structures developed in high fire hazard areas, as well as the continued update and use of the RCFD Fire Protection and Emergency Medical Services Strategic Master Plan to ensure new fire protection facilities are added when demand increases warrant them (County of Riverside 2015).

RCFD and Department of Building and Safety review would ensure that future development accommodated by the proposed project would not 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. Therefore, this impact would be considered **less than cumulatively considerable**.

#### Mitigation Measures

None required.

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### 3.9 HYDROLOGY AND WATER QUALITY

#### SETTING

The California Department of Water Resources (DWR) has organized the state into 10 major surface water drainage regions, two of which (the South Coast region and the Colorado River region) include portions of Riverside County. Generally, the western one-third of Riverside County is in the South Coast region, west of the San Jacinto Mountains, and the eastern two-thirds of Riverside County are in the Colorado River region.

There are 33 groundwater basins in Riverside County, as shown in **Figure 3.9-1**. Of these, four have been adjudicated: the Beaumont Basin, the Chino Basin, the Upper San Jacinto Basin, and the San Bernardino Basin Area. Groundwater provides about 8 percent of the water supply in normal years for agricultural and urban uses in the South Coast Hydrologic Region. In the Colorado River Hydrologic Region, groundwater provides about 23 percent of water demand in normal years and about 29 percent in drought years (County of Riverside 2015).

#### Water Quality

##### South Coast Hydrologic Region

Water quality is a core issue in the South Coast Hydrologic Region. Increases in wastewater and industrial discharges, urban runoff, agricultural chemical usage, and livestock operations result in contamination. Urban and agricultural runoff can contribute to local surface water sediment from disturbed areas. Oil, grease, and toxic chemicals from automobiles, nutrients and pesticides from turf and crop management, viruses and bacteria from failing septic systems and animal waste, road salts, and heavy metals all threaten local surface water and groundwater supplies (County of Riverside 2015).

##### Colorado River Hydrologic Region

Water quality concerns exist in all watersheds of the Colorado River Hydrologic Region. The Salton Sea is a particular challenge for the region. It is the largest body of water in the region, but it has a total dissolved solids (TDS) concentration of about 46,000 milligrams per liter (mg/L), which is about 40 percent saltier than ocean water. In the West Basin of the Colorado River watershed, the primary water quality issues are the increasing salinity of the Colorado River and historic overdraft conditions in the Coachella Valley. The Colorado River's salinity can substantially limit the reuse of irrigation runoff or recycled water supplies. As a practical matter, high salinity can increase agricultural costs by necessitating larger quantities of water to dilute the root zone and can increase urban costs by requiring higher levels of recycled water treatment to allow for reuse in irrigation and groundwater recharge projects (County of Riverside 2015).

#### Flooding

In Riverside County, the three largest drainages of concern for flooding are the Santa Ana River, the San Jacinto River, and the Whitewater River.

In the western portion of Riverside County, the large rivers (Santa Ana, San Jacinto, San Geronio, and Santa Margarita), as well as Temescal and Murrieta creeks, only pose flood threats to developments in the floodplain during general storms of long duration. Lake Elsinore and other lakes, as well as various alluvial fans throughout the County, such as Millard Canyon, are also susceptible to flooding (County of Riverside 2015).

Eastern Riverside County, being marked by extensive desert, has two primary drainages: the Whitewater River and the Colorado River. Because of the arid climate and extremely porous (sandy) soils, water flows tend to pass rapidly through the region. Tributaries to the major rivers present additional flood hazards, mostly caused by local thunderstorms. In the Coachella Valley, many smaller washes run out of the surrounding mountains and down into the valley floor, in some cases emptying into the Whitewater River to the northwest or the Salton Sea to the southeast. The desert areas extending to the east from the Palm Springs area are also susceptible to sheet flow flooding, with flow depths of generally less than 2 feet. These types of flows leave the mouths of canyons and often follow unpredictable paths. The desert also contains numerous washes (for example, Morongo Wash) and alluvial fans that are susceptible to flooding (County of Riverside 2015).

Additionally, many of the smaller drainages throughout the County, particularly those running through the alluvial fans that flank Riverside County's hillsides, are susceptible to smaller-scale floods and also flash flooding. **Figure 3.9-2** shows the areas of Riverside County considered potentially at risk for flooding based on information from Federal Emergency Management Agency (FEMA) mapping, plus DWR and County of Riverside data (County of Riverside 2015). **Table 3.9-1** shows the communities included in the project with parcels in the 100-year floodplain, as well as the acreage.

**TABLE 3.9-1  
PROJECT ACREAGE IN 100-YEAR FLOODPLAIN**

Community	# of Parcels	Acres
Cabazon Town Center	1	0.13
Desert Edge/SE Desert Hot Springs Communities	2	17.82
Highgrove Town Center	12	7.88
Lakeview Town Center	24	523.91
Mead Valley Town Center	37	17.56
North Palm Springs Community	1	0.57
North Shore Town Center	47	84.96
Oasis Town Center	2	151.98
Rushmore/Kimdale Community	1	0.04
Thousand Palms Community (I-10/Cook St Vicinity)	3	67.89
Thousand Palms Town Center	237	560.99
Winchester Town Center	1	0.69
<b>Total</b>	<b>368</b>	<b>1,434.41</b>

Source: FEMA 2015.

### Dam Inundation

As shown in **Figure 3.9-3**, more than 20 dam failure inundation zones have been identified for existing dams and reservoirs in Riverside County.



### 3.0 COUNTYWIDE IMPACT ANALYSIS

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#### THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on State CEQA Guidelines Appendix G thresholds of significance. A hydrology and water quality impact is considered significant if implementation of the project would:

- 1) Violate any water quality standards or waste discharge requirements.
- 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).
- 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.
- 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.
- 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.
- 6) Otherwise substantially degrade water quality.
- 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.
- 8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- 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.
- 10) Inundation by seiche, tsunami, or mudflow.

#### METHODOLOGY

General Plan EIR No. 521 determined that implementation of and compliance with existing regulations, Riverside County General Plan policies, ordinances, and mitigation measures would ensure that significant impacts resulting from buildout of GPA 960 land use designations or from a variety of water resource issues would be either avoided or minimized to a less than significant level. This includes water quality degradation, violation of any water quality standards or waste discharge requirements, exceedance of any RWQCB wastewater treatment requirements, and alteration of existing drainage patterns and associated erosion and siltation, as well as runoff water exceeding existing or planned stormwater drainage systems and associated pollutants. However, EIR No. 521 found that potential water supply impacts (including depleting groundwater supplies) would be considered significant and unavoidable. EIR No. 441 determined that RCIP GP policies, regulations, and mitigation measures would reduce flood hazards to a less than significant level by keeping development out of flood-prone areas and ensuring that drainage

facilities are kept adequate. While adherence to RCIP GP policies and mitigation would reduce potential impacts to water supply, in the absence of project-specific water supply data, potential water supply impacts (including groundwater) resulting from implementation the RCIP GP was also considered significant and unavoidable (County of Riverside 2002).

The proposed project would result in an increase in density/intensity potential on sites throughout the unincorporated County as a result of redesignation and rezoning. In addition, the text revisions included in the proposed project in order to adopt and implement the new HHDR and MUA land use designations and zone classifications would allow such development to be proposed in other areas throughout the County (with the processing of a General Plan Amendment and/or change in zone classification). Therefore, the proposed project could increase housing and development in the County. The impact analysis below considers the potential for these changes to collectively affect water resources and hydrologic conditions in the County beyond those already anticipated.

#### IMPACT ANALYSIS

**Impact Analysis 3.9.1** Increased urbanization has the potential to result in alterations to existing hydrology, increases in impervious surfaces, increases in urban runoff, and increases in wastewater discharge, all of which could increase the discharge of pollutants into receiving waters and violate water quality standards. This is a **potentially cumulatively considerable** impact. (Threshold 1)

The increase in density/intensity potential resulting from the changes in land use designation and zone classifications on sites throughout the unincorporated County, as well as the text revisions included in the proposed project in order to adopt and implement the new HHDR and MUA land use designations and zone classifications, could result in increased population and development throughout the unincorporated County. Increased urbanization has the potential to result in alterations to existing hydrology, increases in impervious surfaces, increases in urban runoff, and increases in wastewater discharge, all of which could increase the discharge of pollutants into receiving waters and violate water quality standards. This is a **potentially cumulatively considerable** impact.

To protect (or restore) water quality, the RWQCBs enforce the Clean Water Act through the NPDES, as well as the state of California's Water Code. Pursuant to these regulations, permits from the applicable RWQCB are required for a wide variety of activities with potential to discharge wastes into waters of the state or waters of the United States. These include construction and operational activities, particularly operation of MS4s (municipal separate storm sewer systems) and industries that produce wastewater. The County of Riverside operates its MS4s under permits from the three RWQCBs with jurisdiction in the County. Future projects would be required to comply with these regulations as applicable.

All construction activities are required to obtain and comply with NPDES permits, stormwater pollution prevention plans, and water quality management plans to prevent or minimize construction-related water quality impacts and waste discharges, particularly as related to soils, i.e., erosion, sedimentation, and fill deposition. All developed uses conveying water into existing storm drain systems must comply with County of Riverside MS4 permit conditions and the associated Master Drainage Plan standards (if applicable). Projects must also comply with Clean Water Act Sections 401 and 404 if waters of the United States would be disturbed.

In addition, the following mitigation measure would be required as a condition of approval for future development projects during development review process.

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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#### Mitigation Measures

**MM 3.9.1** The development of septic systems shall be in accordance with applicable standards established by Riverside County and other responsible authorities.

*Timing/Implementation:* Prior to and during construction activities

*Enforcement/Monitoring:* County of Riverside

**MM 3.9.2** Point source pollution reduction programs shall fully adhere to applicable standards required by federal, state, and local agencies. Prior to the approval of individual projects, Riverside County shall verify that the provisions of applicable point source pollution programs have been satisfied.

*Timing/Implementation:* Prior to project approval

*Enforcement/Monitoring:* County of Riverside

**MM 3.9.3** Where development may contribute to a worsening of local or regional ground or surface water quality (as determined by the RCDEH and/or applicable RWQCB), a water quality analysis shall be prepared. The water quality analysis shall include but not be limited to: an analysis of existing surface and subsurface water quality; an assessment of how the proposed development would affect existing water quality; an assessment of how the proposed development would affect beneficial uses of the water; and specific measures to limit or eliminate potential water quality impacts and/or impacts to beneficial uses of ground/surface water. Where determined necessary by the County of Riverside or other responsible entities, the water quality analysis shall include, at an equal level of detail, potential impacts to tributary or downstream areas. The water quality analysis shall be submitted to the County of Riverside and the applicable RWQCB for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.

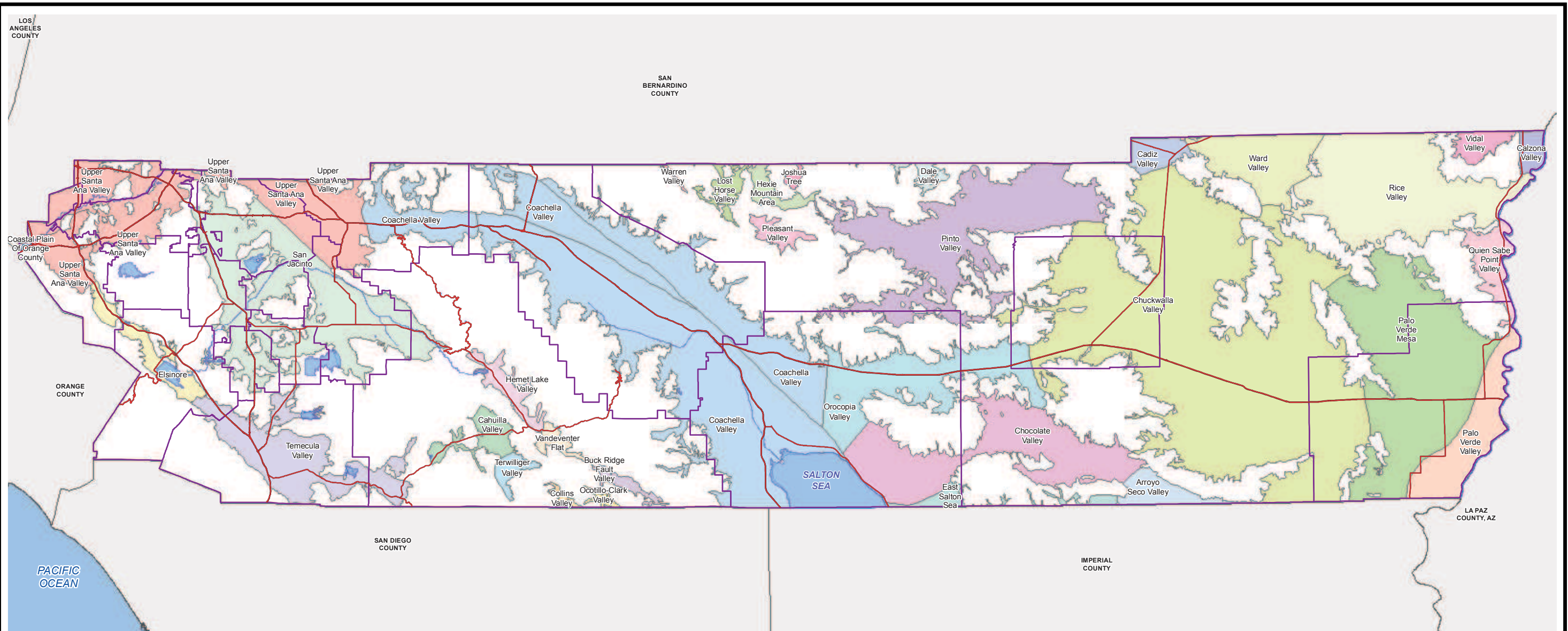
*Timing/Implementation:* Prior to issuance of any entitlement that would result in the physical modification of the project site

*Enforcement/Monitoring:* County of Riverside

**MM 3.9.4** The project applicant shall submit to the County of Riverside and the applicable RWQCB, for review and approval, evidence that the specific measures to limit or eliminate potential water quality impacts resulting from the entire development process will be implemented as set forth in the water quality analysis. Said evidence shall be submitted and approved prior to the issuance of any entitlement that would result in the physical modification of the project site.

*Timing/Implementation:* Prior to issuance of any entitlement that would result in the physical modification of the project site

*Enforcement/Monitoring:* County of Riverside



- |                         |                                |                       |                         |                        |                    |
|-------------------------|--------------------------------|-----------------------|-------------------------|------------------------|--------------------|
| Arroyo Seco Valley      | Coachella Valley               | Hexie Mountain Area   | Pinto Valley            | Upper Santa Ana Valley | Highways           |
| Buck Ridge Fault Valley | Coastal Plain Of Orange County | Joshua Tree           | Pleasant Valley         | Vandeventer Flat       | Area Plan Boundary |
| Cadiz Valley            | Collins Valley                 | Lost Horse Valley     | Quien Sabe Point Valley | Vidal Valley           | Waterbodies        |
| Cahuilla Valley         | Dale Valley                    | Ocotillo-Clark Valley | Rice Valley             | Ward Valley            |                    |
| Calzona Valley          | East Salton Sea                | Orocopia Valley       | San Jacinto             | Warren Valley          |                    |
| Chocolate Valley        | Elsinore                       | Palo Verde Mesa       | Temecula Valley         |                        |                    |
| Chuckwalla Valley       | Hemet Lake Valley              | Palo Verde Valley     | Terwilliger Valley      |                        |                    |

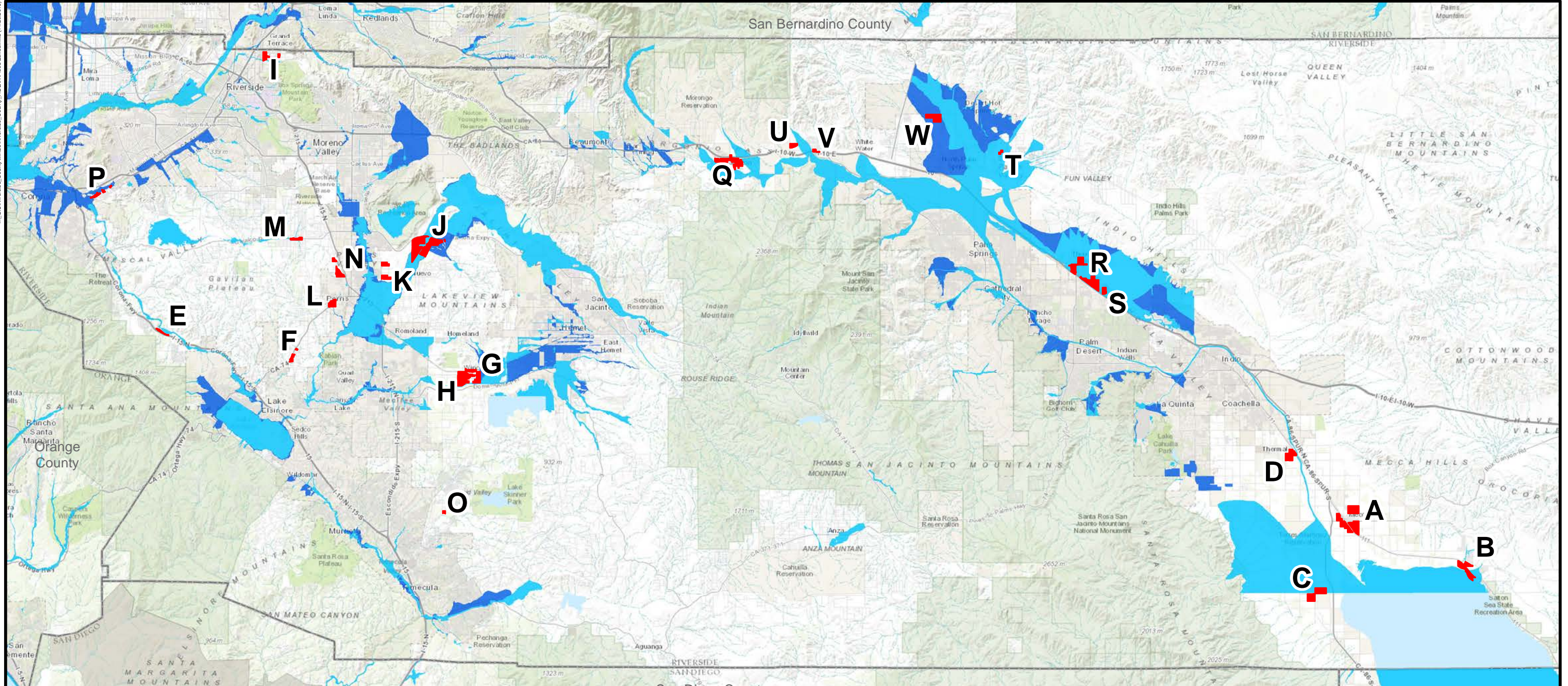
Source: Riverside County 2015



**Figure 3.9-1**  
Groundwater Basins in Riverside County



TL\_GIS\Riverside\_County\MXD\Riverside\_County\_HHEIR\Flood Zones.mxd (11/20/2015)



<b>Legend</b>				
	Proposed HHDR/MUA Neighborhoods	<b>Eastern Coachella Valley Area Plan</b>	<b>Harvest Valley/Winchester Area Plan</b>	<b>Meade Valley Area Plan</b>
	FEMA Flood Zone Type	A - Mecca Town Center	G - Winchester Town Center	L - Good Hope Community
	100 Year Flood Zone	B - North Shore Town Center	H - Winchester Community (Western Area)	M - Mead Valley Town Center
	500 Year Flood Zone	C - Oasis Town Center	<b>Highgrove Area Plan</b>	N - Mead Valley Community (I-215/Nuevo Rd Vicinity)
		D - Thermal Town Center	I - Highgrove Town Center	<b>Southwest Area Plan</b>
		<b>Elsinore Area Plan</b>	<b>Lakeview/Nuevo Area Plan</b>	O - French Valley Airport Vicinity
		E - Lee Lake Community	J - Lakeview Town Center	<b>Temescal Canyon Area Plan</b>
		F - Meadowbrook Town Center	K - Nuevo Community (Western Area)	P - Home Gardens Town Center
				<b>The Pass Area Plan</b>
				Q - Cabazon Town Center
				<b>Western Coachella Valley Area Plan</b>
				R - Thousand Palms Town Center
				S - Thousand Palms Community (I-10/Cook St Vicinity)
				T - Desert Edge/SE Desert Hot Springs Communities
				U - Rushmore/Kimdale Community
				V - I-10/Haugen Lehmann Ave Community
				W - North Palm Springs Community

Source: FEMA (2015);  
Riverside County (2015).  
ESRI basemap.

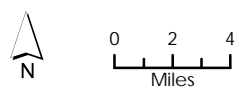


Figure 3.9-2  
Floodplains Riverside County



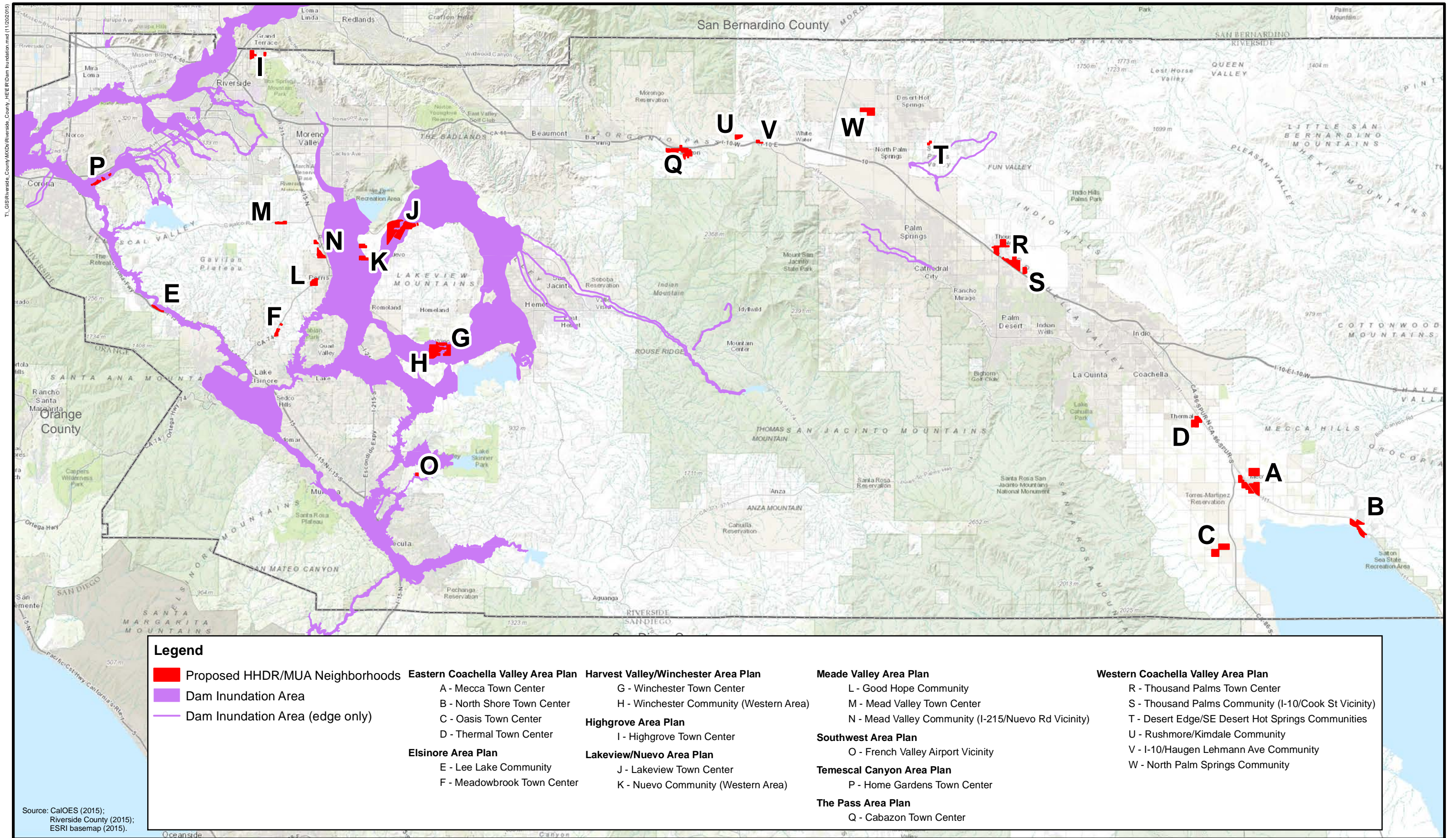


Figure 3.9-3  
Dam Inundation Areas Riverside County





GPA 960 Policies OS 3.7 and OS 4.6 encourage the incorporation of low-impact development (LID) features in new development, such as permeable parking bays and lots, use of less pavement, biofiltration, and use of multifunctional open drainage systems. Implementing LID principles and practices manages water in a way that reduces the impact of built areas and promotes the natural movement of water in an ecosystem or watershed. Applied on a broad scale, LID can maintain or restore a watershed's hydrologic and ecological functions (EPA 2015). As such, LID techniques can reduce pollutants entering a watershed via runoff from development sites. The RCIP GP does not include LID policies.

During the County's development review process, future development projects would be required to provide substantial evidence of compliance with these County, state, and federal regulations, including General Plan policies and NPDES requirements. Mitigation measures **MM 3.9.1** through **MM 3.9.4** would be enforced as conditions of approval for future development projects during development review process. Compliance with the extensive water quality regulations and programs, particularly those of the NPDES, would ensure no significant violations of water quality standards or waste discharge requirements occur. Mitigation measures **MM 3.9.1** through **MM 3.9.4** require the incorporation of specific measures to limit or eliminate potential water quality impacts resulting from the entire development process, as well as provisions implementing applicable point source pollution programs. Therefore, impacts associated with violations of water quality standards or waste discharge requirements from future development accommodated by the project would be reduced to a **less than cumulatively considerable** level.

**Impact Analysis 3.9.2** At the Countywide level, increased water demand resulting from the project could lead to groundwater extractions cumulatively exceeding groundwater basins' safe yields or causing a net deficit in aquifer volume. This is a **cumulatively considerable** impact. (Threshold 2)

The increase in density/intensity potential resulting from the project would accommodate increased population and development throughout the unincorporated County in comparison to conditions anticipated under the General Plan, potentially resulting in increased water demands on areas relying on groundwater supplies. This is particularly likely in areas of Riverside County where new development would rely solely on groundwater for supply. The specific water supply sources for each of the neighborhood sites and the impacts of groundwater extraction at the localized level are discussed in Sections 4.1 through 4.10 of this EIR. At the Countywide level, increased water demand could lead to groundwater extractions cumulatively exceeding groundwater basins' safe yields or causing a net deficit in aquifer volume.

While some of the groundwater basins supplying water to Riverside County have been adjudicated and are actively managed for hydrologic balance, others remain unadjudicated with no determination of safe yield and no current plan for long-term basin management to ensure that overdraft does not occur. The future water supply demand of the project as a whole is discussed under **Impact Analysis 3.17.2** later in this section. At present, roughly one-third of the County's water demand is met by groundwater. However, it is uncertain exactly what portion of the water supply for future development would be provided by groundwater, as the source of the water supply (groundwater, surface water, recycled water, imported water, etc.) would vary depending on the ultimate timing and location of development. Given the uncertainty of future groundwater extractions and the hydrologic balance of groundwater basins in the County, there continues to be a risk of overdraft (particularly in the nonadjudicated groundwater basins in Riverside County) as demand for water increases. The combination of increased demand for water associated with the growth facilitated by the project, unpredictability and the cost of imported water supply, variability in long-term supply scenarios in nonadjudicated basins, exploitation of new groundwater sources, and the continuing pattern of basin overdraft would all result in or contribute incrementally to substantially decreasing groundwater supplies. This

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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unpredictability and variability mean that significant impacts associated with project buildout cannot be ruled out.

Compliance with County- and state-required water management and conservation regulations would assist in reducing the amount of water required by future development and thus reduce the amount of water being extracted from groundwater basins. GPA 960 Policy OS 2.2 (RCIP GP Policy OS 2.2) encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments. Ordinance No. 859, Water-Efficient Landscape Requirements, requires new development projects to install water-efficient landscapes, thus limiting water applications and reducing water use. Decreasing irrigation water use would assist in decreasing drawdown of groundwater basins. During the County's development review process, future development projects would be required to provide substantial evidence of compliance with these regulations.

The following mitigation measure would be required as a condition of approval for any future development project facilitated by the project.

#### Mitigation Measures

**MM 3.9.5** Riverside County shall enforce compliance with federal, state, and local standards for water conservation within residential, commercial, or industrial projects. Prior to approval of any development within the County of Riverside, the applicant shall submit evidence to Riverside County that all applicable water conservation measures have been met.

*Timing/Implementation:*      *Prior to project approval*

*Enforcement/Monitoring:*      *County of Riverside*

In addition, the Sustainable Groundwater Management Act (SGMA) (effective January 1, 2015) gives local agencies the authorities to manage groundwater in a sustainable manner and allows limited state intervention when necessary to protect groundwater resources. The SGMA requires the creation of groundwater sustainability agencies to develop and implement local plans, allowing 20 years to achieve sustainability. The SGMA also provides a state framework to regulate groundwater. The plans must include measurable objectives for groundwater basins to achieve sustainability in the 20-year time frame. Implementation of the SGMA would reduce the unpredictability and variability in long-term water supply scenarios for areas of the County receiving water supplies from currently unadjudicated groundwater basins. However, these plans are not currently in place.

Although compliance with County regulations and mitigation measure **MM 3.9.5** would ensure the incorporation of feasible water conservation features, given the unpredictability and variability of water supplies and groundwater management as described, significant impacts associated could still occur. As a result, this impact is considered **cumulatively considerable** and **significant and unavoidable**.

**Impact Analysis 3.9.3** The increase in density/intensity potential resulting from the proposed project would accommodate increased urbanization throughout the unincorporated County, which could contribute to a cumulative increase in impervious surfaces and a decrease in water infiltration and natural groundwater recharge rates throughout the unincorporated

County. This is a **potentially cumulatively considerable** impact.  
(Threshold 2)

Many County water agencies maintain recharge facilities where groundwater basins are artificially recharged with reclaimed, recycled, and/or imported water supplies. Artificial recharge can exceed natural recharge and reduce overdraft in the groundwater basins; however, water supplies available for artificial recharge are subject to supply uncertainties. In addition, the increase in density/intensity potential resulting from the proposed project would accommodate increased urbanization throughout the unincorporated County, which could contribute to a cumulative increase in impervious surfaces and a decrease in water infiltration and natural groundwater recharge rates throughout the unincorporated County. This is a **potentially cumulatively considerable** impact.

The General Plan includes policies to ensure that natural recharge areas are preserved in new development to the extent feasible. GPA 960 Policy LU 4.1 (RCIP GP LU 4.1) incorporates water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought-tolerant landscaping, and water recycling, as appropriate. GPA 960 Policies OS 4.3 through 4.8 (RCIP GP Policies OS 4.3 through 4.6) specifically address recharge areas, requiring that natural drainage systems be incorporated into developments where appropriate and feasible and that adequate aquifer water recharge areas are preserved and protected. These policies also encourage the natural management of streams where groundwater recharge is likely to occur. The applicability of specific policies and design measures to protect groundwater recharge would be determined during the development review process and would be included as project conditions of approval.

In addition to the above, the following mitigation measures would be required as a condition of approval where applicable.

Mitigation Measures

**MM 3.9.6** In areas where it is not practical to conserve soils suitable for recharge (as determined by the Riverside County Flood Control and Water Conservation District), water harvesting and recharge facilities shall be built within the same groundwater basin in which the recharge area is lost. The construction of replacement recharge areas shall equal the amount of recharge area lost and/or shall incorporate equipment or facilities capable of replacing (at an equal volume) the amount of groundwater recharge capacity lost as a result of development. The identification, designation, location, or installation of replacement groundwater recharge capacity shall be reviewed and approved by the Riverside County Flood Control and Water Conservation District prior to the issuance of grading permits.

*Timing/Implementation:* Prior to issuance of grading permits

*Enforcement/Monitoring:* County of Riverside

**MM 3.9.7** New development that includes more than 1 acre of impervious surface area (e.g., roofs, parking areas, streets, sidewalk) shall incorporate features to facilitate the on-site infiltration of precipitation and/or runoff into groundwater basins. Such features shall include but not be limited to: natural drainage systems (where economically feasible); detention basins incorporated into project landscaping; and the installation of porous areas within parking areas. Where

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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natural drainage systems are utilized for groundwater recharge, they shall be managed using natural approaches (as modified to safeguard public health and safety). Groundwater recharge features shall be included on development plans and shall be reviewed by the Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District prior to the issuance of grading permits.

*Timing/Implementation:* Prior to issuance of grading permits

*Enforcement/Monitoring:* County of Riverside

As required by the mitigation measures, the construction of replacement recharge areas would equal the amount of recharge area lost and/or incorporate equipment or facilities capable of replacing (at an equal volume) the amount of groundwater recharge capacity lost as a result of development. Therefore, cumulative groundwater recharge impacts associated with the proposed project would be reduced to a **less than cumulatively considerable** level.

**Impact Analysis 3.9.4** Increased urbanization resulting from future development accommodated by the project could substantially alter existing drainage patterns. This could result in increased erosion potential in areas of new construction (due to vegetation removal, topsoil disturbance, etc.), as well as an increase in impervious surfaces, associated stormwater runoff, and subsequent flow in surface water drainages resulting in flooding. This impact is **potentially cumulatively considerable**. (Thresholds 3 and 4)

The increase in density/intensity potential resulting from the project would accommodate increased urbanization throughout the unincorporated County, which could substantially alter existing drainage patterns. This could result in increased erosion potential in areas of new construction (due to vegetation removal, topsoil disturbance, etc.), as well as an increase in impervious surfaces, associated stormwater runoff, and subsequent flow in surface water drainages resulting in flooding.

As discussed under **Impact Analysis 3.6.3**, a grading permit is required for most earthmoving operations in the County (Ordinance 457). As part of the grading permit process, the Riverside County Building and Safety Department and/or the Riverside County Geologist identifies conditions of approval, including erosion and sediment control plans. Measures included in individual erosion control plans could include minimizing terrain modification, controlling surface water and diverting around potential landslide areas to prevent erosion and saturation of slopes, limiting extent and duration of ground-disturbing activities during and immediately following periods of rain, balancing the amount of cut and fill, and erosion control devices to limit the amount of water entering and exiting a graded site.

As discussed under **Impact Analysis 3.9.1**, NPDES and County requirements (Ordinance No. 754) would ensure that future development would control the amount and quality of stormwater runoff leaving construction sites. Postconstruction runoff is also addressed and mitigated through site design and various requirements of state of California and County of Riverside programs, such as Riverside County's MS4 permit requirements for new development and substantial redevelopment, as well as standard Riverside County conditions of approval.

In addition, the following mitigation measures would ensure the appropriate site design and BMPs for drainage systems would be required as a condition of approval for future development projects during development review process.

#### Mitigation Measures

**MM 3.9.8** For each new development project, the following principles and policies shall be considered and implemented:

- a. Avoid or limit disturbance to natural water bodies and drainage systems (including ephemeral drainage systems) when feasible. Provide adequate buffers of native vegetation along drainage systems to lessen erosion and protect water quality.
- b. Appropriate BMPs must be implemented to lessen impacts to waters of the United States and/or waters of the state resulting from development. Drainages should be left in a natural condition or modified in a way that preserves all existing water quality standards where feasible. Any discharges of sediment or other wastes, including wastewater, to waters of the United States or waters of the state must be avoided to the maximum extent practicable. All such discharges will require an NPDES permit issued by applicable RWQCB.
- c. Small drainages shall be preserved and incorporated into new development, along with adequate buffer zones of native vegetation, to the maximum extent practicable.
- d. Any impacts to waters of the United States require a Section 401 Water Quality Standards Certification from the RWQCB. Impacts to these waters shall be avoided to the maximum extent practicable. Where avoidance is not practicable, impacts to these waters shall be minimized to the maximum extent practicable. Mitigation of unavoidable impacts must, at a minimum, replace the full function and value of the affected water body. Impacts to waters of the United States also require a Clean Water Act Section 404 Permit from the USACE and a Streambed Alteration Agreement from the CDFW.
- e. The County of Riverside shall encourage the use of pervious materials in development to retain absorption and allow more percolation of stormwater into the ground. The use of pervious materials, such as grass or permeable/porous pavement, for runoff channels and parking areas shall also be encouraged. Lining runoff channels with impermeable surfaces, such as concrete or grouted riprap, will be discouraged.
- f. The County of Riverside shall encourage construction of detention basins or holding ponds and/or constructed wetlands within a project site to capture and treat dry weather urban runoff and the first flush of rainfall runoff. These basins should be designed to detain runoff for a minimum time, such as 24 hours, to allow particles and associated pollutants to settle and to provide for natural treatment.
- g. The County of Riverside shall encourage development to retain areas of open space as natural or landscaped to aid in the recharge and retention of runoff. Native plant materials shall be used in replanting and hydroseeding operations, where feasible.
- h. The County of Riverside shall require that environmental documents for proposed projects in areas tributary to Canyon Lake Reservoir, Lake Elsinore, sections of the Santa Ana River, Fulmar Lake, and Mill Creek (as a result of the proposed 2002 303 (d) listing of these water bodies) include discharge prohibitions, revisions to discharge permits, or management plans to address water quality impacts in accordance with the controls that

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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may be applied pursuant to state and federal regulation. Environmental documents shall acknowledge that additional requirements may be imposed in the future for projects in areas tributary to the water bodies listed above.

- i. The County of Riverside shall ensure that in new development, postdevelopment stormwater runoff flow rates do not differ from the predevelopment stormwater runoff flow rates.
- j. All construction projects should be designed and implemented to protect, and if at all possible, to improve the quality of the underlying groundwater.
- k. The County of Riverside shall encourage the enhancement of groundwater recharge wherever possible. Measures such as keeping stream/river channels and floodplains in natural conditions or with pervious surfaces, as well as keeping areas of high recharge as open space, will be considered.
- l. The County of Riverside shall prohibit the discharge of waste material resulting from any type of construction into any drainage areas, channels, streambeds, streams, lakes, wetlands, or rivers. Spoil sites shall be prohibited within any streams or areas where spoil material could be washed into a water body.
- m. The County of Riverside shall require that appropriate BMPs be developed and implemented during construction efforts to control the discharge of pollutants, prevent sewage spills, and to avoid discharge of sediments into the streets, stormwater conveyance channels, or waterways.

*Timing/Implementation:*            *Prior to issuance of any entitlement that would result in the physical modification of the project site*

*Enforcement/Monitoring:*        *County of Riverside*

#### **MM 3.9.9**

Where development may interfere with, disrupt, or otherwise affect surface or subsurface hydrologic baseline conditions (as determined by the Riverside County Flood Control and Water Conservation District, the USACE, the CDFW, and/or the RWQCB), preparation of a project-specific hydrologic study shall be required. The hydrologic study shall include but shall not be limited to: an inventory of surface and subsurface hydrologic conditions existing at the time of the study; an analysis of how the proposed development would affect these hydrologic baseline conditions; and specific measures to limit or eliminate the interference or disruption of the on-site hydrologic process. The hydrologic study shall evaluate the feasibility of incorporating bioengineering measures into any project that may alter the hydrologic process. Where required by the County of Riverside, the hydrologic study shall include analysis of, at an equal level of detail, potential impacts to tributary or downstream areas. The hydrologic study shall be submitted to the County or responsible entity for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.

*Timing/Implementation:*            *Prior to issuance of any entitlement that would result in the physical modification of the project site*

*Enforcement/Monitoring:*        *County of Riverside*

**MM 3.9.10** The project applicant shall submit to the County of Riverside, for review and approval, evidence that the specific measures to limit or eliminate the disruption or interference to the hydrologic process resulting from the entire development process will be implemented as set forth in the hydrologic study. Such evidence may take the form of but shall not be limited to: a development agreement; land banking; the provision of adequate funds to guarantee the construction, maintenance, or restoration of hydrologic features; or any other mechanism that will achieve said goals. Said evidence shall be submitted and approved prior to the issuance of any entitlement that would result in the physical modification of the project site.

*Timing/Implementation:* Prior to issuance of any entitlement that would result in the physical modification of the project site

*Enforcement/Monitoring:* County of Riverside

**MM 3.9.11** Where determined feasible by Riverside County or a responsible entity, bioengineering measures shall be incorporated into any project that may alter the hydrologic process.

*Timing/Implementation:* Prior to issuance of any entitlement that would result in the physical modification of the project site

*Enforcement/Monitoring:* County of Riverside

**MM 3.9.12** Riverside County shall not necessarily require all land uses to withstand flooding. These may include land uses such as agricultural, golf courses, and trails. For these land uses, flows shall not be obstructed, and upstream and downstream properties shall not be adversely affected by increased velocities, erosion backwater effects, concentration of flows, and adverse impacts to water quality from point and nonpoint sources of pollution.

*Timing/Implementation:* Prior to issuance of any entitlement that would result in the physical modification of the project site

*Enforcement/Monitoring:* County of Riverside

Compliance with mitigation measures **MM 3.9.8** through **MM 3.9.12**, as well as **MM 3.6.8** and **MM 3.6.9** identified in **Impact Analysis 3.6.3**, would ensure that future development would prepare a project-specific hydrologic study and incorporate drainage systems and design measures and BMPs such that the hydrologic process is not disrupted. Therefore, future development would be required to control stormwater runoff and mitigate hydrologic impacts to a **less than cumulatively considerable** level.

**Impact Analysis 3.9.5** Future development accommodated by the project would not result in stormwater runoff exceeding the capacity of the County's storm drain system. This impact is **less than cumulatively considerable**. (Threshold 5)

As discussed under **Impact Analyses 3.9.1** and **3.9.4**, NPDES and County requirements would ensure that future development would control the amount and quality of stormwater runoff leaving construction and development sites, which would also reduce the amount of stormwater runoff entering the County's storm drainage system.



### 3.0 COUNTYWIDE IMPACT ANALYSIS

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The County's Development Impact Fee (DIF) program covers all portions of unincorporated Riverside County and provides funds for a variety of public facilities, including flood control and storm drain facilities. For flood control and storm drain facilities, in the areas in which flood control fees have been authorized, the DIF program ensures fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. The provision of these facilities ensures that future new development would not result in runoff exceeding stormwater drainage systems or cause substantial additional sources of polluted runoff.

Mitigation measure **MM 3.9.8** as described under **Impact Analysis 3.9.4** would be required as a condition of approval for each new development project during the development review process. The measure requires the following to be implemented in regard to drainage: avoid or limit disturbance to natural water bodies and drainage systems when feasible; preserve and incorporate small drainages into new development, along with adequate buffer zones of native vegetation, to the maximum extent practicable; encourage construction of detention basins or holding ponds and/or constructed wetlands within a project site to capture and treat dry weather urban runoff and the first flush of rainfall runoff; encourage development to retain areas of open space as natural or landscaped to aid in the recharge and retention of runoff; and ensure that postdevelopment stormwater runoff flow rates do not differ from the predevelopment stormwater runoff flow rates.

Finally, GPA 960 Policy S 4.10 (RCIP GP Policy S 4.10) specifically requires all proposed projects anywhere in Riverside County to address and mitigate any adverse impacts that they may have on the carrying capacity of local and regional storm drain systems. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with this policy.

The County's development review process would ensure implementation of the above regulations and mitigation measure **MM 3.9.8** would reduce runoff impacts on the capacity of storm drain system resulting from implementation of future development accommodated by the project to a **less than cumulatively considerable** impact.

#### Mitigation Measures

#### **MM 3.9.8** (see **Impact Analysis 3.9.4**)

**Impact Analysis 3.9.6** Increased urbanization associated with the project has the potential to substantially degrade water quality. This is a **potentially cumulatively considerable** impact. (Threshold 6)

As described under **Impact Analyses 3.9.1** through **3.9.4**, increased urbanization has the potential to result in alterations to existing hydrology, increases in impervious surfaces, increases in urban runoff, and increases in wastewater discharge, all of which have the potential to degrade water quality. This is a **potentially cumulatively considerable** impact. Mitigation measures **MM 3.9.1** through **MM 3.9.7** would be required as conditions of approval during the development review process and include specific measures to limit or eliminate potential water quality impacts resulting from the entire development process. These measures, along with NPDES requirements for construction and operational activities, particularly operation of MS4s and industries that produce wastewater, would reduce water quality impacts associated with future projects facilitated by the project to a **less than cumulatively considerable** level.

#### Mitigation Measures

#### **MM 3.9.1** through **MM 3.9.7** (see **Impact Analyses 3.9.1** through **3.9.3**)

**Impact Analysis 3.9.7** The project would result in the development of housing in the 100-year floodplain that could expose structures and people to flood hazards, as well as impede or redirect flood flows. This would be a **potentially significant** impact. (Thresholds 7 and 8)

The proposed project does not include site-specific development proposals, entitlements, or other project components that would directly result in the placement of housing or structures within a 100-year flood hazard area. The project does, however, propose parcel-specific land use designation and zone classification changes for approximately 368 parcels totaling 1,434.41 acres in the existing 100-year floodplain. These parcels are located in the communities listed in **Table 3.9-1**. The flooding impacts of these changes at the localized level are disclosed and analyzed in Sections 4.1 through 4.10 of this EIR, as applicable. At the Countywide level, this would increase exposure of structures and people to flood hazards, as well as impede or redirect flood flows. This would be a **potentially significant** impact.

Riverside County Ordinance No. 458, Regulating Flood Hazard Areas and Implementing the National Flood Insurance Program, includes specifications, standards, and requirements to mitigate potential flood hazards in the County in several ways, including reviewing all permit applications in the floodplain to determine whether proposed building sites will be reasonably safe from flooding. For example, buildings are required to be constructed by methods and practices that minimize flood damage and be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. In addition, all new construction of residential structures is required to have the lowest floor (including the basement) elevated to or above the base flood level.

Ordinance No. 458 also includes protections against impeding or redirecting flood flows. Whenever a watercourse or mapped floodplain is to be altered or relocated, the ordinance requires the flood-carrying capacity of the altered or relocated portion of the watercourse or mapped floodplain to be maintained. In addition, the ordinance prohibits structures and land grading in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any increase in flood levels during the occurrence of the base flood discharge.

GPA 960 Policy S 4.1 (RCIP GP S 4.1) requires new construction proposals for residential and nonresidential development in 100-year floodplains to apply a minimum level of acceptable risk, and requires the County to disapprove projects that cannot mitigate the hazard to the satisfaction of the Building Official or another responsible agency. GPA 960 Policy S 4.2 (RCIP GP S 4.2) requires all residential, commercial, and industrial structures to be flood-proofed from the mapped 100-year storm flow. GPA 960 Policy S 4.3 (RCIP GP S 4.3) prohibits the construction of permanent structures for human housing or employment to the extent necessary to convey floodwaters without property damage or risk to public safety. GPA 960 Policy S 4.4 (RCIP GP S 4.4) prohibits alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or unless alternative methods are utilized to the maximum extent practicable. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies, as well as Ordinance No. 458, as part of the project application materials.

In addition, the following mitigation measures would be required as a condition of approval for future development to implement these flood control requirements.

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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#### Mitigation Measures

**MM 3.9.15** Riverside County shall require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. In some cases, this may involve elevating the finished floor more than 1 foot.

*Timing/Implementation:* Prior to issuance of building permit

*Enforcement/Monitoring:* County of Riverside

**MM 3.9.16** Riverside County shall require that fully enclosed areas that are below finished floors have openings to equalize the forces on both sides of the walls.

*Timing/Implementation:* Prior to issuance of building permit

*Enforcement/Monitoring:* County of Riverside

**MM 3.9.17** Provided the applicant does hydrological studies, engineers structures to be safe from flooding, and provides evidence that the structures will not adversely impact the floodplain, Riverside County may allow development into the floodway fringe.

*Timing/Implementation:* Prior to issuance of building permit

*Enforcement/Monitoring:* County of Riverside

The County's development review process would ensure compliance with the County's regulations and policies, as well as mitigation measures **MM 3.9.15** through **MM 3.9.17**, which require that projects that cannot mitigate flooding hazards be disapproved; that structures would be adequately flood-proofed to ensure people and property are not exposed to significant 100-year flood hazards; and that future development would not significantly impede or redirect flood flows. Therefore, impacts would be reduced to a **less than cumulatively considerable** level.

**Impact Analysis 3.9.8** Compliance with existing regulations and programs would ensure that risks associated with development in dam inundation zones and other areas potentially prone to flooding or inundation hazards due to failure of a flood control facility would be **less than cumulatively considerable**. (Threshold 9)

The project proposes parcel-specific land use designation and zone classification changes that could be affected by known (mapped) dam inundation hazards as shown in **Figure 3.9-3**. The impacts of these changes at the localized level are disclosed and analyzed in Sections 4.1 through 4.10 of this EIR, as applicable. The proposed project would increase the density/intensity potential of housing and structures already planned to be located in these areas. It should be noted, however, that not all dams in Riverside County have designated dam inundation areas.

Compliance with existing regulations and programs, as described under **Impact Analysis 3.9.7** for flooding, including Riverside County Ordinance No. 458 and GPA 960 Policies S 4.1 through S 4.4 (RCIP GP Policies S 4.1 through S 4.4), would be required during the development review process and would ensure that risks associated with development in dam inundation zones and other areas potentially prone to flooding or inundation hazards due to failure of a flood control facility would be **less than cumulatively considerable**.

#### Mitigation Measures

None required.

**Impact Analysis 3.9.9** Compliance with the County's existing regulations and policies would ensure that people and property are not exposed to inundation by seiche, tsunami, or mudflow. Therefore, impacts would be **less than cumulatively considerable**. (Threshold 10)

In terms of seiche hazards, there is no documented significant potential for any of the water bodies in Riverside County. Based on morphology and hydrology, two water bodies in the County (Lake Perris and Lake Elsinore) may have the potential for seismically induced seiche. However, setbacks and flood hazard area regulations would be sufficient to protect against significant risks (County of Riverside 2015). Thus, for the proposed project, future development along or near lakes and reservoirs is considered to be at minimal risk. Overall, seiche impacts would be less than cumulatively considerable. Due to its inland location, by definition there are no tsunami risks in Riverside County. In terms of mudflow hazards, areas of proposed land use-related changes with the potential for intensifying future development are generally at risk for mudflow hazards if they are on or below a steep or unstable slope; in a steep-sided canyon; in an area with flash flood potential, on loose, unconsolidated soils; or in an area denuded of vegetation by recent wildfire, particularly if any of the other factors also occur. The site design and engineering requirements established for 100-year flood hazard area management (**Impact Analysis 3.9.7**) and for erosion and unstable soils (**Impact Analysis 3.6.4**) generally provide sufficient measures to ensure the protection of development from mudflow. This impact is **less than cumulatively considerable**.

#### Mitigation Measures

None required.

### 3.0 COUNTYWIDE IMPACT ANALYSIS

#### 3.10 LAND USE AND PLANNING

##### SETTING

Riverside County covers roughly 7,300 square miles (about 4.6 million acres), of which roughly 10 percent consist of incorporated cities. The unincorporated portions of the County cover approximately 6,500 square miles (approximately 4.2 million acres). Besides incorporated cities, a number of other governmental entities with jurisdictional areas exist in Riverside County. The federal government owns or controls large swaths of the County, including 1.26 million acres of national forests and monuments; tribal lands span roughly 150,500 acres; and the state of California owns and controls nearly 40,000 acres of land including state parks, University of California campuses and research facilities, and various other uses (County of Riverside 2015).

As discussed in Section 2.2 of this EIR, at the time of the writing of this Draft EIR, the County had recently adopted GPA 960<sup>5</sup>. The General Plan is the master planning and policy document governing the unincorporated portions of the County. As such, the General Plan Land Use Map depicts the general pattern of the future land use in unincorporated Riverside County, identifying five broad Foundation Component land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. Each of these is subdivided into more detailed land use designations at the Area Plan level. The uses allowed in each of these basic categories are directed by policies contained in the General Plan Land Use Element. An itemized acreage summary for each General Plan Foundation Component is shown in **Table 3.10-1**. As shown, land uses in Riverside County are envisioned by the General Plan as predominantly rural and natural in character with the, Agricultural, Rural, Rural Community, and Open Space Foundation Component–designated lands, accounting for 94 percent of the entire unincorporated area, with the remaining land devoted to urbanized uses, roadways, and Indian lands. Approximately 83 percent of the area in western Riverside County is designated for Agricultural, Rural, Rural Community, or Open Space uses, while these uses make up over 96 percent of the land in the eastern half of the County (County of Riverside 2014). The overall land use mix of GPA 960 and the 2003 RCIP GP were similar; in terms of land use patterns, GPA 960 furthered the objectives and policies of the previous 2003 RCIP General Plan by directing future development toward existing and planned urban areas where growth is best suited to occur (County of Riverside 2002).

**TABLE 3.10-1  
UNINCORPORATED RIVERSIDE COUNTY CUMULATIVE ACREAGE SUMMARY**

General Plan Foundation Component	Western County Area Plans Acreage	Percentage	Eastern County Area Plans Acreage	Percentage	Total	Percentage
Agriculture	29,247	2%	159,630	5%	188,877	5%
Rural	250,296	21%	42,254	1%	292,550	7%
Rural Community	60,658	5%	3,640	0%	64,298	2%
Open Space	661,280	55%	2,630,774	90%	3,292,054	80%
Community Development	111,590	9%	61,584	2%	173,174	5%
Other	79,116	7%	31,732	1%	110,848	3%
<b>Total</b>	<b>1,192,186</b>	<b>100%</b>	<b>2,929,615</b>	<b>100%</b>	<b>4,121,801</b>	<b>100%</b>

<sup>5</sup> December 8, 2015

Source: County of Riverside 2014

### THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on CEQA Guidelines Appendix G thresholds of significance. A land use impact is considered significant if implementation of the project would:

- 1) Physically divide an established community.
- 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.
- 3) Conflict with any applicable habitat conservation plan or natural community conservation plan.

### METHODOLOGY

The land use and planning analysis considers the potential for implementation of the project to conflict with the County's planning and policy documents. A discussion of these documents is included in Section 2.3, Regulatory Framework. The site development environmental effects and determinations below would not differ substantially from either the 2003 RCIP General Plan or the current General Plan.

### IMPACT ANALYSIS

**Impact Analysis 3.10.1** The updated Housing Element and associated project components would not physically divide an established community. This would be a **less than cumulatively considerable** impact. (Threshold 1)

The physical division of an established community could generally occur via placement of a freeway, railroad, airport, dam or large area of open space in an established community. The proposed project would not result in these land use activities, nor does it include land use changes in areas that would otherwise divide and established community. Future development would be integrated with the existing community and would not divide it. Therefore, this would be a **less than cumulatively considerable** impact.

#### Mitigation Measures

None required.

**Impact Analysis 3.10.2** The updated Housing Element and associated project components 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 cumulatively considerable** impact. (Threshold 2)

The Housing Element itself is one of the seven General Plan elements mandated by the state (Sections 65580 to 65589.8 of the Government Code). The objective of the proposed project is both 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

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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Needs Allocation (RHNA) obligations. As such, the proposed update to the Housing Element would implement and enhance, rather than conflict with, the land use plans, policies, and programs of the remainder of the General Plan, as well as the County's other ordinances and regulatory programs. The project would not remove or modify any General Plan or other County policies adopted for the purpose of avoiding or mitigating an environmental effect, nor would it conflict with them.

The proposed revisions to the text of the General Plan and Ordinance No. 348 are intended both to adopt and implement the new HHDR and MUA land use designations and zone classifications and to comply with changes in state law and implementation of the Housing Element programs, including those encouraging multifamily development. These revisions will better integrate the County's General Plan policies, Ordinance No. 348, and other regulatory programs with opportunities to implement the County's housing goals with respect to meeting the needs of existing and future residents, including accommodating the development of a variety of housing types, styles, and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels. Furthermore, the project seeks to accommodate the County's future housing in existing and planned urban areas where growth is best suited to occur, a land use pattern that is consistent with the Vision Statement of both GPA 960 and the 2003 RCIP General Plan.

The project's consistency with various environmental regulations and programs in the context of the direct and indirect environmental effects of future development associated with the project is discussed throughout this EIR. As discussed in those sections, the County's development review process ensures that all site-specific development projects accommodated by the project would be required to demonstrate consistency with all General Plan policies and regulations intended to protect the environment.

Therefore, the updated Housing Element and associated project components 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 cumulatively considerable** impact.

#### Mitigation Measures

None required.

**Impact Analysis 3.10.3** The updated Housing Element and associated project components would not conflict with any applicable habitat conservation plan or natural community conservation plan. This would be a **less than cumulatively considerable** impact. (Threshold 3)

Applicable habitat conservation plans and natural community conservation plans are discussed in detail in Subsection 3.4, Biological Resources, and under Impact Analysis 3.4.6. As discussed, policies in the County's General Plan specifically require compliance with existing MSHCPs to ensure there are no conflicts with local biological resource protections. The proposed project does not make any changes to how the County's habitat conservation plans are implemented, nor does it change the steps required to comply with these habitat conservation plans. Future development accommodated by the proposed project would be required by Riverside County's conditions of approval to comply with applicable fee ordinances relevant to the implementation of specific programs that protect biological resources, thereby reinforcing compliance with applicable resource protection policies. Therefore, the updated Housing Element and associated project components would not conflict with any applicable habitat conservation plan or natural community conservation plan. This would be a **less than cumulatively considerable** impact.

Mitigation Measures

None required.



## 3.0 COUNTYWIDE IMPACT ANALYSIS

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### 3.11 MINERAL RESOURCES

#### SETTING

Riverside County has a rich history of over 175 years of mining, starting with the California Gold Rush. Over the years, diverse mineral resources, including extensive deposits of clay, limestone, iron, sand, and aggregates, have been influential in the development of the region and have served as an important component of the County's economy. Minerals commercially extracted from Riverside County in the past included a number of valuable minerals refined directly or used in industry, such as gold; copper, iron, and tin; lead, silver, zinc, and arsenic; rare earth elements (monazite, xenotime); antimony; mica and gypsum; fluorite; coal; magnesite and tungsten; feldspar, quartz, and silica; wollastonite and other asbestos-like minerals; and gemstones (tourmaline, beryl, agate, etc.).

In the present century, the region's most economically valuable mineral resources are those used as building materials and in their manufacture. Roughly 80 percent of California's mineral production now consists of such industrial minerals. Industrial minerals occurring and extracted in Riverside County currently include:

- Clay (used to make brick, pipe, tiles, and other building products)
- Limestone (used to make portland cement and other cement products)
- Sand and gravel (collectively, aggregates, used as road base and in concrete)
- Specialty sands (such as those used for glass-making and foundry molds)
- Rock commodities (broken and crushed stone products, as well as stone slabs used for cemetery markers, building facings, countertops, etc.)

Rapid urbanization in Riverside County produces intense competition for land and increases the need for industrial commodities. The long-term viability of mines producing industrial building commodities, such as aggregate, sand, and clays, could easily become threatened by the urban communities that they enable to expand. Expanding urban areas typically force resource production away from the area's core. However, it is the urbanizing areas that most need an affordable source of mineral resources for continued growth. For example, the State of California estimates that on average, 229 tons of aggregate are used in the construction of a single house (County of Riverside 2015).

Some minerals can be marketed worldwide; however, the marketability of most industrial commodities is directly dependent on the distance of transport. When hauling sand and gravel, for instance, the cost of the commodity doubles for every 50 miles of truck transport (County of Riverside 2015). Additionally, when urban and suburban development encroaches on existing mining operations, new residents can come into conflict with the effects of mining operations, such as noise and vibration, dust, and heavy truck traffic.

#### **Mineral Resource Zones**

High demand for mineral commodities perpetuates the need for access to mineral deposits for current and future extraction. To protect the resources that serve this demand, the State Geologist is tasked with classifying land according to the presence or absence of significant mineral deposits according to a priority list established by the State Mining and Geology Board (SMGB).

The SMGB uses mineral resource zones (MRZs) to classify lands that contain valuable mineral deposits. The use of MRZs can help identify mineral deposits to be protected from encroaching urbanization and land uses incompatible with mining. The MRZ classifications reflect varying degrees of mineral significance, determined by available knowledge of the presence or absence of mineral deposits, as well as the economic potential of the deposits. In this process, it is important to recognize that mineral-bearing lands classified by the State Geologist are not explicitly reserved for mining, nor do they take into account existing land uses. Rather, the State of California only develops and presents the data to planning agencies, which must make decisions concerning mineral resources and mining at the local level. The SMGB uses the following MRZ classifications:

**MRZ-1:** Areas where available geologic information indicates no significant mineral deposits are present or that there is little likelihood for their presence.

**MRZ-2a:** Areas where available geologic information indicates that there are significant measured or indicated mineral deposits present. According to the SMGB, land included in this category is of “prime importance” because it contains known economic mineral deposits.

**MRZ-2b:** Areas where available geologic information indicates that significant inferred mineral resources are present. This includes discovered deposits that are inferred to occur in economically viable concentrations, as well as those currently occurring at subeconomic levels based on limited samples. More importantly, MRZ-2b areas are considered potentially suitable for upgrade to MRZ-2a status, should future conditions warrant.

**MRZ-3a:** Areas where the available geologic information indicates that mineral deposits exist; however, the significance of the deposit is undetermined. Additional exploratory work would be needed to determine specific categorization. MRZ-3a areas are considered to have moderate potential for the discovery of economic mineral resources (the discovery of which could lead to upgrading to MRZ-2, for example).

**MRZ-3b:** Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. This class denotes areas where presence of the mineral is inferred and/or not visible from the surface geology. Further exploration would be needed to ascertain full potential of the area.

**MRZ-4:** Areas where there is not enough information available to determine the presence or absence of mineral deposits. For land use purposes, it should be noted that MRZ-4 differs from MRZ-1 in that it denotes areas lacking enough information for a more specific classification to be made, rather than lacking the mineral deposits themselves.

After an area has been classified into mineral resource zones, the SMGB then determines if the classified mineral resource deposit warrants designation as being of either regional (multi-community) or statewide economic significance. In contrast to classification, which inventories mineral deposits without regard to existing land use, the purpose of designation is to identify those areas that are of prime importance in meeting the future needs of the study region and that remain available from a land use perspective. Once completed, the SMGB transmits the information to the affected counties and cities for mandated incorporation into their land use planning processes.

The mineral resource zone classifications for lands in Riverside County are shown in **Table 3.11-1**. The MRZ-2 zone includes 22,114 acres of MRZ-2a and 7,428 acres of MRZ-2b, as well as approximately 11,853 acres that have been designated regionally significant by the SMGB. In addition, roughly 6,371 acres in the Palm Springs region have been approved by the SMGB for designation as being of regional significance, and are currently awaiting rulemaking to codify the

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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decision. No sites in Riverside County have been designated as locally important mineral recovery sites (County of Riverside 2015).

**TABLE 3.11-1  
MINERAL RESOURCE ZONE CLASSIFICATIONS**

Mineral Resource Zone Classification	Total Acreage
MRZ-1	83,267
MRZ-2	71,270
MRZ-3	1,336,723
MRZ-4	1,751,892

Source: County of Riverside 2015

#### THRESHOLDS OF SIGNIFICANCE

The project would result in a significant impact on mineral resources if it would cause:

- 1) Loss of availability of a known mineral resource that would be of value to the region and the residents of California.
- 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.

#### METHODOLOGY

The impact analysis below considers the potential for project-related changes to collectively affect mineral resources in the County based on changes in the vicinity of MRZ-2 areas.

#### IMPACT ANALYSIS

**Impact Analysis 3.11.1** Development allowed under the proposed project has the potential to result in the loss of availability of known mineral resources that would be of value to the region and to the residents of the state. This impact would be **less than cumulatively considerable**. (Thresholds 1 and 2)

Implementation of the proposed project could result in potential direct future loss of land designated as containing a known mineral resource. Likewise, the Housing Element could result in residential development adjacent to areas of known or inferred to possess mineral resources (MRZ-2 areas), which is generally incompatible with mineral extraction activities and therefore could also result in encroachment or preclusion of potentially important mineral resources, although the majority of the sites proposed for land use designation and zone classification changes as a result of the project are not in the vicinity of MRZ-2 areas.

Furthermore, implementation of and compliance with current regulations and Riverside County General Plan policies would ensure that significant impacts to known mineral resources of regional or statewide significance are either avoided or minimized to less than significant. For instance, GPA 960 Policy LU 9.7 seeks to protect lands designated by the SMGB as being of regional or statewide significance from encroachment of incompatible land uses, such as residential development, by requiring incorporation of buffer zones or visual screening into the incompatible

land use (no similar RCIP GP policy). GPA 960 Policy OS 14.3 (RCIP GP Policy 14.3) prohibits land uses incompatible with mineral resource recovery in areas designated Open Space-Mineral Resources and in areas designated by the SMGB as being of regional or statewide significance. GPA 960 Policy OS 14.4 (RCIP GP Policy 14.4) requires the County Geologist to impose conditions as necessary on proposed mining operation projects to minimize or eliminate the potential adverse impact of mining operations on surrounding properties and environmental resources. GPA 960 Policy OS 14.5 (RCIP GP Policy 14.5) requires that new nonmining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance must be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality. The same standards apply to nonmining land uses within or adjacent to areas classified by the State Geologist as MRZ-2a. GPA 960 Policy LU 27.2 (RCIP GP Policy 21.2) seeks to protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening, and GPA 960 Policy LU 27.3 (RCIP GP Policy 21.3) protects road access to mining activities and seeks to prevent traffic conflicts with surrounding properties. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies.

The County's development review process would ensure that the environmental impacts of existing and future mining activities are minimized and that conflicts between mining and nonmining land uses are also minimized or avoided. Together they ensure that any significant adverse impacts to mineral resources resulting from future implementation of the proposed project would be **less than cumulatively considerable**.

#### Mitigation Measures

None required.

### 3.12 NOISE

#### SETTING

##### **Fundamentals of Sound and Environmental Noise**

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations which make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Because the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound because of its potential to disrupt sleep, to interfere with speech communication, and to damage hearing. A typical noise environment consists of a base of steady "background" noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from, for example, traffic on a major highway.

##### Addition of Decibels

Because decibels are logarithmic units, sound levels cannot be added or subtracted through ordinary arithmetic. Under the decibel scale, a doubling of sound energy corresponds to a 3 dB increase. In other words, when two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be 3 dB higher than one source under the same conditions. Under the decibel scale, three sources of equal loudness together would produce an increase of 5 dB.

##### Sound Propagation and Attenuation

Sound spreads (propagates) uniformly outward in a spherical pattern, and the sound level decreases (attenuates) at a rate of approximately 6 dB for each doubling of distance from stationary or point sources. Sound from a line source, such as a highway, propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of approximately 3 dB for each doubling of distance from a line source depending on ground surface characteristics. No excess attenuation is assumed for hard surfaces like a parking lot or a body of water. Soft surfaces, such as dirt or grass, can absorb sound, so an excess ground-attenuation value of 1.5 dB per doubling of distance is normally assumed. For line sources, an overall attenuation rate of 3 dB per doubling of distance is assumed.

Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The manner in which older homes in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows. The exterior-to-interior reduction of newer residential units is generally 30 dBA or more.

### Noise Descriptors

The decibel scale alone does not adequately characterize how humans perceive noise. The dominant frequencies of a sound have a substantial effect on the human response to that sound. Several rating scales have been developed to analyze the adverse effect of community noise on people. Because environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise, as well as the time of day when the noise occurs. The  $L_{eq}$  is a measure of ambient noise, while the  $L_{dn}$  and CNEL are measures of community noise. Each is applicable to this analysis and defined below.

- $L_{eq}$ , the equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the  $L_{eq}$  of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
- $L_{dn}$ , the Day-Night Average Level, is a 24-hour average  $L_{eq}$  with a 10 dBA weighting added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour  $L_{eq}$  would result in a measurement of 66.4 dBA  $L_{dn}$ .
- CNEL, the Community Noise Equivalent Level, is a 24-hour average  $L_{eq}$  with a 5 dBA weighting during the hours of 7:00 p.m. to 10:00 p.m. and a 10 dBA weighting added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime, respectively. The logarithmic effect of these additions is that a 60 dBA 24-hour  $L_{eq}$  would result in a measurement of 66.7 dBA CNEL.
- $L_{min}$  is the minimum instantaneous noise level experienced during a given period of time.
- $L_{max}$  is the maximum instantaneous noise level experienced during a given period of time.
- Percentile Noise Level ( $L_n$ ) is the noise level exceeded for a given percentage of the measurement time. For example,  $L_{10}$  is the noise level exceeded for 10 percent of the measurement duration, and  $L_{50}$  is the noise level exceeded for 50 percent of the measurement duration.

### Human Response to Noise

The human response to environmental noise is subjective and varies considerably from individual to individual. Noise in the community has often been cited as a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from interference with human activities, including sleep, speech, recreation, and tasks that demand concentration or coordination. Hearing loss can occur at the highest noise intensity levels.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day or night, or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60 to 70 dBA range, and high above 70 dBA. Examples of low daytime levels are isolated, natural settings that can provide noise levels as low as 20 dBA and quiet, suburban, residential streets that can provide noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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moderate-level noise environments are urban residential or semi-commercial areas (typically 55 to 60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with noisier urban residential or residential-commercial areas (60 to 75 dBA) or dense urban or industrial areas (65 to 80 dBA). Regarding increases in A-weighted noise levels (dBA), the following relationships should be noted for understanding this analysis:

- Except in carefully controlled laboratory experiments, a change of 1 dB cannot be perceived by humans.
- Outside of the laboratory, a 3 dB change is considered a just-perceivable difference.
- A change of at least 5 dB is required before any noticeable change in community response would be expected. An increase of 5 dB is typically considered substantial.
- A 10 dB change is subjectively heard as an approximate doubling in loudness and would almost certainly cause an adverse change in community response.

#### THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on CEQA Guidelines Appendix G thresholds of significance. A noise impact is considered significant if implementation of the project would result in:

- 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.
- 2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.
- 3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- 4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
- 5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.
- 6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.

Criteria for determining the significance of noise impacts were developed based on information contained in CEQA Guidelines Appendix G and the County's noise standards and guidelines. The County Noise Element outlines criteria and guiding policies for establishing acceptable noise levels. As noted in County General Plan Table N-1, acceptable noise levels for residential land uses range from 60 to 65 decibels. The analysis also takes into account the increases in noise levels over the pre-project noise conditions. A 3 dB increase is the minimum audible difference perceptible to the average person. With this in mind, a noise level increase of more than 3 dBA where the noise standard of 65 dBA is surpassed or where the existing noise levels already exceed 65 dBA would be a significant impact.

### METHODOLOGY

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 (County of Riverside 2015). 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 (County of Riverside 2002).

The proposed project would result in an increase in density/intensity potential on sites throughout the unincorporated County as a result of redesignation and rezoning. In addition, the text revisions included in the proposed project in order to adopt and implement the new HHDR and MUA land use designations and zone classifications would allow such development to be proposed in other areas throughout the County (with the processing of a General Plan Amendment and/or change in zone classification). Therefore, the proposed project could increase housing development and associated traffic in the County in comparison to those conditions anticipated under the approved General Plan. The impact analysis below considers the potential for these changes to collectively affect noise conditions in the County.

Traffic noise levels were calculated using the Federal Highway Administration (FHWA) roadway noise prediction model (FHWA-RD-77-108) based on California vehicle reference noise emission factors and traffic data obtained from the traffic analysis prepared for the project (**Appendix 3.0-2**). Additional input data included vehicle speeds, ground attenuation factors, and roadway widths. Vehicle distribution was adjusted based on volume data obtained from the traffic analysis (**Appendix 3.0-3**).

### IMPACT ANALYSIS

**Impact Analysis 3.12.1** Future development accommodated by the project would result in a substantial permanent increase in ambient noise levels, as well as exposure of persons to or generation of noise levels in excess of standards established in the County's General Plan or noise ordinance, or in applicable standards of other agencies. This impact would be **cumulatively considerable**. (Thresholds 1 and 3)

Future HHDR and mixed-use development accommodated by the project would incrementally increase such uses in localized areas throughout unincorporated Riverside County. In some locations this would result in the introduction of new noise-sensitive land uses into areas of existing excess noise or areas in which cumulative County growth would eventually lead to excess noise levels. In addition, future development accommodated by project-related development would contribute incrementally to increased traffic volumes on Riverside County roads, resulting in noise increases affecting sensitive land uses along existing and future roads. As a result, new development, particularly HHDR uses along and adjacent to major transit corridors, could be exposed to noise levels that exceed Riverside County's noise standards. Existing sensitive uses would also be subject to these higher noise levels.

#### Noise Exposure

Future development facilitated by the proposed project could result in the placement of noise-sensitive residential uses in areas that either are currently exposed to or would be exposed to future traffic, airport, or railroad noise levels that exceed the current standards (65 dBA  $L_{dn}$  for exterior



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areas and 45 dBA  $L_{dn}$  for interior areas). Riverside County standards specify that proposed new noise-sensitive uses must be sited, designed, and/or engineered to ensure that the interior and exterior exposure standards are not exceeded.

The following mitigation measures would be required as conditions of approval for future development projects and would ensure the incorporation of appropriate strategies to reduce potential noise impacts.

#### Mitigation Measures

**MM 3.12.1** All new residential developments in Riverside County shall 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.

*Timing/Implementation:* Prior to project approval

*Enforcement/Monitoring:* County of Riverside

**MM 3.12.2** Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all new residential developments with a noise exposure greater than 65 dBA  $L_{dn}$ . The studies shall also satisfy the requirements set forth in Title 24, Part 2 of the California Building Code (Noise Insulation Standards), for multiple-family attached homes, hotels, motels, etc. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the Riverside County Planning Department.

*Timing/Implementation:* Prior to issuance of any development permit and/or approval of any land use application

*Enforcement/Monitoring:* County of Riverside

**MM 3.12.3** Acoustical studies shall be required for all new noise-sensitive projects that may be affected by existing noise from stationary sources.

*Timing/Implementation:* Prior to issuance of any development permit and/or approval of any land use application

*Enforcement/Monitoring:* County of Riverside

**MM 3.12.4** To permit new development of residential and noise-sensitive land uses where existing stationary noise sources exceed Riverside County's noise standards, effective mitigation measures shall be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.

*Timing/Implementation:* Prior to issuance of any development permit and/or approval of any land use application

*Enforcement/Monitoring:* County of Riverside

These mitigation measures would lessen noise impacts by restricting development of noise-sensitive uses if exterior and interior noise standards cannot be met and by requiring preparation of a site-specific noise analysis for residential projects with a noise exposure greater than 65 dBA  $L_{dn}$  to ensure that homes are situated in appropriately quiet areas or are constructed with the necessary sound attenuation measures to reduce noise levels to appropriate levels.

Noise Generation and Increased Ambient Noise Levels

Residential land uses are not considered major noise generators. The primary noise source associated with residential land uses is additional local traffic resulting from an increased number of residents. The increase in residents, and thus traffic, associated with the project could increase the ambient noise levels at locations (such as residential uses) throughout the County. **Table 3.12-1** shows the calculated roadway noise levels associated with buildout of unincorporated Riverside County under the General Plan compared to the buildout of the unincorporated areas with implementation of the proposed project.

Criteria for determining the significance of noise impacts were developed based on the County's noise standards and guidelines. As noted in County General Plan Table N-1, acceptable noise levels for residential land uses range from 60 to 65 decibels. This analysis also takes into account the increases in noise levels over the pre-project noise conditions. A 3 dB increase is the minimum audible difference perceptible to the average person. With this in mind, a noise level increase of more than 3 dBA where the noise standard of 65 dBA is surpassed or where the existing noise levels already exceeds 65 dBA would be a significant impact.

**TABLE 3.12-1  
PREDICTED INCREASES IN TRAFFIC NOISE LEVELS**

Roadway Segment	$L_{dn}$ at 100 Feet from Near-Travel-Lane Centerline <sup>1</sup>		Increase	Threshold	Impact
	General Plan Buildout	Housing Element Buildout			
<b>Temescal Canyon Area Plan</b>					
Indiana Avenue – 0.53 mile southwest of Buchanan St to 0.26 mile southwest of Buchanan St	63.3	63.3	0.0	> 3.0 dB increase	No
Magnolia Avenue – west of Temescal St to east of Lincoln St	69.9	69.9	0.0	> 3.0 dB increase	No
McKinley Street – Indiana Ave to Magnolia Ave	62.0	62.0	0.0	> 3.0 dB increase	No
<b>Elsinore Area Plan</b>					
Greenwald Avenue – SR 74 to Suzan St	60.3	59.9	-0.4	65 dBA	No
Greenwald Avenue – Bella Vista to Riverside St	62.5	62.4	-0.1	65 dBA	No
Hammack Avenue – SR 74 to Telford Ave	58.1	58.8	0.7	65 dBA	No
Indian Truck Trail – Temescal Canyon Rd to De Palma Rd	64.9	65.2	0.3	> 3.0 dB increase	No
Meadowbrook Avenue – Peach St to SR 74	63.3	63.9	0.6	> 3.0 dB increase	No
Peach Street – Telford Ave to Meadowbrook Ave	62.4	63.2	0.8	> 3.0 dB increase	No

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Roadway Segment	L <sub>dn</sub> at 100 Feet from Near-Travel-Lane Centerline <sup>1</sup>		Increase	Threshold	Impact
	General Plan Buildout	Housing Element Buildout			
River Road – SR 74 to Lizard Rock Rd	52.0	52.3	0.3	65 dBA	No
SR 74 – north of River Rd to south of Peach St	73.3	73.4	0.1	> 3.0 dB increase	No
Telford Avenue – Patterson St to Peach St	62.4	63.2	0.8	> 3.0 dB increase	No
Temescal Canyon Road – Indian Truck Trail to east of Indiana Ave	66.1	66.3	0.2	> 3.0 dB increase	No
Temescal Canyon Road – Horsethief Canyon Rd to west of Lake St	68.2	68.3	0.1	> 3.0 dB increase	No
Telford Avenue – Hammack Ave to Peach St	63.1	63.8	0.7	> 3.0 dB increase	No
<b>Highgrove Area Plan</b>					
Center Street – California Ave to Garfield Ave	60.9	61.0	0.1	65 dBA	No
Center Street – N. Orange St to Iowa Ave	62.5	62.5	0.0	> 3.0 dB increase	No
Mt Vernon Avenue – Center St/Pigeon Pass Rd to Main St	65.1	65.2	0.1	> 3.0 dB increase	No
<b>Mead Valley Area Plan</b>					
A Street – Nuevo Rd to south of Nuevo Rd	63.6	62.3	-1.3	> 3.0 dB increase	No
Brown Street – Post Rd to Cajalco Rd	62.1	62.2	0.1	> 3.0 dB increase	No
Cajalco Road – west of Brown St to Day St	72.7	72.7	0.0	> 3.0 dB increase	No
Cajalco Road – Alexander St to Brown St	72.5	72.6	0.1	> 3.0 dB increase	No
Clark Street – Johnson Ave to Elmwood St	62.9	63.1	0.2	> 3.0 dB increase	No
Day Street – Marquez Rd to Elmwood St	59.3	59.5	0.2	65 dBA	No
Ellis Avenue – Neitzelt St to Bellamo Ln	66.7	67.1	0.4	> 3.0 dB increase	No
Ellis Avenue – Post Rd to Belita Dr	62.2	62.3	0.1	> 3.0 dB increase	No
Harvill Avenue – Water St to Orange Ave	66.6	66.6	0.0	> 3.0 dB increase	No
Harvill Avenue – Lemon Ave to Frontage Rd	67.9	68.1	0.2	> 3.0 dB increase	No
Harvill Avenue – Orange Ave to Cajalco Ex	68.2	68.4	0.2	> 3.0 dB increase	No
McPherson Road – Ellis Ave to south of Ellis Ave	50.1	51.2	1.1	65 dBA	No
Nuevo Road – Webster Ave to I-215	61.7	61.7	0.0	65 dBA	No
SR 74 – 7th St to Ellis Ave	67.3	67.6	0.3	> 3.0 dB increase	No
<b>Southwest Area Plan</b>					
Leon Road – Allen Rd to north of Borel Rd	60.2	60.2	0.0	65 dBA	No
Clinton Keith Road – west of Leon Rd to east of Meadowlark Ln/Whitewood Rd	70.8	71.1	0.3	> 3.0 dB increase	No
<b>Lakeview/Nuevo Area Plan</b>					
9th Street – B St to Reservoir Ave	62.1	60.1	-2.0	> 3.0 dB increase	No

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Roadway Segment	L <sub>dn</sub> at 100 Feet from Near-Travel-Lane Centerline <sup>1</sup>		Increase	Threshold	Impact
	General Plan Buildout	Housing Element Buildout			
10th Street – B St to A Ave	64.3	65.7	<b>1.4</b>	> 3.0 dB increase	<b>No</b>
10th Street – Lakeview Ave to Hansen Ave/SS Blvd	62.8	63.5	<b>0.7</b>	> 3.0 dB increase	<b>No</b>
10th Street – Reservoir Ave to Lakeview Ave	65.9	67.9	<b>2.0</b>	> 3.0 dB increase	<b>No</b>
B Street – 9th St to 10th St	67.5	65.7	<b>-1.8</b>	> 3.0 dB increase	<b>No</b>
Bradley Road – Orange Ave to north of Orange Ave	50.8	52.6	<b>1.8</b>	65 dBA	<b>No</b>
Dunlap Drive – Orange Ave to Palmero Dr	61.0	60.8	<b>-0.2</b>	65 dBA	<b>No</b>
Foothill Avenue – Orange Ave to Nuevo Rd	57.7	57.6	<b>-0.1</b>	65 dBA	<b>No</b>
Hansen Avenue – Ramona Expy to Palm Ave	52.1	50.4	<b>-1.7</b>	65 dBA	<b>No</b>
Lakeview Avenue – Reservoir Ave to 10th St	42.6	35.6	<b>-7.0</b>	65 dBA	<b>No</b>
Lakeview Avenue – 9th St to Nuevo Rd	49.9	52.9	<b>3.0</b>	65 dBA	<b>No</b>
Nuevo Road – Dunlap Dr to east of Foothill Ave	69.3	69.9	<b>0.6</b>	> 3.0 dB increase	<b>No</b>
Nuevo Road – Lakeview Ave to Meniffee Rd	53.3	52.2	<b>-1.1</b>	65 dBA	<b>No</b>
Orange Avenue – Dunlap Dr to Bradley Rd	64.1	65.1	<b>1.0</b>	> 3.0 dB increase	<b>No</b>
Ramona Expressway – West of Martin St to Hansen Ave	74.8	74.8	<b>0.0</b>	> 3.0 dB increase	<b>No</b>
Ramona Expy/Mid County Parkway – Mid County Pkwy EB on-ramp at Ramona Expy to Mid County Pkwy EB off-ramp at Town Center Blvd	70.7	70.4	<b>-0.3</b>	> 3.0 dB increase	<b>No</b>
Ramona Expy/Mid County Parkway – Mid County Pkwy EB on-ramp at Town Center Blvd to east of Mid County Pkwy EB on-ramp at Park Center Blvd	70.7	70.8	<b>0.1</b>	> 3.0 dB increase	<b>No</b>
Ramona Expy/Mid County Parkway – Mid County Pkwy WB off-ramp at Ramona Expy to Mid County Pkwy WB on-ramp at Town Center Blvd	70.7	70.5	<b>-0.2</b>	> 3.0 dB increase	<b>No</b>
Reservoir Avenue – Ramona Expy to 10th St	66.8	68.6	<b>1.8</b>	> 3.0 dB increase	<b>No</b>
<b>Harvest Valley/Winchester Area Plan</b>					
Beeler Road – Simpson Rd to Olive Ave	59.2	59.8	<b>0.6</b>	65 dBA	<b>No</b>
Grand Avenue – Rice Rd to SR 79	70.4	70.6	<b>0.2</b>	> 3.0 dB increase	<b>No</b>
Olive Avenue – Beeler Rd to Rice Rd	60.6	61.6	<b>1.0</b>	65 dBA	<b>No</b>
Olive Avenue – Rice Rd to SR 79	57.1	58.4	<b>1.3</b>	65 dBA	<b>No</b>
Rice Road – Simpson Rd to Olive Ave	55.7	54.8	<b>-0.9</b>	65 dBA	<b>No</b>
Simpson Road – Beeler Rd to Rice Rd	67.9	68.4	<b>0.5</b>	> 3.0 dB increase	<b>No</b>
Simpson Road – Rice Rd to Patterson Ave	67.2	67.8	<b>0.6</b>	> 3.0 dB increase	<b>No</b>
SR 79 – Grand Ave to Olive Ave	69.8	70.2	<b>0.4</b>	> 3.0 dB increase	<b>No</b>
Briggs Road – Olive Ave to Simpson Ave	68.0	68.0	<b>0.0</b>	> 3.0 dB increase	<b>No</b>

### 3.0 COUNTYWIDE IMPACT ANALYSIS

Roadway Segment	L <sub>dn</sub> at 100 Feet from Near-Travel-Lane Centerline <sup>1</sup>		Increase	Threshold	Impact
	General Plan Buildout	Housing Element Buildout			
Domenigoni Parkway – East of Patterson Ave to Patterson Ave	68.7	69.0	<b>0.3</b>	> 3.0 dB increase	<b>No</b>
Domenigoni Parkway – Winchester Rd to east of Leon Rd	69.2	69.4	<b>0.2</b>	> 3.0 dB increase	<b>No</b>
Grand Avenue – Leon Rd to west of Winchester Rd	70.5	70.7	<b>0.2</b>	> 3.0 dB increase	<b>No</b>
Grand Avenue – Winchester Rd to west of Winchester Rd	70.0	70.4	<b>0.4</b>	> 3.0 dB increase	<b>No</b>
<b>The Pass Area Plan</b>					
Apache Trail – Main St to Bonita Ave	65.9	66.9	<b>1.0</b>	> 3.0 dB increase	<b>No</b>
Bonita Avenue – Apache Trail to Magnolia St	68.5	69.1	<b>0.6</b>	> 3.0 dB increase	<b>No</b>
Broadway Street – Main St to Dolores Ave	64.1	63.9	<b>-0.2</b>	> 3.0 dB increase	<b>No</b>
Deep Creek Road – Main St to Bonita Ave	63.0	62.4	<b>-0.6</b>	> 3.0 dB increase	<b>No</b>
Magnolia Street – Bonita Ave to south of Bonita Ave	57.1	59.8	<b>2.7</b>	65 dBA	<b>No</b>
Main Street – I-10 EB ramps to Deep Creek Rd	62.2	62.0	<b>-0.2</b>	> 3.0 dB increase	<b>No</b>
Seminole Drive – Millard Pass Rd to east of Millard Pass Rd	67.8	67.1	<b>-0.7</b>	> 3.0 dB increase	<b>No</b>
Seminole Drive – Apache Trail to west of Apache Trail	62.3	61.9	<b>-0.4</b>	> 3.0 dB increase	<b>No</b>
<b>Western Coachella Valley Area Plan</b>					
13th Avenue – Indian Ave to east of Indian Ave	63.1	63.6	<b>0.5</b>	> 3.0 dB increase	<b>No</b>
Cook Street – Varner Rd to north of Varner Rd	66.1	66.8	<b>0.7</b>	> 3.0 dB increase	<b>No</b>
Dillon Road – west of Mt. View Rd to east of Mt. View Rd	63.8	63.9	<b>0.1</b>	> 3.0 dB increase	<b>No</b>
Verbania Avenue – Tamarack Rd to I-10 WB Ramps	69.3	69.4	<b>0.1</b>	> 3.0 dB increase	<b>No</b>
Indian Avenue – Pierson Blvd to 13th Ave	66.8	66.8	<b>0.0</b>	> 3.0 dB increase	<b>No</b>
Monterey Avenue – Ramon Rd to I-10 WB ramps	65.7	66.3	<b>0.6</b>	> 3.0 dB increase	<b>No</b>
Mt. View Road – north of Dillon Rd to south of Dillon Rd	62.4	62.5	<b>0.1</b>	> 3.0 dB increase	<b>No</b>
Pierson Boulevard – Karen Ave to Indian Ave	66.5	66.7	<b>0.2</b>	> 3.0 dB increase	<b>No</b>
Portola Road – Varner Rd to Dinah Shore Dr	64.3	64.6	<b>0.3</b>	> 3.0 dB increase	<b>No</b>
Ramon Road – Robert Rd to Vista Del Sol	66.2	66.8	<b>0.6</b>	> 3.0 dB increase	<b>No</b>
Ramon Road – west of Monterey Ave/Sierra Del Sol to Monterey Ave/Sierra Del Sol	66.6	67.0	<b>0.4</b>	> 3.0 dB increase	<b>No</b>
Ramon Road – I-10 EB off-ramp at Ramon Rd to Bob Hope Dr	65.9	65.7	<b>-0.2</b>	> 3.0 dB increase	<b>No</b>

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Roadway Segment	L <sub>dn</sub> at 100 Feet from Near-Travel-Lane Centerline <sup>1</sup>		Increase	Threshold	Impact
	General Plan Buildout	Housing Element Buildout			
Ramon Road – Los Alamos Rd/Vista Chino to Bob Hope Dr	70.5	70.4	-0.1	> 3.0 dB increase	No
Ramon Road – Monterey Ave/Sierra Del Sol to Desert Moon Dr	66.6	67.2	0.6	> 3.0 dB increase	No
Ramon Road – unknown to Los Alamos Rd/Vista Chino	70.2	70.2	0.0	> 3.0 dB increase	No
Ramon Road – Varner Rd to I-10 EB off-ramp at Ramon Rd	64.7	65.1	0.4	> 3.0 dB increase	No
Sierra Del Sol – Datil Way to Ramon Rd	59.3	59.7	0.4	65 dBA	No
Tamarack Road – Rushmore Ave to Haugen-Lehmann Way	64.2	64.2	0.0	> 3.0 dB increase	No
Varner Road – Harry Oliver Trail to Jack Ivey Dr	62.8	63.0	0.2	> 3.0 dB increase	No
Varner Road – east of Cook St to Cook St	63.0	63.1	0.1	> 3.0 dB increase	No
<b>Eastern Coachella Valley Area Plan</b>					
66 <sup>th</sup> Avenue – Cricket Ln to Johnson St	66.9	68.5	1.6	> 3.0 dB increase	No
72 <sup>nd</sup> Avenue – Vander Veer Rd to Sea View Way	52.8	53.2	0.4	65 dBA	No
Hammond Road – 66 <sup>th</sup> Ave to Johnson St	57.8	57.3	-0.5	65 dBA	No
Lincoln Street – 66 <sup>th</sup> Ave to 67 <sup>th</sup> Ave	62.3	63.5	1.2	> 3.0 dB increase	No
SR 86 – 76 <sup>th</sup> Ave to 77 <sup>th</sup> Ave	69.6	69.4	-0.2	> 3.0 dB increase	No
SR 111 – 65 <sup>th</sup> Ave to 68 <sup>th</sup> Ave	57.7	70.3	12.6	65 dBA	Yes
SR 111 – north of Bay Dr to south of Mecca Ave	65.8	66.4	0.6	> 3.0 dB increase	No
SR 195 – 75 <sup>th</sup> Ave to SR 86	64.8	66.0	1.2	> 3.0 dB increase	No
Vander Veer Road – Coral Reef Rd to 72 <sup>nd</sup> Ave	54.6	55.8	1.2	65 dBA	No

Notes:

1. Traffic noise levels were calculated using the FHWA roadway noise prediction model based on data obtained from the traffic analysis prepared for this project (Urban Crossroad 2015).
2. For purposes of this analysis, a substantial increase in noise levels is defined as an increase of 3.0 dB, or greater, where the noise levels, without project implementation, already exceed applicable noise standards.  
dBA = A-weighted decibels

As shown in **Table 3.12-1**, predicted increases in traffic noise levels associated with buildout of the proposed project would not be greater than the appropriate noise level thresholds, with the exception of traffic noise levels at the State Route (SR) 111 segment between 65th Avenue and 68th Avenue, which traverses the community of Mecca. As previously described, for new development instigated by the proposed project, it is anticipated that Riverside County standards could be met and substantial noise impacts could be avoided by incorporating appropriate mitigation strategies which would reduce potential impacts to less than significant levels. However, for existing noise-sensitive uses located in areas adjacent to SR 111 between 65th and 68th Avenues, it may not be possible or feasible to include noise reduction strategies to address noise impacts. The County of Riverside cannot demonstrate at this time that County noise policy

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provisions would reduce impacts on this segment of SR 111. Future project-level analyses of noise impacts would be conducted on a case-by-case basis during the development review process as individual, future development projects allowed under the Housing Element proceed. At the time of future project-level analyses, it would be determined whether there are any feasible mitigation measures that could be applied in order to reduce impacts to a less than significant level based on the specific design parameters of the development proposals. However, since it cannot be guaranteed that future projects allowed under the Housing Element would be able to implement feasible mitigation to reduce noise levels on SR 111 between 65th Avenue and 68th Avenue to levels below County standards due to the programmatic and conceptual nature of the proposed project and uncertainties related to future individual projects, this is considered a **cumulatively considerable** and **significant and unavoidable** impact.

#### Mitigation Measures

None available.

**Impact Analysis 3.12.2** Future development accommodated by the proposed project would result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. This is a **potentially cumulatively considerable** impact. (Threshold 2)

Future development accommodated by the project could expose residents to groundborne vibration from existing vibration-producing land uses and roadway truck and bus traffic, as well as construction and demolition activities. In addition, the future development would result in temporary construction activities that could expose existing sensitive receptors to groundborne vibration. This is a **potentially cumulatively considerable** impact.

This impact discussion uses the Federal Transit Administration's (FTA) groundborne vibration impact thresholds for sensitive buildings, residences, and institutional land uses, as shown in **Table 3.12-2**.

**TABLE 3.12-2  
GROUNDBORNE VIBRATION AND NOISE IMPACT CRITERIA**

Land Use Category	Groundborne Vibration Impact Levels (VdB re 1 micro inch/sec) <sup>1</sup>		Groundborne Noise Impact Levels (dB re 20 microPascals)	
	Frequent Events <sup>2</sup>	Occasional or Infrequent Events <sup>3</sup>	Frequent Events <sup>2</sup>	Occasional or Infrequent Events <sup>3</sup>
<b>Category 1:</b> Buildings where low ambient vibration is essential for interior operations	65 VdB	65 VdB	NA <sup>4</sup>	NA <sup>4</sup>
<b>Category 2:</b> Residences and buildings where people normally sleep	72 VdB	80 VdB	35 dBA	43 dBA
<b>Category 3:</b> Institutional land uses with primarily daytime use (schools, churches, libraries, etc.)	75 VdB	83 VdB	40 dBA	48 dBA

Source: County of Riverside 2015

1. This criterion limit is based on levels acceptable for most moderately sensitive equipment, e.g., optical microscopes.
2. "Frequent Events" are defined as more than 70 vibration events per day.
3. "Occasional or Infrequent Events" are defined as fewer than 70 vibration events per day.
4. Does not apply (N/A): vibration-sensitive equipment is not sensitive to groundborne noise.

Operational Vibration

The Riverside County General Plan includes policies that address potential groundborne vibration impacts resulting from the operation of both existing and proposed land uses when proposed in proximity to each other. GPA 960 Policy N 16.1 (RCIP GP Policy N 15.1) expressly restricts the placement of sensitive land uses, which includes residential uses, in proximity to vibration-producing land uses. GPA 960 Policy N 16.3 (RCIP GP Policy N 15.3) prohibits the exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or second floor. GPA 960 Policy N 15.2 (RCIP GP Policy N 14.2) requires that commercial and residential mixed-use structures minimize the transfer or transmission of noise and vibration from the commercial land use to the residential land use, which would apply to mixed-use development facilitated by the project. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies

In addition, the following mitigation measure would be required as a condition of approval for all future development during the County's development review process.

Mitigation Measures

**MM 3.12.5** Prior to the issuance of any grading permit for new development involving vibration-sensitive land uses (which shall include, but not be limited to, hospitals, residential areas, concert halls, libraries, sensitive research operations, schools and offices), the project proponent shall provide evidence to the County of Riverside that placement of such uses within the area would not exceed groundborne vibration or groundborne noise impact criteria identified by the FTA (for example, the standards shown in **Table 3.12-1** of this EIR) or as otherwise deemed appropriate for the situation by the County of Riverside.

*Timing/Implementation:* Prior to issuance of grading permit

*Enforcement/Monitoring:* County of Riverside

Compliance with these policies and mitigation measure **MM 3.12.5**, which requires new development to provide evidence that groundborne vibration levels would not be exceeded for sensitive development, would ensure that impacts related to groundborne noise and vibration generation and exposure would be reduced to a **less than cumulatively considerable** level during operations.

Construction Vibration

**Table 3.12-3** shows the typical vibration levels associated with construction equipment. The specific levels of vibration associated with construction and demolition activities are dependent on the construction equipment used, the location of construction activities relative to sensitive receptors, and the types of operations or activities involved. Vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The type and density of soil can also affect the transmission of energy.



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**TABLE 3.12-3**  
**TYPICAL VIBRATION LEVELS ASSOCIATED WITH CONSTRUCTION EQUIPMENT**

Equipment	25 Feet	50 Feet	75 Feet	100 Feet
Large Bulldozer	87	81	77	75
Loaded Trucks	86	80	76	74
Jackhammer	79	73	69	67
Small Bulldozer	58	52	48	46

Source: County of Riverside 2015

The specific types of equipment to be used for construction of future development accommodated by the project are not known or foreseeable at this time. However, based on common construction practices, it can reasonably be assumed that construction vibration would be generated from pile drivers, trucks, bulldozers, and similar equipment. Based on the information presented in **Table 3.12-3**, vibration levels could be problematic if sensitive uses are located within approximately 100 to 150 feet of construction sites. Under such conditions, sensitive receptors would experience vibration levels that exceed the FTA's vibration impact threshold of 72 VdB for residences. In addition, if construction activities were to occur during more noise-sensitive hours (i.e., nighttime), vibration from construction sources could annoy or disrupt the sleep of nearby residents of existing or new (future) residences, and expose people to excessive groundborne vibration or groundborne noise levels.

In regard to groundborne vibration related to construction activities, impacts would be temporary and would cease at the completion of construction activities. GPA 960 Policy N 13.2 (RCIP GP Policy N 12.2) requires the County to ensure that construction activities are restricted to established hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with this policy. Due to the temporary nature of the construction activity and its prohibition during the more noise-sensitive nighttime hours, groundborne vibration, while possibly annoying, would not be significant. Impacts associated with construction-generated groundborne vibration would be **less than cumulatively considerable**.

**Impact Analysis 3.12.3** Project construction could result in the exposure of persons to or generation of short-term construction noise. This impact would be **potentially cumulatively considerable**. (Threshold 4)

Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise-sensitive receptors. Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (early morning, evening, or nighttime hours), when construction occurs in areas immediately adjoining noise-sensitive land uses, or when construction durations last over extended periods of time.

Major noise-generating construction activities associated with new projects would include removal of existing pavement and structures, site grading and excavation, installation of utilities, construction of building foundations, cores, and shells, paving, and landscaping. The highest noise levels would be generated during the demolition of existing structures when impact tools are used (e.g., jackhammers, hoe rams) and during the construction of building foundations when impact pile driving is required to support the structure. Site grading and excavation activities would also

generate high noise levels, as these phases often require the simultaneous use of multiple pieces of heavy equipment such as dozers, excavators, scrapers, and loaders. Lower noise levels result from building construction activities when these activities move indoors and less heavy equipment is required to complete the tasks. Construction equipment would typically include but not be limited to earthmoving equipment and trucks, pile driving rigs, mobile cranes, compressors, pumps, generators, paving equipment, and pneumatic, hydraulic, and electric tools.

All construction activities would be required to be conducted pursuant to the community noise exposure conditions placed on the project (e.g., limiting days and hours of construction, requiring mufflers and other sound-attenuating features on equipment). Under development and/or grading permit conditions of approval, as well as Ordinance No. 847 and other regulations, the County of Riverside enacts a number of noise controls on construction activities. These include limiting activities to specific hours of the day (or severely restricting allowable noise levels after certain hours, typically 10:00 p.m.), limiting idling, defining staging and loading locations (away from adjacent homes, for example), and requiring setbacks, sound baffles, or other equipment modifications, as appropriate for the situation. Future project-level analyses of noise impacts would be required to be conducted on a case-by-case basis during the development review process.

Riverside County's noise ordinance, however, specifically exempts from its limitations sound generated by private construction projects located one-quarter of a mile or more from an inhabited dwelling. Private construction within less than a quarter-mile is also exempt provided that construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Therefore, in most cases it can be assumed that future construction activities will be exempted from County noise standards since most construction occurs between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 6:00 a.m. and 7:00 p.m. during the months of October through May. As such, the following mitigation would be required as a condition of approval for future development projects.

#### Mitigation Measures

**MM 3.12.6** Prior to the issuance of any grading plans, the County of Riverside shall condition approval of subdivisions adjacent to any developed/occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the County for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through use of such methods as the following:

- The construction contractor shall use temporary noise attenuation fences where feasible, to reduce construction noise impacts on adjacent noise-sensitive land uses.
- During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise

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sources and noise-sensitive receptors nearest the project site during all project construction.

- The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays.

*Timing/Implementation:*      *Prior to issuance of grading permit*

*Enforcement/Monitoring:*      *County of Riverside*

**MM 3.12.7** The construction-related noise mitigation plan required shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by Riverside County staff.

*Timing/Implementation:*      *Prior to issuance of grading permit*

*Enforcement/Monitoring:*      *County of Riverside*

Implementation of a construction-related noise mitigation plan as required by **MM 3.12.6** and **MM 3.12.7** would ensure that all construction-related activities that would result in high noise levels would be limited to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. Therefore, this impact would be reduced to a **less than cumulatively considerable** level.

**Impact Analysis 3.12.4** Future development accommodated by the project would not expose people to excessive airport-related noise levels. This impact would be **less than cumulatively considerable**. (Thresholds 5 and 6)

Future development accommodated by the project may result in the exposure of new noise-sensitive land uses to noise from operations at public and private airports, airstrips, and helipads. Around larger public airports, noise levels can exceed acceptable standards in certain areas, as shown by noise-contour maps of existing, future, and ultimate buildout operational conditions for public airports. The ALUCP adopted by the Riverside County Airport Land Use Commission addresses noise-related land use constraints for the various zones surrounding airports in the County. All future development proposed would be required to comply with applicable Airport Land Use Commission policies, as well as with state and county regulations and policies, regarding site design and building construction to achieve acceptable interior and exterior noise exposure levels for habitable structures. Compliance with these and other applicable standards would ensure that airport-related noise impacts on future development pursuant to the project would be **less than cumulatively considerable**.

#### Mitigation Measures

None required.

### 3.13 POPULATION AND HOUSING

#### SETTING

##### Population

Population growth in Riverside County as a whole has been quite rapid over the past two decades, with the majority of the population growth resulting from migration into Riverside County as people relocated from adjacent counties, such as Los Angeles, San Diego, and Orange Counties (County of Riverside 2015). Between 2000 and 2014, the total population of Riverside County increased by 734,580 to 2,279,967, an increase of 47.5 percent (SCAG 2015a).

As discussed in Section 2.3, Regulatory Framework, SCAG is the metropolitan planning organization representing Riverside County. The SCAG region also includes Imperial, Los Angeles, Orange, San Bernardino, and Ventura Counties. Riverside County's growth rate of 47.5 percent was higher than the SCAG region's growth rate of 12.3 percent during the 2000 to 2014 time period (SCAG 2015a).

The average annual growth rate in Riverside County during the 16 years between 2000 and 2015 was 2.55 percent, and the average growth rate in the unincorporated County during that same period (excluding years with negative growth due to the incorporation of previously unincorporated areas) was 3 percent annually (DOF 2012, 2015).

##### Housing

Between 2000 and 2014, a total of 228,783 building permits were issued for residential units in Riverside County (SCAG 2015a). The total number of housing units in the County in 2015 is shown in **Table 3.13-1**. As shown, single-family detached housing units are the most common type of housing, comprising over 68 percent of the total housing stock in the overall County and over 70 percent of the housing stock in the unincorporated areas of the County.

**TABLE 3.13-1  
RIVERSIDE COUNTY HOUSING UNITS BY HOUSING TYPE, 2015**

County/City	Total	Single-Family Detached	Single-Family Attached	Multi-Family (2-4 Units)	Multi-Family (5+ Units)	Mobile Home
Unincorporated County	135,345	94,832	2,492	3,298	3,401	31,322
Incorporated (Cities)	687,565	464,868	48,802	35,320	90,653	47,922
<b>County Total</b>	<b>822,910</b>	<b>559,700</b>	<b>51,294</b>	<b>38,618</b>	<b>94,054</b>	<b>79,244</b>

Source: DOF 2015

##### Regional Growth Forecasts

SCAG is responsible for producing a regional growth forecast that represents the most likely growth scenario for the Southern California region in the future, taking into account a combination of recent and past trends, reasonable key technical assumptions, and local or regional growth policies. The Integrated Growth Forecast at the regional and small geographic area levels is the basis for developing the Regional Transportation Plan, Sustainable Communities Strategy, Program Environmental Impact Report, and RHNA. The development of the Integrated Growth Forecast is

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driven by a principle of collaboration between SCAG and local jurisdictions who are major contributors to the process.

The most recently adopted SCAG growth forecasts for Riverside County are shown in **Table 3.13-2**.

**TABLE 3.13-2  
ADOPTED SCAG GROWTH FORECASTS**

	<b>2020 Population</b>	<b>2035 Population</b>
Unincorporated County	471,500	710,600
<b>Total County</b>	<b>2,592,000</b>	<b>3,324,000</b>

Source: SCAG 2012

#### THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on CEQA Guidelines Appendix G thresholds of significance. A population and housing impact is considered significant if implementation of the project would:

- 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).
- 2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- 3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

#### METHODOLOGY

Because the proposed project consists of the adoption of a comprehensive update of the County's Housing Element as well as changes to land use designations and zone classifications to comply with state housing element law, implement the County's housing goals, and meet the RHNA, the analysis of growth is focused on both the regulatory framework surrounding the project and the County's anticipated growth as forecast by SCAG and 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 2003 RCIP GP anticipated urban development on the majority of the neighborhood sites included in the proposed project and the proposed project would result in an increase in density/intensity potential 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 3.13.1** The proposed changes to HHDR and MUA land use designations and zone classifications on approximately 4,972 acres of land would result in an increase in density/intensity potential on those sites and would therefore have the potential to result in more housing units and population in the unincorporated County as a whole. This impact is considered to be **cumulatively considerable**. (Threshold 1)

The proposed changes to HHDR and MUA land use designations and zone classifications on approximately 4,972 acres of land would result in an increase in density/intensity potential on those sites and would therefore have the potential to result in more housing units and population in the unincorporated County as a whole. **Tables 3.13-3** and **3.13-4** show the theoretical buildout projections for population and housing in the unincorporated County based on land use designations included in the proposed project. As shown, future development under the proposed project would cumulatively result in the capacity for up to 73,255 more dwelling units and 240,805 more people in comparison to buildout of the adopted General Plan. This represents a 16 percent increase.

In addition, adoption of the updated Housing Element itself supports growth in that it includes policies to maintain, preserve, improve, and develop housing for all income groups. Similarly, revisions included in the proposed project in order to adopt and implement the new HHDR and MUA land use designations and zone classifications would allow such development to be proposed in other areas throughout the County (with the processing of a General Plan Amendment and/or change in zone classification). While these would not directly result in development activities, they are intended to encourage growth in the form of multifamily development in the County.

**TABLE 3.13-3  
CUMULATIVE THEORETICAL BUILDOUT PROJECTIONS – POPULATION**

Area Plan	Population			
	Current General Plan	Proposed Project	Increase	Percentage Increase
Jurupa	134,800	134,800	0	0%
Lake Mathews/Woodcrest	63,358	63,358	0	0%
Sun City/Menifee	4,879	4,879	0	0%
Reche Canyon/Badlands	5,471	5,471	0	0%
Riverside Extended Mountain	67,015	67,015	0	0%
Desert Center	19,368	19,368	0	0%
San Jacinto	64,822	64,822	0	0%
Palo Verde Valley	41,180	41,180	0	0%
Eastvale	73,246	73,246	0	0%
The Pass	41,481	54,650	13,169	32%
Southwest	112,197	113,303	1,106	1%
Lakeview Nuevo	85,601	120,113	34,512	40%
Temescal Canyon	57,877	59,607	1,730	3%
Eastern Coachella	417,303	505,019	87,716	21%
Elsinore	46,526	52,303	5,777	12%
Mead Valley	40,949	59,794	18,845	46%
Western Coachella Valley	145,168	193,778	48,610	33%
Harvest Winchester	96,838	118,223	21,385	22%
Highgrove	16,375	24,330	7,955	49%
<b>Total</b>	<b>1,534,454</b>	<b>1,775,259</b>	<b>240,805</b>	<b>16%</b>

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**TABLE 3.13-4  
CUMULATIVE THEORETICAL BUILDOUT PROJECTIONS – HOUSING**

Area Plan	Housing Units			
	Current General Plan	Proposed Project	Increase	Percentage Increase
Jurupa	38,558	38,558	0	0%
Lake Mathews/Woodcrest	19,968	19,968	0	0%
Sun City/Menifee	1,621	1,621	0	0%
Reche Canyon/Badlands	1,901	1,901	0	0%
Riverside Extended Mountain	25,745	25,745	0	0%
Desert Center	5,649	5,649	0	0%
San Jacinto	24,196	24,196	0	0%
Palo Verde Valley	14,449	14,449	0	0%
Eastvale	20,895	20,895	0	0%
The Pass	15,161	19,974	4,813	32%
Southwest	37,256	37,626	370	1%
Lakeview Nuevo	28,071	39,388	11,317	40%
Temescal Canyon	16,923	17,430	507	3%
Eastern Coachella	89,282	108,048	18,766	21%
Elsinore	15,401	17,315	1,914	12%
Mead Valley	11,373	16,607	5,234	46%
Western Coachella Valley	59,691	79,679	19,988	33%
Harvest Winchester	35,029	42,766	7,737	22%
Highgrove	5,370	7,979	2,609	49%
<b>Total</b>	<b>466,539</b>	<b>539,794</b>	<b>73,255</b>	<b>16%</b>

As discussed under the Setting subsection, SCAG regional growth forecasts for Riverside County anticipate a population of 471,500 in unincorporated Riverside County by 2020 and 710,600 by 2035 (SCAG 2012). Buildout capacity under both the currently adopted General Plan and the proposed project exceed these SCAG growth forecasts (**Table 3.13-2**); however, assuming that all land uses would build out to the assumed capacity represents a “worst-case scenario,” as adoption of the proposed project would not require or guarantee the construction of housing facilitated by the new HHDR and MUA land use designations and zone classifications. Given past and current market trends, along with constraints identified during the future site-specific environmental review process, it is unlikely that all the land uses would build out to the capacity assumed herein.

Furthermore, the intent of the project is to both update the County’s Housing Element for the 2013–2021 planning period consistent with state housing element law and to demonstrate that Riverside County has sufficient land with the appropriate land use designation and zoning necessary for the private sector to meet the RHNA. As discussed in Section 2.3, Regulatory Framework, state housing

element law includes statutory recognition that in order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes which provide opportunities for and do not unduly constrain housing development (HCD 2015). Therefore, housing elements by nature are designed to encourage housing development. The proposed project meets the housing needs of population growth already anticipated in the County as determined by the 5th cycle RHNA Allocation Plan, which covers the planning period from October 2013 to October 2021 and was adopted by SCAG on October 4, 2012 (SCAG 2015b).

In addition to Housing Element requirements, the other elements of the County's General Plan include a number of policies and programs intended to manage the effects of population and housing growth. In fact, given the variety of environmental and other factors that are affected by such growth, most of the policies in the General Plan directly or indirectly address aspects of these issues. The Vision chapter summarizes the General Plan's approach to population growth by stating, "Growth focus in Riverside County is on quality, not on frustrating efforts to halt growth" and "Population growth continues and is focused where it can best be accommodated" (County of Riverside 2014). These statements indicate that population growth is anticipated in the County and that the General Plan policies and programs intend to ensure the quality of such growth rather than to prevent it. The proposed project is consistent with the General Plan Vision chapter in that it provides opportunities to implement the County's housing goals with respect to meeting the needs of existing and future residents, including accommodating the development of a variety of housing types, styles, and densities. Generally, the sites included in the proposed project are located along major transportation corridors and/or on sites in the vicinity of future urban development and public service/utility infrastructure anticipated by the County's General Plan.

However, as calculated, full buildout of the existing General Plan, plus the proposed change in land use designations and zone classifications, could result in a 16 percent increase in population and housing growth beyond conditions anticipated under current land use designations. While this could result in additional population growth, it is more likely to result in different housing opportunities to accommodate the planned growth.

Substantial population growth would occur if a specific General Plan land use designation change (or new or revised plans/policies) resulted 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. Because the increased density/intensity capacity resulting from the project could increase growth beyond that already planned for and accommodated by the General Plan, growth resulting from the project on a countywide level would be considered substantial. Since 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 **cumulatively considerable and significant and unavoidable**.

#### Mitigation Measures

None feasible.

**Impact Analysis 3.13.2** 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. The project would have a **less than cumulatively considerable** impact. (Thresholds 2 and 3)



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The proposed project includes changes to HHDR and MUA land use designations and zone classifications throughout the unincorporated County, which would result in an increase in density/intensity potential on those sites. Most of the sites identified for changes in land use designation are currently vacant; none contain substantial numbers of existing homes whose loss would necessitate construction of replacement housing elsewhere. This is particularly true given that the proposed project would cumulatively result in the capacity for up to 73,255 more dwelling units and 240,805 more people in the County in comparison to buildout of the adopted General Plan (see **Impact Analysis 3.13.1**). Additionally, the project would include text revisions to the General Plan and Ordinance No. 348 that encourage multifamily development in the County. Therefore, the project would accommodate an increase in housing opportunities in the County and would not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. The project would have a **less than cumulatively considerable** impact.

#### Mitigation Measures

None required.

**3.14 PUBLIC SERVICES**

SETTING

**Fire Protection**

The County of Riverside contracts with the California Department of Forestry and Fire Protection (CAL FIRE) for fire protection services. Under CAL FIRE's Riverside Operational Unit management, the RCFD provides fire suppression, emergency medical, rescue, and fire prevention services to all unincorporated areas of the County. The Riverside Operational Unit has 94 fire stations, 54 of which are located in the unincorporated portion of the County. Fire stations can be staffed by a mixture of state (CAL FIRE), Riverside County (RCFD), contract city (if applicable), and volunteer firefighters. Depending on the service area (Riverside County is divided into six), the staffing configurations are either fire captain, fire apparatus engineer, and firefighter, or company officer (fire captain or fire apparatus engineer) and two firefighters. According to the CAL FIRE 2015 Riverside Unit Strategic Fire Plan, the Riverside Operational Unit staff includes 1,150 CAL FIRE career personnel, 240 Riverside County and Office of Emergency Services (OES) personnel, and 280 volunteer/reserve firefighters during the peak staffing period. RCFD resources include 25 battalion chiefs, 81 Type 1 engines, 5 Type 2 engines, 1 dozer, 8 truck companies, 2 medic squads, 8 medic ambulances, 2 hazardous materials units, and 2 breathing supports (CAL FIRE 2014).

The RCFD is also the Operational Area Coordinator for the California Fire and Rescue Mutual Aid System for all fire service jurisdictions in the County (such as municipal, tribal, state, and federal—that is, national forests). Upon receipt of a call for mutual aid through Riverside County's Emergency Command Center, Riverside County's mutual aid coordinator will determine whether a city or the County of Riverside will provide a response. The Emergency Command Center is a combined Riverside County, state of California, and local agency dispatch center responsible for alerting and handling incidents over a 7,200-square-mile area. Staffing is a mix of paid state of California and Riverside County dispatchers, with volunteer call handling support.

**Table 3.14-1** shows the RCFD's incident response numbers by type from 2010–2014. As of October 25, 2015, the RCFD had responded to a total of 121,222 incidents in 2015 (RCFD 2015).

**TABLE 3.14-1  
RCFD INCIDENT RESPONSE 2010–2014**

Fiscal Year (Ending June 30)	Medical Assistance	Fires Extinguished	Other Services	Total (Fiscal Year)
2010	94,193	4,449	17,076	115,718
2011	97,066	4,271	16,522	117,859
2012	96,843	12,990	11,856	121,689
2013	97,054	13,517	20,049	130,620
2014	99,058	13,632	20,846	133,536

Source: County of Riverside 2014

### 3.0 COUNTYWIDE IMPACT ANALYSIS

#### Police Protection

The Riverside County Sheriff's Department (RCSD) provides community policing services to the unincorporated areas of the County with 4,500 established positions, including roughly 2,300 sworn personnel. The RCSD is a demand response agency that maintains limited patrol services. As shown in **Table 3.14-2**, nine RCSD stations are located throughout Riverside County to provide area-level community service. The RCSD also operates the Moreno Valley Police Department station in Moreno Valley. The RCSD also operates five adult correction or detention centers located throughout the County. The Riverside County Probation Department operates five juvenile detention facilities. **Table 3.14-3** shows the RCSD's number of calls for service from 2010–2014.

**TABLE 3.14-2  
RCSD LAW ENFORCEMENT FACILITIES SERVING RIVERSIDE COUNTY**

Name	Location
<b>RCSD Stations</b>	
Cabazon	50290 Main Street, Cabazon
Colorado River	260 North Spring Avenue, Blythe
Hemet	43950 Acacia Avenue, Suite B, Hemet
Thermal	86-625 Airport Boulevard, Thermal
Jurupa Valley	7477 Mission Boulevard, Riverside
Lake Elsinore	333 Limited Avenue, Lake Elsinore
Palm Desert	73705 Gerald Ford Drive, Palm Desert
Perris	137 North Perris Boulevard, Suite A, Perris
Southwest	30755-A Auld Road, Murrieta
Moreno Valley Police Department	22850 Calle San Juan De Los Lagos, Moreno Valley (contract city)
<b>Correctional Facilities</b>	
Robert Presley Detention Center	Riverside (city)
Southwest Detention Center	Murrieta
Indio Jail	Indio
Larry D. Smith Correctional Facility	Banning
Blythe Jail	Blythe
<b>Juvenile Detention Facilities</b> (operated by the Riverside County Probation Department)	
Riverside Juvenile Hall	Hemet
Indio Juvenile Hall	Indio
Southwest Juvenile Hall	Murrieta
Twin Pines Ranch	Banning
Van Horn Youth Center	Riverside (city)

Source: County of Riverside 2015

**TABLE 3.14-3  
RCSD CALLS FOR SERVICE 2010–2014**

Fiscal Year (Ending June 30)	Total Calls for Service
2010	255,601
2011	232,821
2012	176,062
2013	172,664
2014	176,339

*Source: County of Riverside 2014*

## Schools

A total of 23 separate school districts serve Riverside County. Most of these are unified school districts providing schooling for kindergarten through twelfth grade. The County has a total of 467 K–12 school sites, including 17 charter schools, 273 elementary sites, 75 middle/junior high sites, 69 high school sites, and 33 continuation/adult education sites. According to the Riverside County Office of Education (2015), total enrollment for all school districts in the County is 425,844 students (2013–14 school year) with approximately 20,294 certified teaching staff and 16,762 non-teaching staff (2010–11 school year).

### THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on CEQA Guidelines Appendix G thresholds of significance. A public service impact is considered significant if implementation of the project would:

- 1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:
  - a. Fire protection
  - b. Police protection
  - c. Schools
  - d. Parks
  - e. Other public facilities

Impacts associated with the provision of park and recreation facilities (Threshold 1d) are disclosed and analyzed in Subsection 3.15, Parks and Recreation.

Riverside County EIR No. 521 uses the following thresholds/generation factors to determine projected theoretical need for additional public service facilities:

- Fire Stations: one fire station per 2,000 dwelling units
- Law Enforcement: 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers

## 3.0 COUNTYWIDE IMPACT ANALYSIS

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### METHODOLOGY

The impact analysis considers the potential for full buildout of the project to result in the need for new or physically altered public service facilities based on generation factors identified by Riverside County in both EIR No. 521 and EIR No. 441.

### IMPACT ANALYSIS

#### Fire Protection and Emergency Medical Services

**Impact Analysis 3.14.1** The proposed project would accommodate future development of both high-density residential and mixed-use development that would incrementally increase the demand for fire protection and emergency services in localized areas throughout unincorporated Riverside County. This would result in **less than cumulatively considerable** impacts associated with the provision of fire protection and emergency services. (Threshold 1a)

The proposed project would accommodate future development of both high-density residential and mixed-use development that would incrementally increase the demand for fire protection and emergency services in localized areas throughout unincorporated Riverside County. If these areas are built out to capacity, the cumulative effect of increased fire service demand resulting from future development facilitated by the project could trigger the need for new or physically altered RCFD facilities, staff, and/or equipment. Because the project would cumulatively result in the capacity for up to 73,255 more dwelling units in comparison to buildout of the adopted General Plan (see **Impact Analysis 3.13.1**), the project could result in the need for up to 37 new RCFD fire stations ( $73,255 \text{ du} / 2,000 \text{ du} = 37 \text{ stations}$ ) beyond those already anticipated for buildout of current land use designations. This increased demand would occur incrementally and in multiple locations, allowing time for planning and the provision of necessary services.

During the development review process, all future development would be subject to review by both the RCFD and the Riverside County Department of Building and Safety, both of which enforce fire standards including the Uniform Fire Code, PRC Sections 4290–4299, and California Government Code Section 51178. In addition, the County requires all new structures in unincorporated areas to comply with the construction requirements of the California Building and Fire Codes, which include minimum standards for access, fire flow, building ignition and fire resistance, fire protection systems and equipment, defensible space, and setback requirements. County Ordinance 787 includes requirements for high-occupancy structures to further protect people and structures from fire risks, including requirements that buildings not impede emergency egress for fire safety personnel and that equipment and apparatus not hinder evacuation from fire, such as potentially blocking stairways or fire doors. These regulations would reduce the impacts of providing fire protection services by reducing the potential for fires in new development, as well as supporting the ability of the RCFD to suppress fires.

In addition, GPA 960 Policies LU 5.1 and 5.2 (RCIP GP Policies LU 5.1 and LU 5.2) prohibit new development from exceeding the ability to adequately provide supporting infrastructure and services, including fire protection services, and GPA 960 Policy S 5.1 (RCIP GP Policy S 5.1) requires proposed development to incorporate fire prevention features. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies.

To ensure adequate services, the County requires new development to pay fire protection mitigation fees pursuant to Ordinance No. 659. These fees are 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.

As future development in the County 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 concurrent with new development, the increase in density/intensity potential associated with the project would result in **less than cumulatively considerable** impacts associated with the provision of fire protection and emergency services.

It should be noted that the localized impacts resulting from increased demand for fire protection and emergency services are disclosed and analyzed in the applicable Area Plan sections (4.1 through 4.10) of this EIR.

Mitigation Measures

None required.

**Law Enforcement Services**

**Impact Analysis 3.14.2** The proposed project would accommodate future development of both high-density residential and mixed-use development that would incrementally increase the demand for law enforcement services in localized areas throughout unincorporated Riverside County. This would result in **less than cumulatively considerable** impacts associated with the provision of law enforcement services. (Threshold 1b)

The proposed project would accommodate future development of both high-density residential and mixed-use development that would incrementally increase the demand for law enforcement services in localized areas throughout unincorporated Riverside County. If areas are built out to capacity, the cumulative effect of increased law enforcement service demand resulting from future development facilitated by the project could trigger the need for new or physically altered RCSD facilities, staff, and/or equipment. Because the project could cumulatively result in the capacity for up to 240,805 more people than the adopted General Plan (see **Impact Analysis 3.13.1**), the project could result in the need for 361 sworn police officers, 52 supervisors, 52 support staff, and 120 patrol vehicles beyond what has been anticipated for buildout of the current General Plan (see **Table 3.14-4**).

**TABLE 3.14-4  
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	361 sworn officers
Supervisors	1 per 7 officers	52 supervisors
Support Staff	1 per 7 officers	52 support staff
Patrol Vehicles	1 per 3 officers	120 patrol vehicles

Source: County of Riverside 2015

\* Numbers are rounded.

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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All future development in the County would be subject to GPA 960 Policies LU 5.1 and 5.2 (RCIP GP Policies LU 5.1 and LU 5.2), which prohibit new development from exceeding the ability to adequately provide supporting infrastructure and services, including law enforcement services. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies. The RCSD's ability to support the needs of future growth is dependent on the financial ability to hire additional deputies and secure sites for and construct new detention facilities on a timely basis. Pursuant to Ordinance No. 659, the County requires the development applicant to pay the RCSD an established development mitigation fee prior to issuance of a certificate of occupancy on any structure as each is developed. The fees are for the acquisition and construction of public facilities. Additionally, any increased demand would occur incrementally and in multiple locations, allowing time for planning and the provision of necessary services and facilities.

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

Future development facilitated by the project would be reviewed by the RCSD for the provision of adequate services, and additional officers and facilities would be funded through payment of mitigation fees and taxes. Furthermore, any facilities needed would be subject to project-specific CEQA review. Therefore, impacts associated with the provision of law enforcement services would be **less than cumulatively considerable**.

It should be noted that the localized impacts resulting from increased demand for law enforcement services are disclosed and analyzed in the applicable Area Plan sections (4.1 through 4.10) of this EIR.

#### Mitigation Measures

None required.

#### **Public School Facilities**

**Impact Analysis 3.14.3** Future development resulting from the project would result in new student enrollment at schools in school districts throughout the County. This is a **less than cumulatively considerable** impact. (Threshold 1c)

If areas are fully developed, the proposed project would result in new student enrollment at schools in school districts throughout the County. Riverside County uses the generation rates shown in **Table 3.14-5** to represent the number of students, or the portion thereof, expected to attend district schools from each new dwelling unit. Using these student generation rates, full buildout of future development accommodated by the proposed project would be expected to result in up to 59,775 additional students in Riverside County beyond what has been anticipated for buildout of current land use designations. This would result in the need for additional classroom space and teaching and support staff where increases exceed current capacity. Where increases trigger new school facilities or expansion of existing facilities, environmental impacts could potentially occur.

**TABLE 3.14-5**  
**SCHOOL ENROLLMENT GENERATION FACTORS AND**  
**CUMULATIVE STUDENT GENERATION OF PROPOSED PROJECT**

School Type	Generation Rate	Student Generation*
Elementary School	0.369 students per du	27,031
Middle School	0.201 students per du	14,724
High School	0.246 students per du	18,020
<b>Total Student Generation</b>		<b>59,775</b>

*Source: County of Riverside 2015*

*\*Numbers are rounded.*

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 development 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 residential and commercial/industrial development mitigation fees to fund school construction. Under CEQA, payment of development fees is considered to provide full mitigation for the impact of a proposed project on public schools. Therefore, anticipated impacts to schools would be considered **less than cumulatively considerable**.

It should be noted that the localized impacts to specific school districts resulting from increased student generation are disclosed and analyzed in the applicable Area Plan sections (4.1 through 4.10) of this EIR.

#### Mitigation Measures

None required.



## 3.0 COUNTYWIDE IMPACT ANALYSIS

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### 3.15 PARKS AND RECREATION

#### SETTING

Riverside County has a variety of natural and recreational resources, ranging from the mile-high alpine wilderness of San Jacinto State Park to the blistering expanse of the Colorado Desert floor; from historic parks, such as California Citrus State Historic Park, to the rolling hills of the Santa Rosa Plateau Ecological Reserve. Parks and recreational areas in the County offer residents and visitors a myriad of recreational opportunities while providing valuable buffers in built-up urban spaces.

The County of Riverside currently maintains 35 regional parks, encompassing roughly 22,317 acres, through the Riverside County Regional Park and Open Space District (Park District). More than half of these parks are located in the western portion of the County, with other facilities scattered throughout the desert, mountain, and Colorado River regions. The Park District maintains approximately 71,700 acres of land including 150 miles of multipurpose recreational trails, seven archaeological sites, 16 wildlife reserves, and natural areas. It also operates one boxing facility, manages four nature centers, patrols six historic sites, and provides annual interpretive programs to more than 82,000 students. (County of Riverside 2015)

Within Riverside County are four park and recreation districts: Beaumont-Cherry Valley, Desert, Jurupa, and Valleywide. Together, these four districts provide services such as neighborhood parks, community parks, community centers, sports parks, and horse arenas (County of Riverside 2015). Additionally, some County Service Areas (for example, CSA 134) provide local park maintenance services, often for parks constructed as part of development projects.

At present, the County trail system includes a wide variety of formal and informal trails. In some areas, formal trails have been built and are maintained by the County or another responsible entity, such as a homeowners association, community service area, or local park and recreation district. Formal trails are normally built according to County (or park district or other agency) standards on identified easements with, where applicable, appropriate signage and maintenance provided by the responsible agency. In terms of formal trails, Riverside County currently maintains one developed trail, the Santa Ana River Trail. This trail is part of a planned regional trail extending across multiple jurisdictions from the Pacific Ocean in Orange County to the San Bernardino Mountains in San Bernardino County.

Historical trails, created prior to the inception of county or park district standards, also exist but may not conform to current standards. Lastly, many informal trails in Riverside County are used by pedestrians, bicyclists, and others for recreational and transportation purposes. Such trails are generally not formally mapped, especially if they do not coincide with planned county trail system alignments. These types of trails may cross public or even private lands and run along utility easements, abandoned railroad tracks, unmaintained dirt roads, etc. Often such trails lack connectivity to the Riverside County trail system.

#### THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on CEQA Guidelines Appendix G thresholds of significance. Parks and recreation impacts are considered significant if implementation of the project would:

- 1) Result in growth that increases the use of existing neighborhood parks, regional parks, or other recreational facilities resulting in or accelerating substantial physical deterioration of the facility.

- 2) Result in the need for construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

#### METHODOLOGY

The impact analysis below considers the County's standards for parks and recreation facilities in the context of increased density/intensity potential resulting from the proposed project and the potential for the proposed project to collectively affect park and recreation facilities in the County.

#### IMPACT ANALYSIS

**Impact Analysis 3.15.1** Future development accommodated by the proposed project would result in population growth in certain areas in Riverside County, incrementally increasing the number of residents using existing parks as well as other recreational facilities such as trails and bikeways in localized areas. This use would contribute to wear and tear on existing facilities. This is a **less than cumulatively considerable** impact. (Thresholds 1 and 2)

Growth instigated by the proposed project would generate an incremental net increase in park needs, i.e., increase the number of people using existing recreational resources and necessitate the provision of new facilities to maintain adequate levels of service, pursuant to the County's parkland standards. However, the incremental increase of people associated with the project would be spread over the entire County in various amounts.

New development is required to meet or exceed the County's parkland standard of 3 acres per 1,000 population (GPA 960 Policy LU 25.4/RCIP GP Policy LU 19.4). The specific environmental impacts resulting from the provision of parks and recreational facilities would be identified by project-level environmental review of those future park facilities. The typical environmental effects regarding the construction and operation of parks and recreational facilities may involve issues with noise (during construction and playfields and playgrounds), air quality (during the construction of the facility), biological resources (depending on location), historic/cultural resources (depending on location), public services and utilities (demand for police and fire protection, electric, water, and wastewater service), and traffic on a local neighborhood level. Therefore, this impact would be **less than cumulatively considerable**.

#### Mitigation Measures

None required.

## 3.0 COUNTYWIDE IMPACT ANALYSIS

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### 3.16 TRANSPORTATION/TRAFFIC

#### SETTING

##### **Roadway Network**

Riverside County is linked to Los Angeles and Orange Counties principally by SR 60 (Pomona Freeway), I-10 (San Bernardino Freeway), SR 91 (Riverside Freeway), and SR 74 (Ortega Highway). I-15 and other minor conventional highways provide links to San Diego County. Links to San Bernardino County are provided by I-15 and I-215, as well as by other major and minor local roadways. I-10 provides a connection to destinations in Arizona; I-15 and I-215 provide access through San Bernardino County to Nevada, including its primary recreation areas (Lake Mead and Las Vegas); and I-15 provides access south to San Diego and its many tourist and recreational amenities, and to Mexico via I-5 and I-805. The highway system includes numerous county roadways, as well as roadways in each of the 28 cities in Riverside County.

Major roadways in Riverside County include Alessandro Boulevard, Cajalco Road, Center Street, Domenigoni Parkway, Grand Avenue, La Sierra Avenue, Magnolia Avenue, Monterey Avenue, Murrieta Hot Springs Road, Palm Drive, Ramon Road, Ramona Expressway, Rancho California Road, Temescal Canyon Road, Van Buren Boulevard, Washington Street, and others (County of Riverside 2015).

##### **Transit Service**

Due to the interrelationship of urban and rural activities (employment, housing, and services) and the low average density of existing land uses, the private automobile is the dominant mode of travel in Riverside County, with trips by mass transit currently representing less than 2 percent of all trips made in the County (County of Riverside 2015). Public transportation, where service is available, is used primarily by a transit-dependent population (senior citizens, students, low-income residents, and the physically disabled) that generally does not have access to automobiles.

Fixed-route transit services and demand-response (dial-a-ride) transit services are provided by the Riverside Transit Agency (RTA) in the western portion of Riverside County and by the SunLine Transit Agency (SunLine) in the Coachella Valley. RTA provides both local and regional services throughout the region with 35 fixed routes, eight CommuterLink routes, and dial-a-ride services using 285 vehicles. In the Cities of Corona, Beaumont, and Banning, RTA coordinates regional services with municipal transit systems. In the City of Riverside, RTA coordinates with the city's Riverside Special Services, which provides Americans with Disabilities Act (ADA) complementary service to RTA's fixed-route services (RTA 2015). SunLine offers fixed-route and curb-to-curb paratransit service for people with disabilities; its fixed-route and paratransit vehicles cover approximately 619 bus stops located in a 1,120-mile service area. Currently, SunLine has a fleet of 70 fixed-route buses, which includes 4 fuel cell buses and 33 paratransit vans (SunLine 2014).

Additionally, the Riverside County Transportation Commission supports a number of specialized transportation programs including shared ride and vanpool services, social service dial-a-ride, and specialized services for seniors and persons with disabilities. Greyhound Bus Lines provides private transportation services that link the principal population centers in Riverside County with other regions. This includes east-west service connecting Blythe, Indio, Palm Springs, Banning/Beaumont, and Riverside (via San Bernardino) (County of Riverside 2015).

### Passenger Rail

Two types of rail passenger services are available in Riverside County: intercity service provided by Amtrak and commuter rail service operated by Metrolink. Along rail routes between the West Coast and points east, Amtrak serves Riverside County at two train stations plus several locations that provide bus links to train stations. Three Metrolink commuter rail lines serve western Riverside County and provide connections to destinations in Los Angeles, Orange, San Bernardino, and Ventura Counties (County of Riverside 2015).

### Airports

There are approximately 60 airports in the Southern California region. The majority of passenger air traffic is handled by seven commercial airports: Los Angeles International, San Diego International, Ontario International, Palm Springs International, John Wayne/Orange County Airport, Bob Hope/Burbank Airport, and Long Beach Airport. Palm Springs International Airport, located in Palm Springs, is the only airport in Riverside County providing passenger air service; however, Ontario International Airport in San Bernardino County is close to the northwesterly boundary of Riverside County and provides a travel option for residents of western Riverside County (County of Riverside 2015).

The County of Riverside owns and operates five public use general aviation airports: French Valley, Hemet-Ryan, Jacqueline Cochran Regional, Chiriaco Summit, and Blythe. Four of these airports are in unincorporated Riverside County; Hemet-Ryan Airport is in Hemet. Bermuda Dunes Executive Airport, a privately owned public-use general aviation airport, is located in the unincorporated community of Bermuda Dunes in the Coachella Valley. Four additional public use general aviation airports (not under County of Riverside ownership or management) are located in cities in the County: Banning Municipal, Corona Municipal, Palm Springs International, and Riverside Municipal. There are also two privately owned public-use airports in the Cities of Jurupa Valley and Perris: Flabob and Perris Valley (County of Riverside 2015).

The March Air Reserve Base/Inland Port Airport, a joint use facility, is located in Riverside County along I-215 north of Perris. In addition to its military functions, the facility is permitted to accommodate up to 21,000 civilian airport operations per year. This airport has provided regional air cargo service in the recent past and may be expected to do so in the future (County of Riverside 2015).

### THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on CEQA Guidelines Appendix G thresholds of significance. A transportation/traffic impact is considered significant if implementation of the project would:

- 1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- 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.

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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- 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.
- 4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- 5) Result in inadequate emergency access.
- 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.

#### METHODOLOGY

The proposed project would result in an increase in density/intensity potential on sites throughout the unincorporated County as a result of redesignation and rezoning. In addition, the text revisions included in the proposed project in order to adopt and implement the new HHDR and MUA land use designations and zone classifications would allow such development to be proposed in other areas throughout the County (with the processing of a General Plan Amendment and/or change in zone classification). Therefore, the proposed project could increase the amount of high-density residential development and mixed-use development in the County in comparison to those conditions anticipated under the approved General Plan (GPA 960). The impact analysis below considers the potential for these changes to collectively increase traffic and affect the transportation system in the County. The analysis is based in part on traffic projections prepared by Urban Crossroads in 2015 (**Appendix 3.0-3**).

#### IMPACT ANALYSIS

**Impact Analysis 3.16.1** The proposed increase in density/intensity potential in the County would increase traffic volumes on regional arterial roadway segments that are already projected to operate at an unacceptable level under buildout of the General Plan. This would be a **cumulatively considerable** impact. (Thresholds 1 and 2)

The project would have a cumulatively considerable adverse impact on traffic conditions if a regional arterial roadway segment were projected to operate at level of service (LOS) E or F as a result of project-related traffic volumes.

**Table 3.16-1** summarizes traffic volumes and level of service on regional arterial roadway segments under buildout of the existing General Plan land uses and under buildout of the proposed project. As shown, traffic volumes would be reduced on three regional arterial roadway segments under buildout of the proposed project. However, the addition of project-related traffic would increase traffic volumes on all other regional arterial roadway segments already projected to operate at an unacceptable level (LOS F). This is a **cumulatively considerable** impact.

**TABLE 3.16-1  
REGIONAL TRAFFIC OPERATING CONDITIONS UNDER BUILDOUT OF  
THE GENERAL PLAN AND THE PROPOSED PROJECT**

Area Plan	Roadway Segment	Limits	No. of Lanes	Facility Type	General Plan (Buildout) under Cumulative Conditions			Housing Element Update (Buildout) under Cumulative Conditions	
					Daily Volume	Level of Service	Added Daily Volume	Daily Volume	Level of Service
Riverside & Norco Cities	Alessandro Blvd	Trautwein Rd to Brown St	6	Urban Arterial	86,300	F	(100)	86,200	F
Riverside & Norco Cities	Arlington Ave	Riverside Ave-SR 91 WB on-ramp to Alessandro Blvd	6	Urban Arterial	73,600	F	1,300	74,900	F
Jurupa	Limonite Ave	Wineville Ave to 0.1 mile east of Beach St	6	Urban Arterial	62,100	F	800	62,900	F
Eastvale	Limonite Ave	Archibald Ave to Hamner Ave	6	Urban Arterial	61,700	F	500	62,200	F
Elsinore	Railroad Canyon Rd	0.19 mile east of Canyon Lake Dr to Goetz Rd	4	Arterial	44,500	F	500	45,000	F
Elsinore	Railroad Canyon Rd	I-15 NB ramps to 0.19 mile east of Canyon Lake Dr	4	Arterial	53,500	F	800	54,300	F
Lake Mathews/ Woodcrest	Van Buren Blvd	0.48 mile SE of A St to Washington St	6	Urban Arterial	59,600	F	2,000	61,600	F
Lake Mathews/ Woodcrest	Van Buren Blvd	Washington St to 0.79 mile west of Wood Rd	6	Urban Arterial	59,300	F	2,100	61,400	F
Sun City/ Menifee Valley	Newport Rd	0.59 mile west of Normandy Rd to Murrieta Rd	6	Urban Arterial	59,300	F	700	60,000	F
Sun City/ Menifee Valley	Newport Rd	Murrieta Rd to Domenigoni Pkwy	6	Urban Arterial	57,400	F	1,600	59,000	F
Southwest Area	Clinton Keith Rd	0.05 mile east of I-215 NB ramps to 0.49 mile east of Meadowlark Ln-Whitehood Rd	6	Urban Arterial	57,600	F	4,000	61,600	F
Southwest Area	Clinton Keith Rd	LA Estrella-Nutmeg St to I-215 SB ramps	6	Urban Arterial	75,600	F	3,000	78,600	F

### 3.0 COUNTYWIDE IMPACT ANALYSIS

Area Plan	Roadway Segment	Limits	No. of Lanes	Facility Type	General Plan (Buildout) under Cumulative Conditions			Housing Element Update (Buildout) under Cumulative Conditions	
					Daily Volume	Level of Service	Added Daily Volume	Daily Volume	Level of Service
Southwest Area	Clinton Keith Rd	Leon Rd to 1.2 mile west of Leon Rd	6	Urban Arterial	57,800	F	5,100	62,900	F
Western Coachella Valley	SR 111	Deep Canyon Rd to El Dorado Dr	6	Urban Arterial	57,700	F	(400)	57,300	F
Western Coachella Valley	SR 111	El Dorado Dr to Washington St	6	Urban Arterial	58,500	F	(300)	58,200	F

Source: Urban Crossroads 2015

During the development review process, each future development project would be required to prepare a focused traffic impact analysis addressing site- and project-specific traffic impacts and to make a fair share contribution to required intersection and/or roadway improvements. GPA 960 Policy C 2.2 requires new development to prepare a traffic impact analysis as warranted by the Riverside County Traffic Impact Analysis Preparation Guidelines or as approved by the Director of Transportation (RCIP GP Policy C 2.2 does not require Traffic Impact Analysis). The Riverside County Transportation Department requires that the traffic and circulation impacts of proposed development projects be analyzed through the preparation of a Traffic Impact Analysis prepared in conformance with Transportation Department requirements. The Traffic Impact Analysis must be prepared, signed, and sealed by a traffic engineer or a civil engineer registered in the state of California, qualified to practice traffic engineering. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies and requirements.

Because County GPA 960/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. To implement this policy, the following mitigation measures would be required as a condition of approval during development review process.

#### Mitigation Measures

**MM 3.16.1** As part of its review of land development proposals, the County of Riverside shall require project proponents to make a fair share contribution to required intersection and/or roadway improvements. The required intersection and/or roadway improvements shall be based on maintaining the appropriate level of service (LOS D or better). The fair share contribution shall be based on the percentage of project-related traffic to the total future traffic.

*Timing/Implementation:* Prior to issuance of any development permit and/or approval of any land use application

*Enforcement/Monitoring:* County of Riverside

**MM 3.16.2** As part of its review of land development proposals, the County of Riverside shall ensure sufficient right-of-way is reserved on critical roadways and at critical intersections to implement the approach lane geometrics necessary to provide the appropriate levels of services.

*Timing/Implementation:* Prior to issuance of any development permit and/or approval of any land use application

*Enforcement/Monitoring:* County of Riverside

However, regional arterials are already projected to operate at LOS F under buildout of existing General Plan land use designations, which limit the ability to require new projects to solve the existing level of service issue. Because funding associated with existing traffic is uncertain, the added increase in traffic volume resulting from future development associated with the increase in density/intensity potential resulting from the project would therefore be **cumulatively considerable** and **significant and unavoidable**.

Mitigation Measures

None feasible.

**Impact Analysis 3.16.2** The proposed project does not include components that would result in a change in air traffic patterns, including either an increase in traffic levels or a change in location. This would be a **less than cumulatively considerable** impact. (Threshold 3)

The Riverside County ALUCP establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Riverside County, including the policies by which the Airport Land Use Commission conducts compatibility reviews of proposed land use and airport development actions. While the proposed project would accommodate increased housing and population growth in the County, it would not increase air traffic levels or change air travel locations. This is because Palm Springs International Airport is the only airport in Riverside County that has regularly scheduled commercial passenger flights and any future development facilitated by the project would be reviewed for consistency with the ALUCP, which would ensure that airport operations, including air traffic patterns, would not be affected. Therefore, this impact is considered **less than cumulatively considerable**.

Mitigation Measures

None required.

**Impact Analysis 3.16.3** The proposed project does not include components that would substantially increase hazards due to a design feature or incompatible uses. This would be a **less than cumulatively considerable** impact. (Threshold 4)

The proposed project would accommodate future development of both high-density residential and mixed-use development, which could result in the need for additional transportation and circulation infrastructure throughout the County. If not constructed according to the appropriate design criteria, hazards could occur.



### 3.0 COUNTYWIDE IMPACT ANALYSIS

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All circulation improvements resulting from the project would be required to conform to the Riverside County Transportation Department Improvement Standards and Specifications (County Ordinance No. 461), as well as to Caltrans Standard Plans and Specifications. These roadway design criteria would ensure that improvements would not substantially increase hazards due to a design feature or incompatible uses. GPA 960 Policy C 3.4 (RCIP GP Policy C 3.4) allows Riverside County to use a variety of design techniques such as continuous flow intersections, provided that a detailed study has been completed showing that these facilities could improve safety. GPA 960 Policy C 3.23 (RCIP GP Policy C 3.23) directs Riverside County to consider the use of traffic-calming techniques to improve safety in neighborhoods. GPA 960 Policy C 6.5 (RCIP GP Policy C 6.5) recommends the placement of access locations for properties to maximize safety. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these policies. Therefore, this impact is considered **less than cumulatively considerable**.

#### Mitigation Measures

None required.

**Impact Analysis 3.16.4** The proposed project would accommodate future development of both high-density residential and mixed-use development, which would require coordinated emergency access. This would be a **less than cumulatively considerable** impact. (Threshold 5)

The proposed project would accommodate future development of both high-density residential and mixed-use development, which would require coordinated emergency access.

GPA 960 Policy C 3.24 (RCIP GP Policy C 3.24) requires the County to consult with the Fire Department and other emergency service providers in order to provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turnaround radius, secondary access, and other factors as determined by the Transportation Department. This would include the provision of adequate emergency access in street networks for new development. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with this policy. Therefore, this impact would be reduced to a **less than cumulatively considerable** level.

#### Mitigation Measures

None required.

**Impact Analysis 3.16.5** Future development accommodated by the project could result in a cumulative increase in the demand for public transit, bicycle, or pedestrian facilities. This impact would be **less than cumulatively considerable**. (Threshold 6)

Future development accommodated by the project could result in a cumulative increase in the demand for public transit, bicycle, or pedestrian facilities.

During the County's development review process, all future development would be required to provide substantial evidence of compliance with applicable General Plan policies that promote the provision of alternative transportation facilities. These regulatory measures are included in a development's conditions of approval during the development review process. For example, GPA 960/RCIP GP Policies C 4.1 through 4.4 address the provision of safe pedestrian access in new

development and roadway projects, specifically requiring that project design include pedestrian access from developments to existing and future transit routes (C 4.3). GPA 960 Policy C 4.6 (RCIP GP Policy C 4.6) states that the County of Riverside can require that development proposals provide pedestrian facilities as a condition of approval. GPA 960/RCIP GP Policies C 11.1 through 11.5 address the provision of transit facilities and/or transit access, including requirements for transit right-of-way (C 11.1) and incentives for new development to encourage location in a transit-oriented area (C 11.4).

Compliance with these policies would ensure that the project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Therefore, this impact would be **less than cumulatively considerable**.

#### Mitigation Measures

None required.

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### 3.17 UTILITIES AND SERVICE SYSTEMS

#### SETTING

##### **Water Supply**

Riverside County water supplies comprise both imported and local water resources. Two primary sources of imported water supplies serve Riverside County from the water infrastructure that spans the state: the State Water Project (SWP) and the Colorado River. Sources of local water supplies include surface water, groundwater, recycled water, stormwater, and desalinated and other remediated supplies (County of Riverside 2015). Groundwater is discussed in more detail in Subsection 3.9, Hydrology and Water Quality. Water service providers are also discussed in the applicable Area Plan sections (4.1 through 4.10) of this EIR.

##### State Water Project

The California SWP is a water storage and delivery system of reservoirs, aqueducts, power plants, and pumps maintained and operated by the California Department of Water Resources. The water stored and delivered by the SWP originates from rainfall and snowmelt runoff in Northern and Central California's watersheds, where most of the state's precipitation occurs. Its main purpose is to store water and distribute it to 29 urban and agricultural water suppliers in Northern California, the San Francisco Bay Area, the San Joaquin Valley, the Central Coast, and Southern California. The SWP is also operated to improve water quality in the Delta, control Feather River floodwaters, provide recreation, and enhance fish and wildlife. The SWP includes 34 storage facilities, 21 reservoirs and lakes, 20 pumping plants, 4 pumping-generating plants, 5 hydroelectric power plants, and about 700 miles of open canals and pipelines. Overall, the SWP makes deliveries to two-thirds of California's population. Of the contracted water supply, 70 percent goes to urban users and 30 percent goes to agricultural users, providing supplemental water to approximately 25 million Californians and about 750,000 acres of irrigated farmland (DWR 2015).

The SWP's water supply capability depends on rainfall, snowpack, runoff, reservoir storage, pumping capacity from the Delta, and legal environmental constraints on project operations, including regulations relating to certain fish species listed under the federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA). In most cases, contractors use SWP water to supplement local or other imported supplies. SWP contractors have water entitlements of up to a maximum of almost 4.2 million acre-feet, depending on the year's allocation. Each water-contracting agency has a maximum entitlement, known as "Table A" water. Each year, by October 1, the SWP water contractors submit initial requests for Table A deliveries allocated to them for use in the subsequent calendar year. Initial Table A allocation amounts for the coming year are made by the DWR in December. They are based on operations studies that assume 90 percent exceedence of historical water supply (where exceedence refers to the possibility that water supply in the coming year will be exceeded by the historical water supply), current reservoir storage, and total requests by the SWP water contractors. Forecasts for the year are updated as hydrologic conditions change. A Reliability Report listing historical annual Table A deliveries by various water classifications for each SWP contractor indicates that deliveries of SWP Table A water from the Delta for 2001–2010 ranged from an annual minimum of 1,049,000 acre-feet to a maximum of 2,963,000 acre-feet with an average of 2,087,000 acre-feet. It is important to note that historical deliveries of SWP Table A water from the Delta over this 10-year period are less than the maximum of 4.132 million acre-feet per year, and the DWR indicates this trend is forecast to continue into the future (County of Riverside 2015). The DWR 2015 SWP allocations (as of March 2015) for the four SWP contractors serving Riverside County are shown in **Table 3.17-1**. As shown, the allocation is estimated to be 20 percent of initially requested amounts.

**TABLE 3.17-1  
2015 SWP ALLOCATIONS AS OF MARCH 2015  
(IN ACRE-FEET)**

SWP Contractor	Table A	Initial Requests	Approved Allocation	Percentage of Initial Request Approved
Coachella Valley Water District	138,350	138,350	27,660	20%
Desert Water Agency	55,750	55,750	11,150	20%
Metropolitan Water District of Southern California	1,911,500	1,911,500	382,300	20%
San Geronio Pass Water Agency	17,300	17,300	3,460	20%

Source: DWR 2015

Colorado River

In addition to SWP supplies, the other primary source of imported water supply utilized in Riverside County is the Colorado River. As with the SWP, changed conditions and legal challenges involving Colorado River water have resulted in less water available for much of Southern California than in past years. Seven states, including California, Nevada, and Arizona, share usage of waters originating from the Colorado River, the second longest river in the continental United States. The Colorado River Aqueduct, which is owned and operated by the Metropolitan Water District (MWD), transports water from the Colorado River approximately 242 miles to its terminus at Lake Mathews in Riverside County. After deducting for conveyance losses and maintenance requirements, up to 1.2 million acre-feet of water a year may be conveyed through the Colorado River Aqueduct to MWD's member agencies, subject to availability of Colorado River water for delivery to the MWD.

California is apportioned the use of 4.4 million acre-feet of water from the Colorado River each year plus one-half of any surplus that may be available for use collectively in Arizona, California, and Nevada. In addition, California has historically been allowed to use Colorado River water apportioned to but not used by Arizona and Nevada when such supplies have been requested for use in California. Until 2003, the MWD had been able to take full advantage of its fifth priority right as a result of the availability of surplus water and apportioned but unused water. However, Arizona and Nevada increased their use of water from the Colorado River, leaving no unused apportionment available for California since the late 1990s. In addition, a severe drought in the Colorado River basin has reduced storage in system reservoirs, resulting in no surplus water being available since 2003. Prior to 2003, the MWD could divert over 1.2 million acre-feet in any year, but since that time, the MWD's deliveries of Colorado River water have varied from a low of 633,000 acre-feet in 2006 to a high of 1.105 million acre-feet in 2009. In 2007, the MWD received approximately 713,500 acre-feet of Colorado River water. Average annual net deliveries for 2003 through 2011 were approximately 830,300 acre-feet, with annual volumes dependent primarily on programs to augment supplies, including transfers of conserved water from agriculture. The MWD's Colorado River supply was about 855,000 acre-feet in 2011, of which approximately 699,000 acre-feet were delivered through the Colorado River Aqueduct and about 186,000 acre-feet of intentionally created surplus water were stored in Lake Mead (County of Riverside 2015).

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The 2003 Quantification Settlement Agreement outlines a combination of programs to allow the state of California to limit its annual use of Colorado River water to 4.4 million acre-feet per year plus any available surplus water. The agreement establishes the baseline Colorado River water use for each of the agencies and facilitates the transfer of water from agricultural agencies to urban uses. It also specifies that the Imperial Irrigation District, the Coachella Valley Water District, and the MWD would forbear use of water to permit the US Secretary of the Interior to satisfy the uses of the water rights holders that had been newly identified in the 1980s. The impacts, if any, that final rulings on litigation surrounding the settlement agreement might have on the availability of Colorado River supplies for urban water users cannot be known at this time (County of Riverside 2015).

#### Wastewater Treatment

Wastewater treatment facilities are located throughout the unincorporated County. The details regarding specific wastewater treatment service providers and facilities for each of the sites affected by the proposed project are discussed in Sections 4.1 through 4.10 of this EIR.

#### Solid Waste

The Riverside County Department of Waste Resources (RCDWR) is responsible for the landfill disposal of all nonhazardous waste in Riverside County, operating six active landfills and administering a contract agreement for waste disposal at the private El Sobrante Landfill. The RCDWR also oversees several transfer station leases; solid waste not dumped directly in a landfill is deposited temporarily in one of these transfer stations. All of the private haulers serving unincorporated Riverside County ultimately dispose of their waste to County-owned or contracted facilities and, in general, waste originating anywhere in the County may be accepted for disposal at any of the landfill sites. In practice, however, each landfill has a service area in order to minimize truck traffic and vehicular emissions (County of Riverside 2015). According to the RCDWR, landfill space available for waste disposal to the proposed project would be provided primarily by the El Sobrante, Badlands, and Lamb Canyon landfills. The Oasis Landfill is only open two days per week, and Mecca II is open two days per year. Oasis and Mecca II receive a negligible amount of waste from residents around the Eastern Coachella Valley Area Plan with Riverside County Disposal Use Permit Cards (Merlan 2015). The location, remaining capacity, and projected closure dates for these landfills, as well as the capacities of the transfer stations, are shown in **Table 3.17-2**.

**TABLE 3.17-2  
SOLID WASTE FACILITIES**

Facility	Location	Total Remaining Disposal Capacity (as of 2015)	Estimated Year of Closure/Capacity
Badlands Landfill	31125 Ironwood Avenue, Moreno Valley	6.478 million tons	2024
Lamb Canyon Landfill	16411 Lamb Canyon Road, Beaumont	6.457 million tons	2021
El Sobrante Landfill	10910 Dawson Canyon Road, Corona	50.1 million tons	2045
Oasis Landfill	84-505 84 <sup>th</sup> Avenue, Oasis	117,000 cubic yards (57,400 tons)	2051
Mecca II Sanitary Landfill	95250 66 <sup>th</sup> Avenue, Mecca	6,371 cubic yards (2,867 tons)	2098

Transfer Station	Facility Capacity
Moreno Valley Transfer Station	2,000 tons per day
Perris Transfer Station	3,000 tons per day
Idyllwild Transfer Station	99 tons per day
Robert A. Nelson Transfer Station	4,000 tons per day
Coachella Valley Transfer Station	1,100 tons per day
Pinon Flats Transfer Station	14.4 tons per day
Edom Hill Transfer Station	3,500 tons per day

Source: Merlan 2015

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

THRESHOLDS OF SIGNIFICANCE

The impact analysis is based on the CEQA Guidelines Appendix G thresholds of significance. A utilities impact is considered significant if implementation of the project would:

- 1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
- 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.
- 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.
- 4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.
- 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.
- 6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- 7) Comply with federal, state, and local statutes and regulations related to solid waste.

## 3.0 COUNTYWIDE IMPACT ANALYSIS

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### METHODOLOGY

The impact analysis considers the potential for full buildout of the project to result in utility infrastructure impacts based on generation factors identified by Riverside County in both EIR No. 521 and EIR No. 441.

### IMPACT ANALYSIS

#### Wastewater Treatment Requirements

**Impact Analysis 3.17.1** Future development facilitated by the project would necessitate increased wastewater treatment capacity and could exceed wastewater treatment requirements of the Regional Water Quality Control Board. This impact would be **less than cumulatively considerable**. (Threshold 1)

The proposed project would accommodate increased density/intensity throughout the unincorporated County, which has the potential to increase the number of people and structures generating wastewater. Wastewater requires proper treatment to ensure it does not adversely affect receiving waters, for example, by elevating pollutant levels or introducing pathogens. Receiving waters are protected through compliance with and enforcement of NPDES MS4 (municipal separate storm sewer systems) permits, as well as other permits required for a wide variety of activities with potential to discharge wastes into Waters of the State or U.S. These include operation of MS4s as discussed in Subsection 3.9, Hydrology and Water Quality. Where connected to municipal sanitary sewer systems, wastewater generated as a result of the project would be disposed of pursuant to the NPDES program/permits.

Where sewer services are not available, development must rely on various types of septic systems or on-site waste treatment systems (OWTS), which typically result in percolation of wastewater into groundwater or to surface waters. The County regulates the construction of septic tanks in new development to ensure both adequate capacity for wastewater treatment and the protection of water quality. The minimum lot size required for each permanent structure utilizing an OWTS to handle its wastewater is 0.50 acre per structure, and construction of all new septic facilities requires approval from the Riverside County Health Officer (County Code Section 8.124.030 and Ordinance No. 650). Approval requires detailed review and on-site inspections including a scaled, contoured plot plan, a soils feasibility report that adequately evaluates soil percolation, a special feasibility boring report (for groundwater and/or bedrock), and an engineered topographical map. County Ordinance No. 650, Sewer Discharge in Unincorporated Territory, establishes a variety of regulations regarding OWTS, including that the type of sewage facilities installed shall be determined on the basis of location, soil porosity, site slope, and groundwater level, and shall be designed to receive all sanitary sewage from the property based on the higher volume estimation as determined by either the number of bedrooms or plumbing fixture unit counts. Additionally, the EPA has standards governing the placement of septic systems in proximity to water supply wells (see Section 2.3, Regulatory Framework). Consistent with EPA standards, the County prohibits the placement of conventional septic tanks/subsurface disposal systems within any designated Zone A (classified as potential area of direct microbiological and chemical contamination based on an estimated two-year time of contaminant travel within an aquifer from the wellhead to the potential source of contamination) of an EPA wellhead protection area. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these regulations.

The following mitigation measures would apply to future development and address the potential wastewater treatment requirements of septic systems.

Mitigation Measures

**MM 3.17.1** Conventional septic tanks/subsurface disposal systems shall be prohibited within any designated Zone A of an EPA wellhead protection area. Where a difference between Riverside County and EPA septic tank setback distance requirements exists, the more restrictive standard shall apply.

*Timing/Implementation:* Prior to issuance of any development permit and/or approval of any land use application

*Enforcement/Monitoring:* County of Riverside

**MM 3.17.2** The development of septic systems shall be in accordance with applicable standards established by Riverside County and other responsible authorities.

*Timing/Implementation:* Prior to issuance of any development permit and/or approval of any land use application

*Enforcement/Monitoring:* County of Riverside

These mitigation measures would be required as conditions of approval for future development projects to ensure that septic systems would be developed to protect water quality consistent with applicable regulations and would thus be prevented from exceeding wastewater treatment requirements. Therefore, this impact would be reduced to a **less than cumulatively considerable** level.

**Water Supply**

**Impact Analysis 3.17.2** Reliable water supply sources cannot be definitively identified for buildout of the project; therefore, potential impacts associated with water supply and demand are considered **cumulatively considerable**. (Thresholds 2 and 4)

The proposed project would accommodate increased density/intensity throughout the unincorporated County, which has the potential to increase demands on existing water supplies, entitlements, and infrastructure. The average potable water demand for a residential unit in Riverside County is 1.01 acre-feet per year. Using that demand factor, future development from the project could result in the cumulative demand for up to 73,987 acre-feet per year of water demand beyond that anticipated under buildout of the approved General Plan.

The specific water supply sources for each of the neighborhood sites and the impacts of providing water supply at the localized level are discussed in Sections 4.1 through 4.10 of this EIR. At the Countywide level, full buildout of the project would have the potential to result in demand for water supplies where such are insufficient or unavailable to serve the project from existing entitlements and resources, thus necessitating new or expanded entitlements in order to adequately serve future development, or result in development in locations in which water supply adequacy cannot be ascertained. EIR No. 521 and EIR No. 441 determined that buildout of General Plan land uses would increase demand for water services to a degree that exceeds the



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limits of existing and currently planned facilities to provide. The project could result in development beyond that previously anticipated, which would further contribute to this significant impact.

As discussed under **Impact Analysis 3.9.2**, the combination of increased demand for water associated with the growth facilitated by the project, unpredictability and the cost of imported water supply, variability in long-term supply scenarios in nonadjudicated groundwater basins, exploitation of new groundwater sources, and the continuing pattern of basin overdraft would all result in or contribute incrementally to substantially decreasing groundwater supplies. This unpredictability and variability mean that significant impacts associated with project buildout cannot be ruled out in association with groundwater, which supplies about 8 percent of the water supply in the South Coast Hydrologic Region and 23 percent of water demand in the Colorado River Hydrologic Region.

Much of the County receives water from the SWP, supplies of which are constrained by key factors such as rainfall amounts, snowpack and stored water levels, and pumping capacity from the Delta, as well as legal and regulatory factors including those related to certain fish species listed as endangered by the state and federal governments. Inconsistencies in rainfall and snowpack, as well as frequently changing regulatory restrictions, mean that the availability of future SWP water supplies is to some degree uncertain. Similarly, the year-to-year availability of Colorado River water (the other primary source of imported water supply utilized in Riverside County) to urban users can be variable and unpredictable because of legal challenges regarding water rights and priorities (see Subsection **Water Supply**, above).

The need for additional supplies would be determined through development review, during which the applicant would be required to provide substantial evidence of compliance with County- and state-required water management and conservation regulations that would assist in reducing the amount of water supplies required by future development. GPA 960 Policy OS 2.2 (RCIP GP Policy 2.1) encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments. GPA 960 Policies LU 18.1 through 18.4 (no similar RCIP GP Policies) and Ordinance No. 859, Water-Efficient Landscape Requirements, require new development projects to install water-efficient landscapes, thus limiting water applications and reducing water use. Decreasing irrigation water use would assist in decreasing drawdown of groundwater basins.

In addition, the following mitigation measures would be required as conditions of approval for any future development project facilitated by the project.

#### Mitigation Measures

**MM 3.17.3** Development within unincorporated areas of Riverside County shall not use water of any source of quality suitable for potable domestic use for nonpotable uses, including cemeteries, golf courses, parks, highway landscaped areas, industrial and irrigation uses, or other nondomestic use if suitable recycled water is available as provided in Sections 13550-13566 of the California Water Code and/or PRC Sections 65591-65600 and 65601-65607. Prior to the issuance of any land use permit, the County shall determine to what extent and in which manner the use of recycled water is required for individual water projects. Future development shall be designed, constructed, and maintained in accordance with the recycled water measures mandated by the County.

*Timing/Implementation:* Prior to project approval

*Enforcement/Monitoring:* County of Riverside

Furthermore, mitigation measure **MM 3.9.5** as discussed under **Impact Analysis 3.9.2** requires an applicant for development to submit evidence to Riverside County that all applicable water conservation measures have been met. Nevertheless, in the absence of definitive identification of future water supplies for buildout associated with the project, potential impacts associated with water supply and demand must be considered **cumulatively considerable** and **significant and unavoidable**.

#### **Wastewater Treatment**

**Impact Analysis 3.17.3** Future development facilitated by the project would incrementally increase the amount of wastewater generated, which could require additional wastewater treatment capacity to serve projected demand, as well as additional wastewater treatment facilities. This would be a **less than cumulatively considerable** impact. (Thresholds 2 and 5)

The proposed project would accommodate increased density/intensity throughout the unincorporated County, which has the potential to increase the number of people and structures generating wastewater. This growth would incrementally increase the amount of wastewater generated, which could require additional wastewater treatment capacity to serve projected demand as well as additional wastewater treatment facilities.

According to Riverside County, the average wastewater generation rate for a residential unit in Riverside County is 230 gallons per day per capita (County of Riverside 2002, 2014). Using that generation factor, future development from the project could result in the cumulative generation of 55.38 million gallons per day (mgd) of wastewater beyond that anticipated under buildout of the General Plan. In general, agencies plan future infrastructure needs, including for wastewater treatment, on the basis of a five-year capital improvement program and use regional (for example, SCAG) and local demographics, as well as the general plans of affected cities and counties, to determine their needs. The specific wastewater treatment service providers for each of the neighborhood sites and the impacts of the project at the localized level are discussed in Sections 4.1 through 4.10 of this EIR. The cumulative increase in wastewater generated by the project over what was previously anticipated would be considerable if the project were fully built out. Without the expansion of facilities to treat wastewater, development might not be able to occur on a long-term basis.

However, increased demand would more likely occur incrementally as the result of many individual implemented projects scattered across the unincorporated County over a period of many years. Therefore, it is feasible that wastewater service providers in Riverside County would continue to expand their treatment capacities consistent with demand. Conservation methods and the increased use of reclaimed water would help decrease the need for treatment and storage capacity and provide for beneficial reuse of water. Also, the construction of additional wastewater treatment plants, as well as water reclamation and storage facilities, would be subject to additional environmental analysis to determine on-site impacts.

The need for specific facilities/capacity is determined through subsequent development review performed at the time of implementing project review. These measures are implemented, enforced, and verified through their inclusion in project conditions of approval. Additionally, Ordinance No. 659, DIF Program, is intended to mitigate growth impacts in Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. This would include any potential future expansion wastewater treatment facilities. Future development would also be subject to Riverside County Ordinance No.

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

In addition, where sewer services are not available, the County regulates the construction of septic tanks for adequate capacity as described under **Impact Analysis 3.17.1**.

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

#### Mitigation Measures

None required.

#### **Stormwater Drainage**

**Impact Analysis 3.17.4** Future development facilitated by the project would require new stormwater drainage facilities or expansion of existing facilities. This would be a **potentially cumulatively considerable** impact. (Threshold 3)

As discussed under **Impact Analysis 3.9.4**, NPDES and County requirements would ensure that future development would control the amount and quality of stormwater runoff leaving construction and development sites, which would also reduce the amount of stormwater runoff entering the County's storm drainage system. Furthermore, mitigation measure **MM 3.9.8**, as discussed in Subsection 3.9, Hydrology and Water Quality, would be required as a condition of approval for each new development project. The measure addresses drainage requirements for new development projects, including requiring appropriate site BMPs to lessen stormwater runoff, requiring the incorporation of on-site small drainages and pervious materials to retain absorption and allow more percolation of stormwater into the ground, and encouraging the construction of detention basins or holding ponds and/or constructed wetlands within a project site to capture and treat dry weather urban runoff. The measure would ensure that postdevelopment stormwater runoff flow rates do not differ from the predevelopment stormwater runoff flow rates. Finally, GPA 960/RCIP GP Policy S 4.10 specifically requires all proposed projects anywhere in Riverside County to address and mitigate any adverse impacts that they may have on the carrying capacity of local and regional storm drain systems. During the County's development review process, the applicant would be required to provide substantial evidence of compliance with these regulations.

Additionally, the County's DIF program covers all portions of unincorporated Riverside County and provides funds for flood control and storm drain facilities. The construction of any storm drain facilities necessary to serve future development would be subject to site-specific CEQA review and mitigation of impacts.

Implementation of the above regulations and mitigation measures would ensure that the construction of new stormwater drainage facilities or expansion of existing facilities would occur as needed to serve new development and that the environmental effects of such facilities would be reduced to a **less than cumulatively considerable** level.

### Mitigation Measures

**MM 3.9.8** (see Subsection 3.9, Hydrology and Water Quality)

### **Solid Waste**

**Impact Analysis 3.17.5** Solid waste resulting from future development facilitated by the project could hasten the end of the usable lives of county landfills and contribute to the cumulative need for new or expanded landfills and other solid waste facilities. This is a **potentially cumulatively considerable** impact. (Thresholds 6 and 7)

The proposed project would accommodate future development of both high-density residential and mixed-use development that would generate solid waste to be disposed of in county landfills. Because the project would cumulatively result in the capacity for up to 73,255 more dwelling units in comparison to buildout of the adopted General Plan (see **Impact Analysis 3.13.1**), the project could generate solid waste beyond that already anticipated for buildout of current land use designations. If areas are fully built out, solid waste resulting from future development facilitated by the project could hasten the end of the usable lives of county landfills and contribute to the cumulative need for new or expanded landfills and other solid waste facilities. This is a **potentially cumulatively considerable** impact.

Riverside County uses a residential solid waste generation factor of 0.41 tons per dwelling unit. Using that factor, the project would generate 30,034 tons of waste per year beyond that already planned for by the General Plan (73,255 du x 0.41 tons per du = 30,034 tons). As shown in **Table 3.17-2**, the serving landfills have a collective remaining capacity of 63,095,267 tons to serve future development resulting from the proposed project. Solid waste generated by full buildout of the proposed project would represent 0.05 percent of this remaining capacity. Furthermore, these generation assumptions do not consider the effects of compliance with mandatory recycling and diversion programs, which would further reduce the amount of waste sent to landfills.

All new development approved in unincorporated Riverside County would be required to comply with the County's recycling and diversion programs via standard conditions of approval for new projects. Standard measures require that recycling facilities (enclosures, etc.) be provided for all new commercial and multifamily developments. Further, all plot plans are required to comply with the RCDWR's Design Guidelines for Refuse and Recyclables Collections and Loading Areas, as well as to submit a waste recycling plan for each building proposed. To verify AB 341 compliance for the recycling of construction and demolition (C&D) materials, the RCDWR requires that accurate records for both C&D recycling and solid waste disposal be kept. According to RCDWR procedures, County occupancy permits will not be cleared for issuance unless the required evidence (e.g., receipts) demonstrating appropriate waste recycling plan compliance is presented to the RCDWR. For residential, commercial, and industrial developments, as well as public facilities, other conditions of approval are added through issuance of a clearance letter by the RCDWR. The clearance letter outlines the additional project-specific requirements to ensure that individual project developers provide adequate areas for collecting and loading recyclable materials, such as paper products, glass, and green wastes. No building permits will be issued unless/until the RCDWR verifies compliance with the clearance letter conditions.

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The following mitigation measures would be required as a condition of approval for development projects facilitated by the project.

#### Mitigation Measure

**MM 3.17.4** The County of Riverside shall require all future commercial, industrial, and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass, and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991.

*Timing/Implementation:* Prior to issuance of any development permit and/or approval of any land use application

*Enforcement/Monitoring:* County of Riverside

**MM 3.17.5** The County of Riverside shall require 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. The County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling and composting.

*Timing/Implementation:* Prior to issuance of any development permit and/or approval of any land use application

*Enforcement/Monitoring:* County of Riverside

Because there is adequate capacity at existing landfills to serve future development resulting from the increase in density/intensity potential associated with the project, and future development would be required to meet County and state recycling requirements to further reduce demands on area landfills (mitigation measures **MM 3.17.4** and **MM 3.17.5**), this impact would be reduced to a **less than cumulatively considerable** level.

#### Mitigation Measures

None required.

### **3.18 ENERGY CONSUMPTION**

Public Resources Code Section 21100(b)(3) and CEQA Guidelines Section 15126.4 require EIRs to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. In 1975, largely in response to the oil crisis of the 1970s, the California legislature adopted Assembly Bill (AB) 1575, which created the California Energy Commission (CEC). The statutory mission of the CEC is to forecast future energy needs, license thermal power plants of 50 megawatts or larger, develop energy technologies and renewable energy resources, plan for and direct state responses to energy emergencies, and—perhaps most importantly—promote energy efficiency through the adoption and enforcement of appliance and building energy efficiency standards. AB 1575 also amended Public Resources Code Section 21100(b)(3) to require EIRs to consider the wasteful, inefficient, and unnecessary consumption of energy caused by a project. Thereafter, the State Resources Agency created Appendix F of the CEQA Guidelines.

CEQA Guidelines Appendix F is an advisory document that assists EIR preparers in determining whether a project will result in the inefficient, wasteful, and unnecessary consumption of energy. For the reasons set forth below, this EIR concludes that the proposed project would not result in this type of energy consumption and therefore would not create a significant impact on energy resources.

#### **SETTING**

Energy consumption is analyzed in this EIR due to the potential direct and indirect environmental impacts associated with the project. Such impacts include the depletion of nonrenewable resources (e.g., oil, natural gas, coal, etc.) and emissions of pollutants during both the construction and long-term operational phases.

#### **Electricity/Natural Gas Services**

Southern California Edison (SCE) provides electrical services to the majority of Riverside County through State-regulated public utility contracts. While the Anza Electric Cooperative and Imperial Irrigation District also provide electrical service to portions of Riverside County, the proposed project does not propose to instigate new residential development on lands served by these service providers. The Southern California Gas Company provides natural gas services. Electricity and natural gas service is available to locations where residential land uses could be developed.

The City's ongoing development review process includes a review and comment opportunity for privately owned utility companies, including SCE and the Southern California Gas Company, to allow informed input from each utility company on all development proposals. The input facilitates a detailed review of all projects by service purveyors to assess the potential demands for utility services on a project-by-project basis.

The ability of utility providers to provide services concurrently with each project is evaluated during the development review process. Utility companies are bound by contract to update energy systems to meet any additional demand.

#### **Energy Usage**

Energy usage is typically quantified using the British Thermal Unit (Btu). Total energy usage in California was 7,684 trillion Btu's in 2013 (the most recent year for which this specific data is available), which equates to an average of 201 million BTUs per capita. Of California's total energy

### 3.0 COUNTYWIDE IMPACT ANALYSIS

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usage, the breakdown by sector is 38 percent transportation, 24 percent industrial, 19 percent commercial, and 19 percent residential. Electricity and natural gas in California are generally consumed by stationary users such as residences and commercial and industrial facilities, whereas petroleum consumption is generally accounted for by transportation-related energy use (EIA 2015). In 2014, taxable gasoline sales (including aviation gasoline) in California accounted for 14,921,441,859 gallons of gasoline (BOE 2016).

The electricity consumption attributable to residential land uses in Riverside County from 2007 to 2014 is shown in **Table 3.18-1**. As indicated, the demand has remained relatively constant, with no substantial increase, even as the population has increased.

**TABLE 3.18-1**  
**RESIDENTIAL ELECTRICITY CONSUMPTION IN RIVERSIDE COUNTY 2007–2014**

Year	Residential Electricity Consumption (in millions of kilowatt hours)
2007	6,683
2008	6,772
2009	6,613
2010	6,341
2011	6,585
2012	6,680
2013	6,608
2014	6,774

Source: ECDMS 2015

The natural gas consumption attributable to residential land uses in Riverside County from 2007 to 2014 is shown in **Table 3.18-2**. As shown, the demand has decreased, even with an increase in population.

**TABLE 3.18-2**  
**RESIDENTIAL NATURAL GAS CONSUMPTION IN RIVERSIDE COUNTY 2007–2014**

Year	Residential Natural Gas Consumption (in millions of therms)
2007	274
2008	272
2009	257
2010	267
2011	269
2012	242
2013	253
2014	207

Source: ECDMS 2015

Automotive fuel consumption in Riverside County from 2007 to 2015 is shown in **Table 3.18-3**. (Projections for the year 2016 are also shown.) As shown, automotive fuel consumption has declined in the county since 2007.

**TABLE 3.18-3  
AUTOMOTIVE FUEL CONSUMPTION IN RIVERSIDE COUNTY 2007–2016**

Year	Automotive Fuel Consumption
2007	805,145,835
2008	759,508,790
2009	738,538,810
2010	748,935,105
2011	741,361,355
2012	732,702,825
2013	704,702,580
2014	714,417,420
2015	720,354,145
2016 (projected)	728,894,415

Source: CARB 2014b

**THRESHOLDS OF SIGNIFICANCE**

In accordance with State *CEQA Guidelines*, the effects of a project are evaluated to determine whether they would result in a significant adverse impact on the environment. An EIR is required to focus on these effects and offer mitigation measures to reduce or avoid any significant impacts that are identified. The criteria used to determine the significance of impacts may vary depending on the nature of the project. According to Appendix F of the *State CEQA Guidelines*, the proposed project would have a significant impact related to energy, if it would:

The impact analysis is based on the *CEQA Guidelines Appendix G* thresholds of significance. A utilities impact is considered significant if implementation of the project would:

- 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.

Based on these standards, the effects of the proposed project have been categorized as either a “less than significant impact” or a “potentially significant impact.” Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant and unavoidable impact.



### 3.0 COUNTYWIDE IMPACT ANALYSIS

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#### METHODOLOGY

The impact analysis focuses on the three sources of energy that are relevant to the proposed project: electricity, natural gas, and transportation fuel for vehicle trips associated with new development.

The analysis of electricity/natural gas usage is based on California Emissions Estimator Model (CalEEMod) greenhouse gas emissions modeling, which quantifies energy use for occupancy. The results of the CalEEMod modeling are included in **Appendix 3.0-1** of this EIR. Modeling was based primarily on the default settings in the computer program for Riverside County. The amount of operational fuel use was estimated using the California Air Resources Board's EMFAC2014 computer program, which provides projections for typical daily fuel usage in Riverside County. The results of EMFAC2014 modeling and construction fuel estimates are included in **Appendix 3.0-4** of this EIR.

#### POTENTIAL IMPACTS AND MITIGATION MEASURES

**Impact Analysis 3.18.1** Subsequent land use activities associated with implementation of the proposed project could result in the use of fuel or energy in a wasteful manner. This is considered a **less than cumulative considerable** impact. (Threshold 1)

Energy consumption associated with the proposed project is summarized in **Table 3.18-4**.

**TABLE 3.18-4**  
**PROPOSED PROJECT ENERGY CONSUMPTION**

Energy Type	Annual Energy Consumption	Percentage Increase Countywide
Electricity Consumption <sup>1</sup>	270,351,000 kilowatt-hours	3.9%
Natural Gas Consumption <sup>1</sup>	8,413,508 therms	4.0%
Automotive Fuel Consumption <sup>2</sup>	28,386,415	3.9%

Sources: <sup>1</sup>CalEEMod v. 2013.2.2; <sup>2</sup>EMFAC2014 (CARB 2014b)

Notes: The project increases in electricity and natural gas consumption are compared with all of the residential buildings in Riverside County in 2014. The project increases in automotive fuel consumption are compared with the countywide fuel consumption in 2015.

As shown in **Table 3.18-4**, the increase in electricity usage as a result of the project would constitute an approximate 3.9 percent increase in the typical annual electricity consumption and an approximate 4.0 percent increase in the typical annual natural gas consumption attributable to all residential buildings in Riverside County. The increase in automotive fuel would increase use in the county by 3.9 percent.

The residential development allowed under the proposed project would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of the Title 24 standards significantly reduces energy usage. Furthermore, the electricity provider, SCE, is subject to California's Renewables Portfolio Standard (RPS). The RPS requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 50 percent of total procurement by 2030. Renewable energy is generally defined as energy that comes from

resources which are naturally replenished within a human timescale such as sunlight, wind, tides, waves, and geothermal heat. The increase in reliance of such energy resources further ensures projects will not result in the waste of the finite energy resources.

SCE currently provides electrical services, while natural gas is provided by the Southern California Gas Company. These utility companies would continue to provide these services and are required by the California Public Utilities Commission to update existing systems to meet any additional demand.

As shown in **Table 3.18-4**, the increase in electricity, natural gas, and automotive fuel consumption over existing conditions is minimal. For the reasons described above, the proposed project would not place a substantial demand on regional energy supply or require significant additional capacity, or significantly increase peak and base period electricity demand, or cause wasteful, inefficient, and unnecessary consumption of energy during project construction, operation, and/or maintenance, or preempt future energy development or future energy conservation. Therefore, this impact would be **less than cumulatively considerable**.

#### Mitigation Measures

None required.

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## **4.1 ELSINORE AREA PLAN**

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**4.1.1 PROJECT DESCRIPTION**

The project consists of revisions to the Elsinore Area Plan to articulate a more detailed vision for Elsinore Area’s future, as well as a change in land use designation and zone classification for 87.49 acres within the Elsinore Area Plan to Highest Density Residential (HHDR [20-40 DU/acre]) or Mixed-Use Areas (MUA). Each of these components is discussed below.

**TEXT REVISIONS**

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

**Rural Village Land Use Overlay Study Areas**

~~Rural Village Overlay Study Areas were have been identified on the Elsinore Area Plan map for the community of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) in the 2003 General Plan. Following the adoption of the General Plan, these areas will be studied in greater detail in conjunction with the County's consistency zoning program. Additional analysis will include a review of the pattern of existing land uses, lot sizes, topography, and available infrastructure, in order to determine appropriate designations and areas that would be considered for commercial uses, small-scale industrial uses, or residential development intensities higher than those levels depicted on the Area Plan map. As necessary, the County may initiate a general plan amendment to establish the final Rural Village Overlay boundaries, which may be larger or smaller than the Study Areas depicted on the Area Plan map. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the boundary and policies of these study areas were modified and a Rural Village Land Use Overlay was created to strategically intensify the uses in the targeted core areas of Meadowbrook (Figure 5), but not in El Cariso.~~

The spatial analysis indicated that the increase in intensity of uses in El Cariso Rural Village is not necessary at this particular time, thus resulting in removing the boundaries of the Rural Village Study Area established in the RCIP General Plan.

**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 Elsinore Area Plan. The section is organized as follows:

**Section 4.1 Elsinore Area Plan**

**4.1.1 Project Description**

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

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

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

**4.1.3 Project Impact Analysis**

Thresholds of Significance

Methodology

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

**4.1.4 References**



## 4.1 ELSINORE AREA PLAN

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### **Policies:**

ELAP 5.1 Allow areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.

ELAP ~~6.7~~ 5.2 In the Meadowbrook Land Use Overlay, commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved ~~within the Rural Village Overlay Study Area for Meadowbrook~~ as designated in the overlay. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Land Use Overlay ~~Study Area~~ as necessary in conjunction with the widening of State Highway Route 74.

### **Meadowbrook Village Land Use Overlay**

Rural Village Overlay Study Areas were identified on the Elsinore Area Plan map for the community of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) in the 2003 General Plan. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the boundary and policies of these study areas were modified and the Meadowbrook Village Land Use Overlay was created to strategically intensify the uses in the targeted core areas of Meadowbrook (Figure 5), but not in El Cariso.

The spatial analysis indicated that the increase in intensity of uses in El Cariso Rural Village is not necessary at this particular time, thus resulting in removing the boundaries of the Rural Village Study Area established in the RCIP General Plan.

### **Policies:**

ELAP 5.1 Allow areas designated with the Meadowbrook Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.

ELAP 5.2 In the Meadowbrook Village Land Use Overlay, commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved as designated in the overlay. Additionally, existing commercial and industrial uses may be relocated to this Meadowbrook Village Land Use Overlay as necessary in conjunction with the widening of State Highway Route 74.

### **Meadowbrook Town Center**

Meadowbrook Town Center (Figure 3 – Detail) features two areas of intense, mixed-use area development clustering, the Highway 74/Meadowbrook Avenue Neighborhood [Neighborhood 1] and the Highway 74/Kimes Lane Neighborhood [Neighborhood 2] to provide a more broad panoply of conveniently located local community services, and an expanded variety of housing opportunities for local residents. These mixed use areas, described below, will provide landowners with opportunities 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 land use designs. Both neighborhoods require that 50% of their areas be developed for Highest Density Residential uses.

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

Mixed-Use Areas (MUAs): (the two neighborhoods of Meadowbrook Town Center, and the policies pertaining to them, are described in detail as follows;

The **Highway 74/Meadowbrook Avenue Neighborhood [Neighborhood 1]** The Highway 74/Meadowbrook Avenue Neighborhood is bisected by State Highway 74. This neighborhood covers about 56 gross acres (and about 40 net acres), and currently contains low density single family residences and vacant lots. The neighborhood is surrounded by similar land uses, low density single family residences and vacant parcels. The neighborhood will be developed as a Mixed-Use Area, with a minimum 50% HHDR component, and commercial and other land use types. Surrounding land uses are designated Very Low Density Residential.

Two bus stops are currently located on Highway 74 towards the northernmost boundary of the neighborhood, one located to serve northbound passengers, and one located to serve southbound passengers. Commercial and other types of non-residential mixed-use development will be most appropriately placed directly along and near Highway 74, which is convenient for those living in and commuting into the neighborhood and will provide a buffer from the highway for the HHDR residential development in the neighborhood. Also, the opportunity exists to expand transit services and provide more bus stops and more bus services along Highway 74, as local transit demand expands in the future.

Also, because of its mixed-use characteristics, this neighborhood should be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing resulting in a walkable neighborhood. This neighborhood would serve surrounding neighborhoods by providing job opportunities through its commercial uses. It should be noted that this neighborhood is within a flood zone which could result in additional permits to meet floodplain management requirements, and would provide opportunities for open space buffers between differing use types, as needed, and opportunities for open space edge trails.

Policy:

ELAP 5.3 The Highway 74/Meadowbrook Avenue Neighborhood shall contain at least 50% HHDR development (as measured in both gross and net acres).

**Highway 74/Kimes Lane Neighborhood [Neighborhood 2]** is located less than one mile north of Neighborhood 1 and also along State Highway 74, on about 10 gross acres. With the exception of one single family residence, the neighborhood site is currently vacant and is surrounded by low density single family residential uses and vacant parcels. Highway 74 adjoins the western edge of the neighborhood. This neighborhood will be developed as a Mixed-Use Area, with a minimum

## 4.1 ELSINORE AREA PLAN

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50% HHDR component, and commercial and other land use types. This neighborhood is surrounded by Very Low Density Residential land uses.

This neighborhood could serve the surrounding community by providing local commercial services and job opportunities in association with the commercial uses. Also, because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing, resulting in a walkable neighborhood. Two bus stops are conveniently located on Highway 74 within the neighborhood boundaries. It should be noted that this neighborhood is within a flood zone which could result in additional permits to meet the community's floodplain management requirements, and would provide opportunities for open space buffers between differing use types, as needed, and opportunities for open space edge trails.

Policy:

ELAP 5.4 The Highway 74/Kimes Lane Neighborhood shall contain at least 50% HHDR development, (as measured in both gross and net acres).

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

ELAP 5.3 Residential uses for the Highway 74/Meadowbrook Avenue Neighborhood should generally be located particularly in the southeastern and northeastern portions of this neighborhood. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business park and other uses, light industrial uses, and parkland.

ELAP 5.4 Both the Highway 74/Meadowbrook Avenue and Highway 74/Kimes Lane Neighborhoods should be developed with 50-percent HHDR (Highest Density Residential: 20-40 dwelling units per acre) development, and other uses, potentially including commercial, business park, office, etc. uses in a mutually supportive, mixed-use development pattern.

ELAP 5.5 Residential uses for the Highway 74/Kimes Neighborhood [Neighborhood 2] should be particularly encouraged to be located in the eastern portion of this neighborhood. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business park, light industrial uses, and parkland.

ELAP 5.6 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Connections should also be provided to the public facilities in the vicinity, including the elementary school, library, and community center.

ELAP 5.7 All HHDR sites should 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 frequent and, in many cases, daily, basis.

ELAP 5.8 Ensure that all new land uses, particularly residential, commercial, and public uses, including schools and parks, are designed to provide convenient public access to alternative transportation facilities and services including potential future transit

stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.

ELAP 5.9 Project designs should reduce traffic noise levels from Highway 74 as perceived by noise-sensitive uses, such as residential uses, to acceptable levels.

ELAP 5.10 Residential uses that are proposed in both neighborhoods where they would be located immediately adjacent to areas designated for Low Density Residential development should include edge-sensitive development features to provide buffering between the differing residential densities, including but not necessarily limited to such features as one-story buildings, park lands and open space areas, and trails.

ELAP 5.11 Legally existing uses may remain, or they may be converted into other land use types consistent with these policies.

ELAP 5.12 Prior to certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development that is allowed to be placed in use in any Mixed-Use Area neighborhood, certificates of occupancy for at least 50% of the required minimum of HHDR development required in that neighborhood should have been issued.

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### **Local Land Use Policies**

#### **Lee Lake Community: Highest Density Residential (HHDR) Neighborhoods**

The Lee Lake Community is located in the Temescal Canyon, along the east side of I-15, between the freeway and Temescal Canyon Road, and south of Indian Truck Trail. It consists of two neighborhoods, which are separated by Indian Wash. **Lee Lake North Neighborhood** [Neighborhood 1] is located adjacent to Indian Truck Trail, and north of Indian Wash, and **Lee Lake South Neighborhood** [Neighborhood 2] is located south of Indian Wash. Both neighborhoods are designated Highest Density Residential. Although the Lee Lake Community currently contains some light industrial development, most of the area is vacant.

Retail Commercial uses, a fire station, and parks are located nearby to the north, across I-10 via Indian Truck Trail, and Luiseno Elementary School and parks are located nearby toward the south, across I-10 via Horsethief Canyon Road. More intense light industrial development is located toward the south along Temescal Canyon Road. Both neighborhoods are located in areas convenient to I-10 and Temescal Canyon Road for local and regional transportation, and near a Riverside Transit Agency bus transit line that provides convenient connections to destinations from Corona to Temecula, and to the Corona Metrolink Transit Center, which also provides the opportunity for potential links from the site or near the site to regional transit services and regional destinations.

Lee Lake Community is situated in a highly scenic setting, with spectacular views of nearby mountains to both the east and west. Lee Lake is located immediately nearby toward the east, across Temescal Canyon Road. The westerly edges of both neighborhoods, located adjacent to I-15, are exposed to elevated traffic noise levels. Site designs should incorporate features to reduce freeway noise impacts, and to buffer development in Lee Lake Neighborhood South from nearby industrial uses.

## 4.1 ELSINORE AREA PLAN

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Open space, trails, and park and recreation areas can be integrated into site development in the Lee Lake Community to provide buffers and scenic recreation along both the northern and southern edges of Indian Wash, and to provide walkable destinations and internal features that promote both internal community walkability and pedestrian and bikeway access to nearby attractions off-site.

Highest Density Residential (HHDR) neighborhoods:

Following is a summary description of each of each Lee Lake Community HHDR neighborhood, and the policies pertaining to each neighborhood and to both neighborhoods:

The **Lee Lake North Neighborhood** [Neighborhood 1] contains about 13 gross acres (about 11 net acres) and is located between Temescal Canyon Road and I-15, between Indian Truck Trail at its interchange with I-15 on its north, and Indian Wash on its south.

Policy:

ELAP 6.3 The Lee Lake North Neighborhood shall include 100% HHDR development.

The **Lee Lake South Neighborhood** [Neighborhood 2] contains about 33 gross acres (about 29 net acres) and is located between Temescal Canyon Road and I-15, immediately south of Indian Wash.

Policy:

ELAP 6.4 The Lee Lake South Neighborhood shall include 100% HHDR development.

The following policies apply to both HHDR neighborhoods of the Lee Lake Community:

ELAP 6.5 Paseos and pedestrian and bicycle paths should be provided within the Lee Lake Community, between residential structures, community facilities, and open space areas, including between both neighborhoods and along or near both the northern and southern edges of Indian Wash.

ELAP 6.6 All HHDR sites should 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 frequent and, in many cases, daily basis.

ELAP 6.7 All new land uses, particularly residential, commercial, and public uses, including schools and parks, should be designed to provide or potentially accommodate convenient public access to alternative transportation facilities and services, including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.

ELAP 6.8 All new residential and other noise-sensitive uses shall be designed to sufficiently reduce traffic noise levels from nearby roads, including I-15.

ELAP 6.9 All new residential uses shall be designed to sufficiently reduce noise levels and other potential impacts associated with retained on-site and adjacent industrial uses.

ELAP 6.10 Legally existing uses may remain, or they may be converted into other land use types that are consistent with these policies.

**Table 2: Statistical Summary of Elsinore Area Plan**

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS</b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	0	0	0	0
Agriculture Foundation Component Sub-Total:	0	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	2,442	366	1,107	NA
Rural Mountainous (RM)	10,606	530	1,602	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Sub-Total:	13,048	896	2,709	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	686	240	725	NA
Very Low Density Residential (RC-VLDR)	69	52	156	NA
Low Density Residential (RC-LDR)	0	0	0	NA
Rural Community Foundation Sub-Total:	755	292	881	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	224	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	51,907	NA	NA	NA
Open Space-Water (OS-W)	<del>341</del> 338	NA	NA	NA
Open Space-Recreation (OS-R)	88	NA	NA	13
Open Space-Rural (OS-RUR)	6,407	160	484	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
Open Space Foundation Sub-Total:	<del>58,967</del> 58,964	160	484	13
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	3,293	2,470	7,461	NA
Low Density Residential (LDR)	571	856	2,585	NA
Medium Density Residential (MDR)	2,732	8,784	26,537	NA
Medium-High Density Residential (MHDR)	245	1,591	4,807	NA
High Density Residential (HDR)	7	77	231	NA

## 4.1 ELSINORE AREA PLAN

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
Very High Density Residential (VHDR)	16	265	799	NA
Highest Density Residential (HHDR)	<del>0</del> 45	<del>0</del> 1,355	<del>0</del> 4,093	NA
Commercial Retail <sup>2</sup> (CR)	120	N/A	N/A	1,805
Commercial Tourist (CT)	17	N/A	N/A	282
Commercial Office (CO)	0	N/A	N/A	0
Light Industrial (LI)	<del>825</del> 783	N/A	N/A	<del>10,609</del> 10,066
Heavy Industrial (HI)	0	N/A	N/A	0
Business Park (BP)	56	N/A	N/A	915
Public Facilities (PF)	47	N/A	N/A	47
Community Center (CC)	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0
	<del>7,929</del>	<del>14,043</del>	<del>42,420</del>	<del>13,658</del>
Community Development Foundation Sub-Total:	7,931	15,397	46,514	13,114
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<del>80,699</del> <b>80,697</b>	<del>15,391</del> <b>16,745</b>	<del>46,494</del> <b>50,588</b>	<del>13,671</del> <b>13,127</b>

### CHANGE OF LAND USE DESIGNATION AND ZONE CLASSIFICATION

In addition to the proposed text revisions, the project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate approximately 87.49 acres within the Elsinore Area Plan to HHDR or MUA. The parcels identified for redesignation are separated into 11 neighborhoods as shown in **Figures 4.1-1a** and **4.1-1b**. To implement the change in land use designation, the zoning classifications for these neighborhoods will be changed to the new Mixed Use Area zone classification (areas designated MUA) or the new R-7 zone classification (areas designated HHDR). The proposed changes in land use designation and zone classification are detailed in Table 1 in **Appendix 2.1-2** of this EIR.

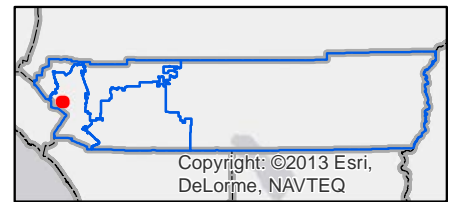
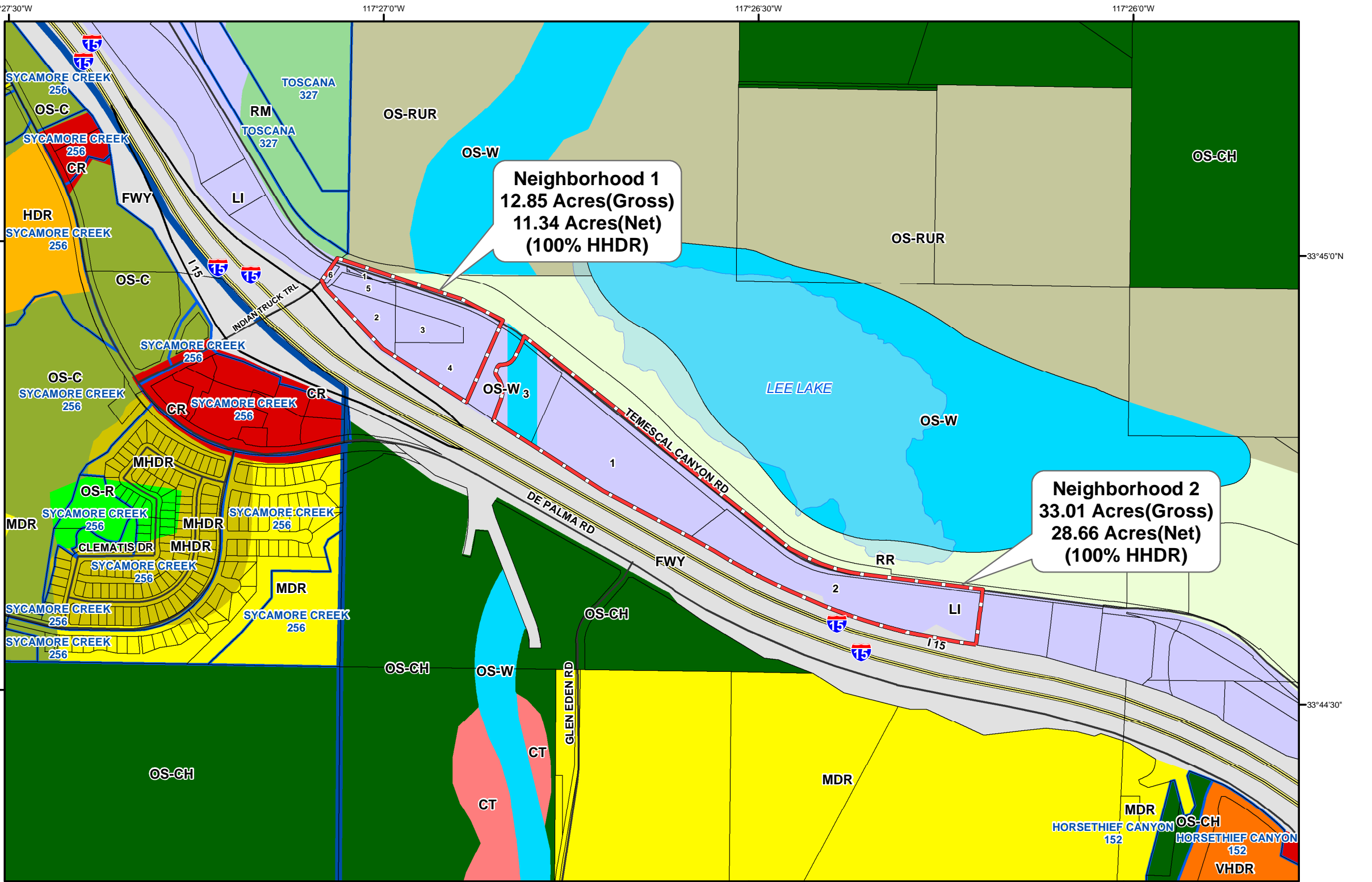
**Supervisorial District 1  
Elsinore Area Plan**

**Riverside County  
General Plan Housing Element**

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

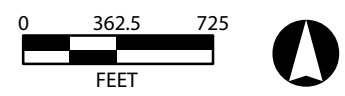
**General Plan Land Use**

- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Commercial Tourist
- Light Industrial
- Rural Residential
- Rural Mountainous
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Freeway



**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 4.1-1a**  
Lee Lake Community Neighborhood Sites





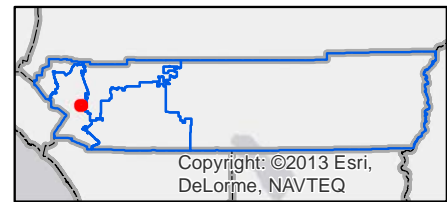
**Supervisorial District 1  
Elsinore Area Plan**

**Riverside County  
General Plan Housing Element**

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

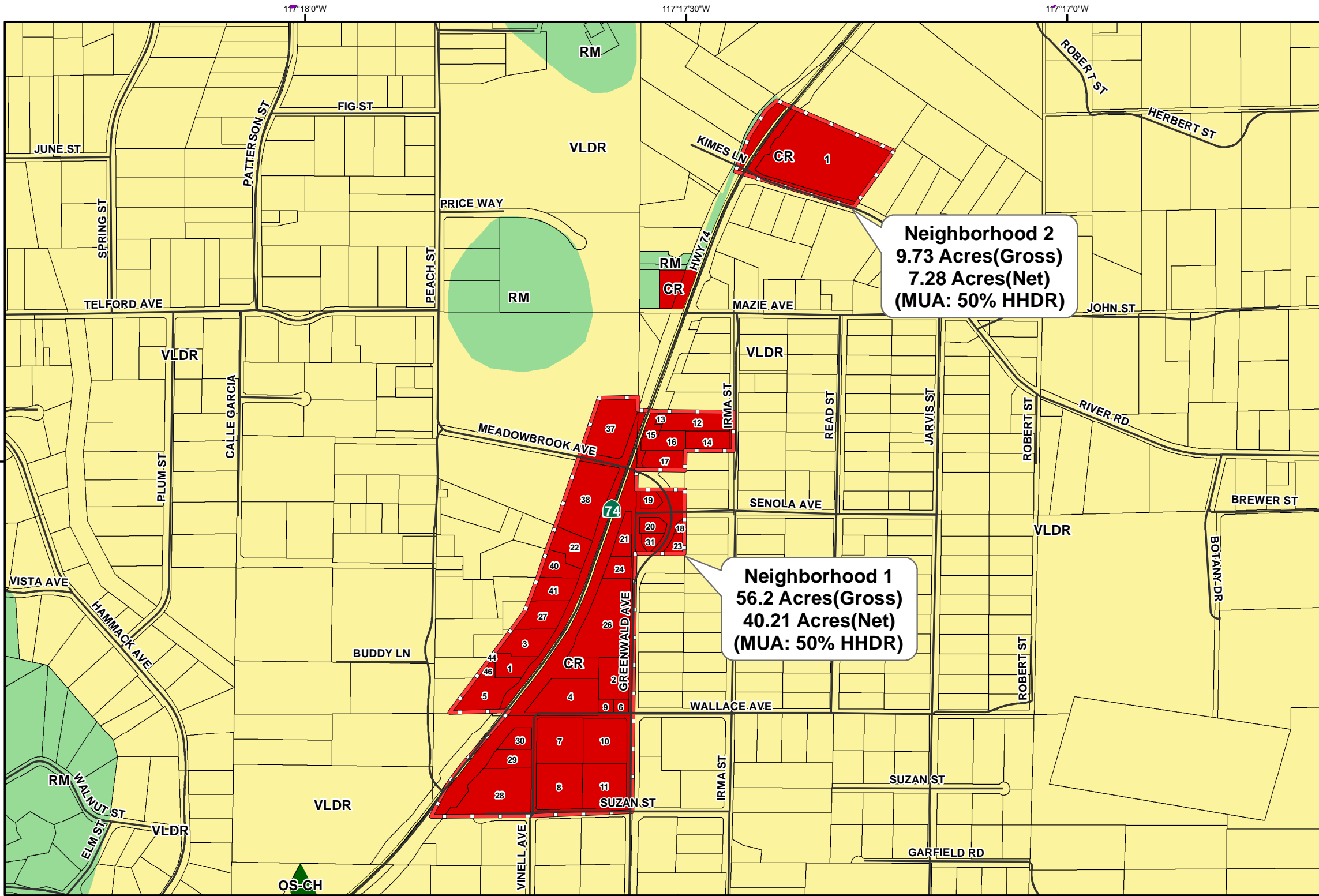
**General Plan Land Use**

- Very Low Density Residential
- Commercial Retail
- Rural Mountainous
- Conservation Habitat



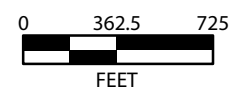
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Source: Riverside County 2015



**Neighborhood 2**  
9.73 Acres(Gross)  
7.28 Acres(Net)  
(MUA: 50% HHDR)

**Neighborhood 1**  
56.2 Acres(Gross)  
40.21 Acres(Net)  
(MUA: 50% HHDR)



**Figure 4.1-1b**  
Meadowbrook TC Neighborhood Sites



### **4.1.2 SETTING**

Much of the Elsinore Area Plan is situated within a valley, running from northwest to southeast, framed by the Santa Ana and Elsinore Mountains on the west and the Gavilan and Sedco Hills on the east. Lake Elsinore, which is the largest natural lake in Southern California, covering about 3,000 surface acres, is a centerpiece in the valley. Lake Elsinore is the terminus of the San Jacinto River, which is regulated by the Railroad Canyon Dam and generally stabilized at an elevation of approximately 1,230 feet. The lake is fed by the San Jacinto River and underground springs and is drained by the Temescal Wash to the north, eventually flowing into the Santa Ana River. Murrieta Creek, which eventually drains into the Santa Margarita River, starts just south of Lake Elsinore. Lake Elsinore, Canyon Lake, the San Jacinto River, Temescal Wash, and Murrieta Creek provide a distinctive pattern of lakes and watercourses throughout the valley floor. The widely varied topography results in many unique physical features within the plan boundaries:

- Cleveland National Forest - The Cleveland National Forest forms the western boundary of the area and encompasses large portions of the Santa Ana and Elsinore Mountains. This area is characterized by natural open space and outdoor recreational uses with pockets of rural residential and wilderness-oriented, visitor-serving uses scattered along State Route 74. Private inholdings within the forest boundary are developed with limited residential and commercial uses.
- Temescal Wash - The Temescal Wash creates an impressive swath pinched between the Gavilan Hills and the Santa Ana Mountains. Although dry most of the year, the wash serves as an outlet for Lake Elsinore and eventually drains into the Santa Ana River. While the wash runs in a generally northwest/southeast direction, it also provides a critical perpendicular linkage for animals between the mountain and hill habitats on either side. For this reason, the wash plays an important role in the Western Riverside County Multiple Species Habitat Conservation Plan.

Additionally, several unique communities exist within this area plan. These communities are unincorporated communities that are generally a rural or low-density residential setting and may share similar physical geographic features.

- Meadowbrook - Meadowbrook, an unincorporated community recognized by the Local Agency Formation Commission (LAFCO) in 1997, is situated in the northeastern portion of the Area Plan immediately north and east of presently undeveloped portions of the City of Lake Elsinore. This community includes some commercial and light industrial uses focused along State Route 74, the central transportation spine within the community. However, Meadowbrook is generally characterized by very low-density residential development and vacant properties set amid rolling hills. Community residents have expressed interest in economic development through implementation of a Rural Village Land Use Overlay.
- Warm Springs - Warm Springs, a community of interest recognized by LAFCO, forms a portion of the northern boundary of the Elsinore Area Plan. The northerly portion of this community is set in the Gavilan Hills. A strip along the north edge of this area, along the border of the Lake Mathews/Woodcrest Area Plan, is within the sphere of influence of the relatively distant City of Riverside. This area is generally characterized by rural uses set along steep slopes. Development is concentrated adjacent to Interstate 15 (I-15) and in a focused area along State Route 74 adjacent to the City of Lake Elsinore.

## 4.1 ELSINORE AREA PLAN

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- *Horsethief Canyon* - Horsethief Canyon is located in the northwestern corner of the plan area. This emerging suburban development is developing pursuant to a comprehensive specific plan (Specific Plan No. 152) that both accommodates potential population growth and provides for conservation of open space. The community of Lee Lake is situated directly between I-15 north and Lee Lake in the Horsethief Canyon Community.
- *Cleveland Ridge (Lakeland Village)* - The community of Cleveland Ridge is located immediately west of Lake Elsinore and includes a major ridge along the eastern face of the Santa Ana and Elsinore Mountains. This community also incorporates the Lakeland Village Redevelopment Project Area, which comprises a mix of urban residential and commercial uses along Grand Avenue on the low-lying areas adjacent to the lake. Natural open space with pockets of rural residential uses are adjacent to State Route 74 as it winds along the steep easterly face of the Santa Ana Mountains.

An aerial view of the proposed neighborhood sites is shown in **Figures 4.1-2a** and **4.1-2b**.



Figure 4.1-2a  
Aerial of Lee Lake Community



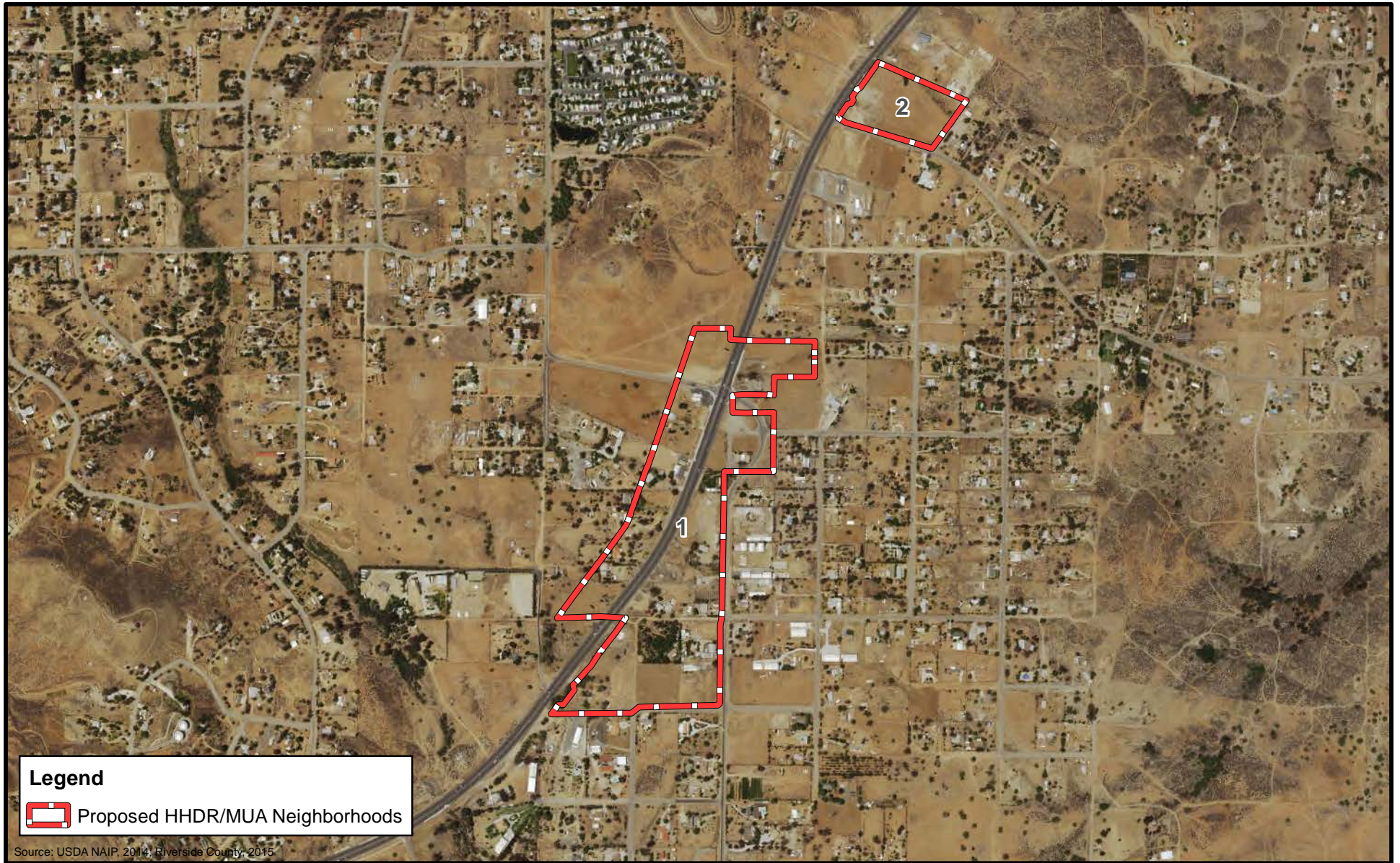


Figure 4.1-2b  
Aerial Meadowbrook Town Center





PUBLIC SERVICES AND UTILITIES

**Fire Protection**

The neighborhoods in Lee Lake Community and Meadowbrook Town Center are served by Fire Station 97 (41725 Rosetta Canyon Road, Lake Elsinore, 92532) and Fire Station 9 (21565 Steel Peak Road, Perris, 92570). Station 97 is served by a captain, an engineer, and two firefighters. Station 9 is served by a captain and/or an engineer and two firefighters. Average response times are 3:05 minutes and 4:26 minutes for Station 97 and Station 9, respectively. Both stations strive to meet these response times 90 percent of the time.

**Law Enforcement**

Ten sheriff stations are located throughout Riverside County to provide area-level community service. The Lake Elsinore Station (333 Limited Avenue, Lake Elsinore, 92530) provides service to the areas within Lee Lake Community and Meadowbrook Town Center. The Lake Elsinore Station is staffed by one captain, one lieutenant, one sergeant, and one deputy per shift. The Riverside County Sheriff's Department (RCSD) does not have a defined response time goal. The average response time for the Lake Elsinore Station is 16.36 minutes for Priority One calls; 38.71 minutes for Priority Two calls; 70.41 minutes for Priority Three calls; and 85.48 minutes for Priority Four calls.

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**

Both Lee Lake and Meadowbrook Town Center communities are within the Lake Elsinore Unified School District (LEUSD), which includes twelve elementary schools, two K-8 schools, four middle schools, three high schools, and three alternative education schools. The enrollment capacity for LEUSD is shown in **Table 4.1-1**. As shown, actual enrollment is below school capacity for all schools serving the neighborhoods.

**TABLE 4.1-1  
SCHOOL CAPACITY AND ENROLLMENT FOR CAMPUSES SERVING PROJECT SITE**

School	Address	Enrollment	Capacity
<b>Lee Lake</b>			
Luiseno School (K-8)	13500 Mountain Road, Temescal Valley	985	1,067
Temescal Canyon High School	28755 El Toro Road, Lake Elsinore	1,193	2,925
<b>Meadowbrook Town Center</b>			
Earl Warren Elementary School (K-5)	41221 Rosetta Canyon, Lake Elsinore	935	955
Elsinore Middle School	1203 West Graham Avenue, Lake Elsinore	822	887
Temescal Canyon High School	28755 El Toro Road, Lake Elsinore	1,193	2,925

## **4.1 ELSINORE AREA PLAN**

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### **Parks and Recreation**

#### Lee Lake Community

Riverside County Parks facilities in the vicinity of the Lee Lake Community sites include: Coral Canyon Park, approximately 2 miles northwest of the community at 24880 Coral Canyon Road, Corona; and Daleo Regional Sports Park, approximately 2.6 miles northwest of the community at 25655 Santiago Canyon Road, Corona. Coral Canyon Park is a 9-acre community park and includes walking paths and hiking trails, a barbecue area, picnic benches, two baseball fields, and playgrounds. Daleo Regional Sports Park is an approximately 25-acre community park with a lighted soccer field, baseball field, tennis court, basketball courts, and a skateboard park.

#### Meadowbrook Town Center

No Riverside County Parks facilities are in the vicinity of Meadowbrook Town Center.

### **Water**

#### Lee Lake Community

The neighborhoods are within the service area of the Temescal Valley Water District (TVWD) (formerly known as the Lee Lake Water District), a local water district encompassing approximately 6,755 acres and providing service to approximately 450 acres, including the neighborhoods in Lee Lake Community. The main portion of the TVWD is served imported water from the Western Municipal Water District (Western), a member agency of the Metropolitan Water District (MWD) of Southern California. Western relies on three existing water sources—groundwater, imported water, and recycled water—to meet its wholesale and retail demands. Planned supplies include new groundwater production and expanded recycled water use. Western obtains approximately 90 percent of its total supply through imported water sources from the MWD. About one-quarter of the water Western purchases from MWD comes from the Colorado River Aqueduct and about three-quarters from the State Water Project (SWP), which transports water from Northern California via the California Aqueduct. MWD has evaluated the dependability of Western's imported supplies and concluded that the combination of imported water and expanded local resource programs would ensure that these supplies can be met in the future. Local groundwater and other water purchased through agreements are considered 100 percent reliable in single-dry or multiple dry years, except for the Temecula-Murrieta Basin supply. Western has only been pumping water from the Temecula-Murrieta Basin since late 2005 and does not have long-term records on water available from this source. To be conservative, until more data is available, Western is assuming its use of Temecula-Murrieta Basin water could be reduced by 15 percent in a single-dry or multiple dry years.

#### Meadowbrook Town Center

The Elsinore Valley Municipal Water District (EVMWD), a subagency of Western, provides service to approximately 40,000 customers in the 96-square-mile service area in the Lake Elsinore area, including the neighborhoods in Meadowbrook Town Center. Groundwater production accounts for approximately 30 percent to 40 percent of the EVMWD's total supplies. In the Elsinore Basin, the EVMWD has seven operating potable groundwater wells with a total production capacity of 17,140 acre-feet per year (15.4 million gallons per day) (EVMWD 2011). Water rights for the Elsinore Basin are not adjudicated. According to the EVMWD's Elsinore Basin Groundwater Management Plan, approximately 94 percent of groundwater produced by the basin is pumped by the EVMWD, which serves a 96-square-mile area in western Riverside County. Other groundwater producers

include the Elsinore Water District and private well owners. The EVMWD owns Canyon Lake, which impounds local runoff from the 750-square-mile San Jacinto River watershed. Canyon Lake holds nearly 12,000 acre-feet of water behind Railroad Canyon Dam.

### **Wastewater**

The EVMWD maintains facilities to convey, treat, and dispose of municipal wastewater over 21,000 accounts in a 96-square-mile area of western Riverside County (EVMWD 2013). The service area includes the neighborhoods in the Elsinore Area Plan, among other jurisdictions. The existing wastewater collection system consists of approximately 358 miles of sewer mains up to 54 inches in diameter. Collected wastewater is conveyed to one of three wastewater treatment plants (WWTP) for treatment.

The wastewater service area includes six drainage basins: Horsethief Canyon, Canyon Lake, Regional, Southern Section, Alberhill, and Southwestern. Effluent generation in the drainage basins is conveyed and treated at the EVMWD's Regional WWTP (EVMWD 2013). Flow generated in the Southern Section of the EVMWD's service area is treated at the Santa Rosa Water Reclamation Facility operated by the Rancho California Water District (RCWD) or is on individual septic systems (EVMWD 2013).

There are 22 lift stations in the Regional drainage basin. The collection system consists of 8- to 15-inch-diameter collector and trunk sewer lines. There are two major interceptor sewers: the A-series interceptor and the B-series interceptor. The interceptors convey wastewater from the receiving lift stations to the Regional WWTP. The EVMWD's system also contains 30 force mains, ranging in size from 4 inches to 16 inches in diameter.

The Regional WWTP has a capacity to treat an average flow of 8.0 million gallons per day (mgd) (EVMWD 2013). In 2008, the Regional drainage basin generated 5.39 mgd of wastewater, which was treated at the Regional WWTP. In 2008, the Southern Section drainage basin generated 1.50 mgd of wastewater, which was treated at the RCWD's Santa Rosa Water Reclamation Facility. The Santa Rosa Water Reclamation Facility has a capacity to treat an average flow of 5.0 mgd (EVMWD 2013).

### **Solid Waste**

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

#### El Sobrante Landfill

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

## 4.1 ELSINORE AREA PLAN

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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; the 2014 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. It is expected to reach capacity in approximately 2045 (Merlan 2015).

The local service areas for the El Sobrante Landfill typically include cities/communities in southwestern Riverside County, as well as multiple jurisdictions in the counties of Los Angeles, Orange, San Bernardino and San Diego. Located near the center of the highly populated western third of Riverside County, according to Waste Management, the landfill's operator, it processes approximately 43 percent of Riverside County's annual waste.

### 4.1.3 PROJECT IMPACT ANALYSIS

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

GPA 960 furthered the objectives and policies of the previously approved 2003 RCIP General Plan by directing future development toward existing and planned urban areas where growth is best suited to occur (Chapter 2, Vision Statement of the 2003 RCIP General Plan). The proposed project continues the process initiated with the 2003 RCIP 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 the goals of both the previous and the current General Plan, policy numbers for both documents are listed in the analysis for reference purposes.

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

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

AESTHETICS, LIGHT, AND GLARE

**Thresholds of Significance**

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

Threshold	Regulatory Framework	Determination
<b>Aesthetics, Light, and Glare</b>		
1) Have a substantial adverse effect on a scenic vista.	<b>Impact Analysis 4.1.1</b>	<b>Less than Significant with Mitigation Incorporated</b>
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	<b>Impact Analysis 4.1.2</b>	<b>Less than Significant Impact</b>
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	<b>Impact Analysis 4.1.3</b>	<b>Less than Significant with Mitigation Incorporated</b>
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	<b>Impact Analysis 4.1.4</b>	<b>Less than Significant Impact</b>

**Methodology**

All of the Neighborhood sites in the Lee Lake Community and Meadowbrook Town Center are currently designated and classified for varying levels of urban development; including commercial-retail and light industrial (see Table 1 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 (State Clearinghouse Number [SCH] 2009041065) prepared for the GPA 960, as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from buildout of GPA 960 to a less than significant level (County of Riverside 2015). EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

**Impact Analysis 4.1.1** Compliance with General Plan regulations and proposed mitigation would ensure that future development facilitated by the increase in density/intensity potential would not have a substantial adverse effect on a scenic vista. Therefore, this impact would be reduced to a **less than significant** level. (Threshold 1)

Future development under the HHDR or MUA designations/zone classifications would include apartments and condominiums, multistory (3+) structures, and mixed-use development. The new R-7 (HHDR) 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

## 4.1 ELSINORE AREA PLAN

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side yard setbacks of 5 feet for buildings that do not exceed 35 feet in height. This development would represent an increase in density, massing, and height beyond that originally considered for the neighborhood sites and could thus have adverse effects to scenic vistas by altering open views of the surrounding Santa Ana and Elsinore Mountains on the west and the Gavilan and Sedco Hills on the east 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 Elsinore Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. In addition, mitigation measure **MM 3.1.1** (see Section 3.0) requires future development to consider various factors during the development review process, several of which would protect scenic vistas, including the scale, extent, height, bulk, or intensity of development; the location of development; the type, style, and intensity of adjacent land uses; the manner and method of construction; the type, location, and manner of illumination and signage; the nature and extent of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vistas or aesthetic resources.

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

### Mitigation Measures

**MM 3.1.1** (see Section 3.0)

#### **Impact Analysis 4.1.2**

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)

I-15 from Corona south to the San Diego County line has been designated as an eligible state scenic highway. All of the neighborhood sites within the Lee Lake Community are either adjacent to, or visible from, this segment of I-15; future development of these neighborhood sites could affect the area's scenic qualities as viewed from the highway. 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 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. In addition, Elsinore Area Plan Policy ELAP 10.1 requires the protection of I-15 from change that would diminish the aesthetic value of adjacent properties through adherence to the Scenic Corridors sections of the General Plan Land Use and Circulation Elements. Compliance with these policies would ensure that future development would preserve scenic resources along I-15 and would not detract from the area's scenic qualities as viewed from the highway. As a result, impacts would be considered **less than significant**.

Mitigation Measures

None required.

**Impact Analysis 4.1.3**

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 Santa Ana and Elsinore Mountains and Gavilan and Sedco Hills 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 Elsinore Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. The Countywide Design Standards and Guidelines include requirements that address scale, intensity, architectural design, landscaping, sidewalks, trails, community logo, signage, and other visual design features, as well as standards for backlighting and indirect lighting to promote "night skies." Typical design modifications would include stepped setbacks for multi-story buildings, increased landscaping, decorative walls and roof design, and themed signage.

The proposed policies for MUA-designated areas encourage a balanced mix of jobs, housing, and services within compact, walkable neighborhoods which also feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes. Additionally, proposed Policy PAP 5.25 would require HHDR development to incorporate transitional buffers from other, adjacent land use types and intensities, including the use of such site design features as varied building heights, decorative walls, shade structures, landscape features, building spacing, park and recreational areas, and trails.

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

Mitigation Measures

**MM 3.1.1** (see Section 3.0)



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### Impact Analysis 4.1.4

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

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

County Ordinance No. 655 addresses standards for development within 15 to 45 miles of the Palomar Observatory by requiring the use of low-pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/industrial uses in order to reduce lighting impacts on the observatory. Elsinore Area Plan Policy ELAP 7.1 requires development to adhere to the lighting requirements of County ordinances for standards intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory. Therefore, Ordinance No. 655 Observatory Restriction Zone B standards would apply to future development under the project. These standards include, but are not limited to, requiring the usage of low-pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/ industrial uses.

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

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

#### Mitigation Measures

None required.

AGRICULTURAL AND FORESTRY RESOURCES

**Thresholds of Significance**

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

Threshold	Regulatory Framework	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	There is no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or adjacent to the neighborhood sites (County of Riverside 2015b).	<b>No Impact</b>
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	The zoning classifications of the neighborhood sites include Manufacturing-Service Commercial; Watercourse, Watershed and Conservation Areas; General Commercial; Scenic Highway Commercial; Residential Agricultural; and Rural Residential classifications. None of the neighborhood sites are enrolled in a Williamson Act contract. Therefore, no conflict with agricultural zoning, use, or Williamson Act contract would occur (County of Riverside 2015b).	<b>No Impact</b>
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include Manufacturing-Service Commercial; Watercourse, Watershed and Conservation Areas; General Commercial; Scenic Highway Commercial; Residential Agricultural; and Rural Residential classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	<b>No Impact</b>
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include Manufacturing-Service Commercial; Watercourse, Watershed and Conservation Areas; General Commercial; Scenic Highway Commercial; Residential Agricultural; and Rural Residential classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	<b>No Impact</b>
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	There is no farmland or forestland present on the neighborhood sites, which are infill development sites located along I-15 and SR 74, both major transportation corridors (County of Riverside 2015b).	<b>No Impact</b>

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### AIR QUALITY

#### Thresholds of Significance

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

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

BIOLOGICAL RESOURCES

**Thresholds of Significance**

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW) or the US Fish and Wildlife Service (USFWS).	<b>Impact Analysis 4.1.5</b>	<b>Less than Significant Impact</b>
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	<b>Impact Analysis 4.1.6</b>	<b>Less than Significant with Mitigation Incorporated</b>
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	<b>Impact Analysis 4.1.6</b>	<b>Less than Significant with Mitigation Incorporated</b>
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	<b>Impact Analysis 4.1.7</b>	<b>Less than Significant Impact</b>
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	<b>Impact Analysis 3.4.5 in Section 3.0</b> – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>No Impact</b>
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	<b>Impact Analysis 4.1.8</b>	<b>Less than Significant Impact</b>

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### Methodology

The impact analysis below utilized data from the two MSHCPs in Riverside County (WRC-MSHCP and CV-MSHCP), as well as the biological resources analysis conducted for the General Plan EIR No. 521 (SCH 2009041065) and EIR No. 441 (SCH 2002051143) 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 4.1.5** Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the WRC-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold1)

All of the neighborhood sites are located within the boundaries of the WRC-MSHCP, which provides for the protection of sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands (Conservation Area). The WRC-MSHCP defines two distinct processes to determine a development project's consistency, dependent on whether the project is located within or outside of a Criteria Area. Criteria Areas consist of 160-acre 'cells' with specific conservation objectives. Several of the individual parcels within the neighborhood sites are located partially or fully within Criteria Areas as indicated by the Cell and Cell Groups<sup>2</sup> in **Table 4.1-2** (see also **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. Parcels where biological studies would be required for future development are shown in **Table 4.1-3** (see also **Appendix 4.0-1**). As shown, depending on site conditions, surveys could be required for a variety of animal and plant species, including burrowing owl, thread-leaved brodiaea, Davidson's saltscall, Parish's brittle-scale, smooth tarplant, round-leaved filaree, Coulter's goldfields, little mousetail, Munz's onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis.

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

**TABLE 4.1-2  
WRC-MSHCP CRITERIA AREAS**

APN	Cell	Cell Group	Acres in Cell	Sub Unit
<b>Lee Lake Community, Neighborhood #1</b>				
391070001	3547	C	1.9	SU1 - Estelle Mtn/Indian Cyn
391070035	3547	C	5.9	SU1 - Estelle Mtn/Indian Cyn
391070036	3448	A	0.04	SU1 - Estelle Mtn/Indian Cyn
391070036	3449	A	0.04	SU1 - Estelle Mtn/Indian Cyn
391070036	3547	C	0.01	SU1 - Estelle Mtn/Indian Cyn
391070053	3546	Independent	0.52	SU1 - Estelle Mtn/Indian Cyn
391070053	3547	C	1.65	SU1 - Estelle Mtn/Indian Cyn
391070054	3546	Independent	0.18	SU1 - Estelle Mtn/Indian Cyn
391070054	3448	A	0.22	SU1 - Estelle Mtn/Indian Cyn
391070054	3449	A	0.12	SU1 - Estelle Mtn/Indian Cyn
391070054	3547	C	0.62	SU1 - Estelle Mtn/Indian Cyn
391070055	3448	A	0.14	SU1 - Estelle Mtn/Indian Cyn
<b>Lee Lake Community, Neighborhood #2</b>				
391070046	3547	C	1.29	SU1 - Estelle Mtn/Indian Cyn
391070046	3548	D	10.93	SU1 - Estelle Mtn/Indian Cyn
391070046	3547	C	1.29	SU1 - Estelle Mtn/Indian Cyn
391070046	3548	D	10.93	SU1 - Estelle Mtn/Indian Cyn
391070046	3547	C	1.29	SU1 - Estelle Mtn/Indian Cyn
391070046	3548	D	10.93	SU1 - Estelle Mtn/Indian Cyn
391070046	3547	C	1.29	SU1 - Estelle Mtn/Indian Cyn
391070046	3548	D	10.93	SU1 - Estelle Mtn/Indian Cyn
391070050	3547	C	4.17	SU1 - Estelle Mtn/Indian Cyn
391070050	3547	C	4.17	SU1 - Estelle Mtn/Indian Cyn
391070050	3547	C	4.17	SU1 - Estelle Mtn/Indian Cyn
391070056	3547	C	12.27	SU1 - Estelle Mtn/Indian Cyn
391070056	3547	C	12.27	SU1 - Estelle Mtn/Indian Cyn
<b>Meadowbrook Town Center, Neighborhood #1</b>				
349080023	3974	Independent	0.02	SU5 - Ramsgate
349080024	3974	Independent	0.02	SU5 - Ramsgate
349080070	3974	Independent	0.2	SU5 - Ramsgate
349080071	3974	Independent	0.15	SU5 - Ramsgate
349100006	3974	Independent	2.13	SU5 - Ramsgate
349100007	3974	Independent	2.01	SU5 - Ramsgate
349100008	3974	Independent	2.15	SU5 - Ramsgate
349100009	3974	Independent	2	SU5 - Ramsgate
349100043	3974	Independent	0.58	SU5 - Ramsgate
349100044	3974	Independent	3.25	SU5 - Ramsgate
349100046	3974	Independent	0.77	SU5 - Ramsgate
349080070	3974	Independent	0.2	SU5 - Ramsgate

Source: WRCRCA 2015

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TABLE 4.1-3  
WRC-MSHCP SURVEY AREAS

APN	Amphibia Species	Burrowing Owl	Criteria Area Species <sup>1</sup>	Mammalian Species	Narrow Endemic Plant Species <sup>2</sup>	Special Linkage Area
<b>Lee Lake Community, Neighborhood #1</b>						
391070001	NO	NO	YES	NO	YES	NO
391070035	NO	YES	YES	NO	YES	NO
391070036	NO	NO	YES	NO	YES	NO
391070053	NO	NO	YES	NO	YES	NO
391070054	NO	NO	YES	NO	YES	NO
391070055	NO	NO	YES	NO	YES	NO
<b>Lee Lake Community, Neighborhood #2</b>						
391070046	NO	NO	YES	NO	NO	NO
391070050	NO	YES	YES	NO	YES	NO
391070056	NO	NO	YES	NO	NO	NO
<b>Meadowbrook Town Center, Neighborhood #1</b>						
349080065	NO	YES	NO	NO	NO	NO
349080077	NO	YES	NO	NO	NO	NO
349080078	NO	YES	NO	NO	NO	NO
<b>Meadowbrook Town Center, Neighborhood #2</b>						
345220085	NO	YES	NO	NO	NO	NO

Source: WRCRCA 2015

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

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

According to the WRC-MSHCP, the review of a site for consistency with the MSHCP Criteria Area 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 that payment of a mitigation fee is made (or any credit for land conveyed is obtained) and compliance with the HANS process (as outlined in Section 6.0 of the MSHCP) occurs. Payment of the mitigation fee and compliance with the requirements of Section 6.0 are intended to provide full mitigation under CEQA, the National Environmental Policy Act (NEPA), federal Endangered Species Act (ESA), and California Endangered Species Act (CESA) for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the USFWS, the 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 4.1.6** 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 CWA and USACE protocol (CWA Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the CDFW and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.5** and **MM 3.4.6** (see Section 3.0) require an appropriate assessment to be prepared by a qualified professional as part of Riverside County's project review process if site conditions (for example, topography, soils, vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands. The measures require project-specific avoidance measures to be identified or the project applicant to obtain the applicable permits prior to the issuance of any grading permit or other action that would lead to the disturbance of the riparian resource and/or wetland. Compliance with the above-listed existing regulations, as well as implementation of mitigation measures **MM 3.4.5** and **MM 3.4.6**, would ensure that impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level.

Mitigation Measures

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

**Impact Analysis 4.1.7** Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the WRC-MSHCP. However, compliance with existing laws and regulatory programs would ensure that this impact is **less than significant**. (Threshold 4)

Residential development has the potential to result in the creation of new barriers to animal movement in the urbanizing areas. However, impacts to wildlife movement associated with development in the western Riverside County are mitigated due to 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



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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 FESA, 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 4.1.8**

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 FESA. This impact would be **less than significant**.

### Mitigation Measures

None required.

CULTURAL RESOURCES

**Thresholds of Significance**

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

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

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### GEOLOGY AND SOILS

#### Thresholds of Significance

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

Threshold	Analysis	Determination
<p>1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:</p> <ul style="list-style-type: none"> <li>a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to California Geological Survey (formerly Division of Mines and Geology) Special Publication 42.</li> <li>b) Strong seismic ground shaking.</li> <li>c) Seismic-related ground failure, including liquefaction.</li> <li>d) Landslides.</li> </ul>	<p><b>Impact Analysis 3.6.1 and 3.6.2 in Section 3.0</b>                      – All unincorporated areas of the County (regardless of the location of the neighborhood site) are subject to seismic hazards as damaging earthquakes are frequent, affect widespread areas, trigger many secondary effects, and can overwhelm the ability of local jurisdictions to respond (County of Riverside 2014). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less Than Cumulatively Considerable with Mitigation Incorporated</b></p>
<p>2) Result in substantial soil erosion or the loss of topsoil.</p>	<p><b>Impact Analysis 3.6.3 in Section 3.0</b>                      – Because human activities that remove vegetation or disturb soil are the biggest contributor to erosion potential, areas exposed during future development activities accommodated by the proposed project would be prone to erosion and loss of topsoil. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less Than Cumulatively Considerable with Mitigation Incorporated</b></p>
<p>3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.</p>	<p><b>Impact Analysis 3.6.4 in Section 3.0</b>                      – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less Than Cumulatively Considerable with Mitigation Incorporated</b></p>
<p>4) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building</p>	<p><b>Impact Analysis 3.6.4 in Section 3.0</b>                      – While geologic and soil conditions are unique to each neighborhood site, site-specific</p>	<p><b>Less Than Cumulatively Considerable with</b></p>

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

## 4.1 ELSINORE AREA PLAN

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### GREENHOUSE GAS EMISSIONS

#### Thresholds of Significance

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

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

## HAZARDS AND HAZARDOUS MATERIALS

**Thresholds of Significance**

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

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

## 4.1 ELSINORE AREA PLAN

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

HYDROLOGY AND WATER QUALITY

**Thresholds of Significance**

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

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	<b>Impact Analysis 3.9.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	<b>Impact Analysis 4.1.19</b> in Utilities and Service Systems subsection	<b>Less than Significant with Mitigation Incorporated</b>
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	<b>Impact Analysis 3.9.4 in Section 3.0</b> – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. Therefore, 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.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	<b>Impact Analysis 3.9.4 in Section 3.0</b> – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. Therefore, 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.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	<b>Impact Analysis 3.9.5 in Section 3.0</b> – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. Therefore, 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.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>



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Threshold	Analysis	Determination
6) Otherwise substantially degrade water quality.	<b>Impact Analysis 3.9.6 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	As shown in <b>Figures 4.1-3a and 4.1-3b</b> , none of the neighborhood sites are within the 100-year flood hazard area.	<b>No Impact</b>
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	As shown in <b>Figures 4.1-3a and 4.1-3b</b> , none of the neighborhood sites are within the 100-year flood hazard area.	<b>No Impact</b>
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	The neighborhood sites are not located in an area susceptible to levee failure and are outside of the dam inundation areas identified for dam failure of the Railroad Canyon Dam at Canyon Lake (County of Riverside 2015a).	<b>No Impact</b>
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to tsunami or mudflow. The neighborhood site of Lee Lake Community is located near Lee Lake. However, in terms of seiche hazards, there are no significant documented hazards for any of the waterbodies in Riverside County. Based on morphology and hydrology, there are only two waterbodies in Riverside County, Lake Perris and Lake Elsinore, that may have the potential for seismically induced seiche (County of Riverside 2015a). The neighborhood sites are not located in the vicinity of these waterbodies.	<b>No Impact</b>

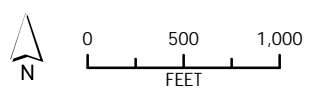
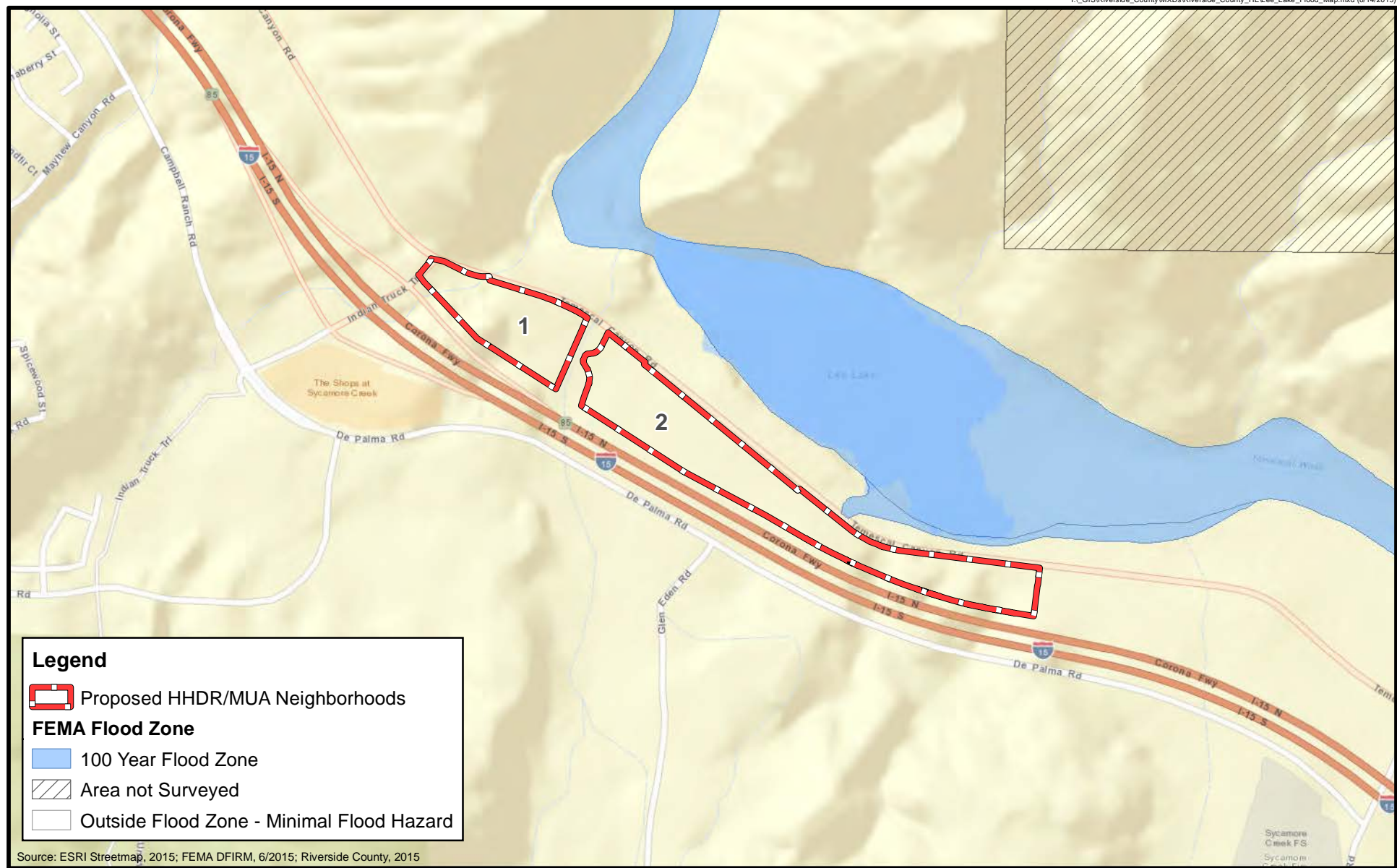


Figure 4.1-3a  
Flood Zones in Lee Lake Community



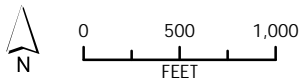


Figure 4.1-3b  
Flood Zones in Meadowbrook Town Center



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 a mix of vacant sites and urban uses. Future development would not divide an established community.	<b>No Impact</b>
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	<b>Impact Analysis 4.1.9</b>	<b>Less than Significant Impact</b>
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	<b>Impact Analysis 4.1.8</b> in Biological Resources subsection	<b>Less than Significant Impact</b>

**Methodology**

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

**Impact Analysis 4.1.9** Changes to the Elsinore Area Plan would not conflict with the County’s General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 2)

The project includes revisions to the Elsinore Area Plan to articulate a more detailed vision for Elsinore area’s future, as well as a change in land use designation and zone classification for 87.49 acres within the Elsinore Area Plan. 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 meet a statutory update requirement, as well as to help the County meet its state-mandated RHNA obligations. As the Elsinore 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 Elsinore Area Plan would not conflict with the County’s General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, this would be a **less than significant** impact.

Mitigation Measures

None Required

## 4.1 ELSINORE AREA PLAN

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### MINERAL RESOURCES

#### Thresholds of Significance

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

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

NOISE

**Thresholds of Significance**

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

Threshold	Analysis	Determination
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	<b>Impact Analysis 4.1.10</b>	<b>Significant and Unavoidable</b>
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	<b>Impact Analysis 3.12.2 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	<b>Impact Analysis 4.1.11</b>	<b>Significant and Unavoidable</b>
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	<b>Impact Analysis 3.12.3 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	The neighborhood sites are not located within an airport land use plan (County of Riverside 2015a).	<b>No Impact</b>
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	<b>No Impact</b>

**Methodology**

All of the neighborhood sites in the Elsinore Area Plan are designated by GPA 960 and classified for varying levels of urban development, including commercial-retail and light industrial uses (see **Table 1** in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521, prepared for the GPA 960, as well as in EIR No. 441, which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the noise impacts associated with the proposed project. EIR



## 4.1 ELSINORE AREA PLAN

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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 4.1.10** Future development facilitated by the project could result in an increase in ambient noise levels in the vicinity, as well as exposure of sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. The noise setting in the Elsinore Area Plan area is currently dominated by roadway noise from I-15 and SR 74. Future development accommodated by the project could expose residents to existing and/or future roadway noise from I-15, SR 74, and other area roadways. Construction of new projects may also expose existing residents (sensitive receptors) to noise levels in excess of the Riverside County noise standards (identified in General Plan Table N-1 and in Ordinance No. 847). GPA 960 and RCIP GP policies restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive (GPA 960 Policy N 1.1-N1.5 and RCIP GP Policy N 1.1-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 measures **MM 3.12.3** and **MM 3.12.4** (see Section 3.0) require acoustical studies all new noise-sensitive projects that may be affected by existing noise from stationary sources and that effective mitigation measures be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.

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

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

#### Mitigation Measures

#### **MM 3.12.1, MM 3.12.2, MM 3.12.3, and MM 3.12.4**

**Impact Analysis 4.1.11** 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 I-15, SR 74, and other area roadways.

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. Future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

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

However, it is possible that full mitigation of noise impacts to existing uses resulting from traffic increases would be infeasible due to cost or design obstacles associated with redesigning or retrofitting existing buildings or sites for sound attenuation. For example, common traffic noise mitigation measures, such as sound barriers, may not be feasible at some existing land uses with inadequate frontage along the roadway. As noise walls are most effective when presenting a

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

### Mitigation Measures

None feasible.

POPULATION AND HOUSING<sup>3</sup>

**Thresholds of Significance**

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

Threshold	Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	<b>Impact Analysis 4.1.12</b>	<b>Less than Significant</b>
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	<b>No Impact</b>
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	<b>No Impact</b>

**Methodology**

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

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

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

### Impact Analysis

**Impact Analysis 4.1.12** Future development of the neighborhood sites would result in an increase in housing and population growth; however, this growth would not be considered substantial and this impact would be considered **less than significant**. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites in comparison to the current designations/zoning classifications and would therefore have the potential to result in more housing units and population. **Table 4.1-4** shows the theoretical buildout projections for the Elsinore Area Plan recalculated based on land use designations included in the proposed project. As shown, future development of the neighborhood sites under the proposed project could result in up to 1,914 more dwelling units and 5,777 more persons in comparison to the housing and population growth that could occur under the adopted Elsinore Area Plan/General Plan. This represents a 12 percent increase.

**TABLE 4.1-4**  
**THE ELSINORE AREA PLAN**  
**THEORETICAL BUILD-OUT PROJECTIONS UNDER PROPOSED PROJECT**

Land Use	Project-Related Change in Acreage <sup>1</sup>	Acreage	Dwelling Units <sup>2</sup>	Population
Agriculture Foundation Component		0	0	0
Rural Foundation Component		13,048	897	2,709
Rural Community Foundation Component		755	292	881
Open Space Foundation Component	(-2.67)	58,963	160	484
<b>Community Development Foundation Component</b>				
Estate Density Residential (EDR)		-	-	0
Very Low Density Residential (VLDR)		3,293	2,470	7,461
Low Density Residential (LDR)		571	856	2,585
Medium Density Residential (MDR)		2,720	8,794	26,568
Medium-High Density Residential (MHDR)		245	1,591	4,807
High Density Residential (HDR)		7	77	231
Very High Density Residential (VHDR)		16	265	799
Highest Density Residential (HHDR)	(+ 63.75)	64	1,913	5,778
Commercial Retail <sup>2</sup> (CR)	(-23.75)	96	0	0
Commercial Tourist (CT)		17	0	0
Commercial Office (CO)		0	0	0
Light Industrial (LI)	(-36.64)	788	0	0
Heavy Industrial (HI)		0	0	0
Business Park (BP)		56	0	0

Land Use	Project-Related Change in Acreage <sup>1</sup>	Acreage	Dwelling Units <sup>2</sup>	Population
Public Facilities (PF)	(-0.69)	46	0	0
Community Center (CC)		0	0	0
Mixed Use Planning Area (MUPA)		0	0	0
<b>Proposed Project Land Use Assumptions and Calculations Totals:</b>		<b>80,685</b>	<b>17,315</b>	<b>52,303</b>
<b>Current Elsinore Area Plan/General Plan Land Use Assumptions and Calculations Totals:</b>		<b>80,685</b>	<b>15,401</b>	<b>46,526</b>
<b>Increase</b>		<b>-</b>	<b>1,914</b>	<b>5,777</b>

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

<sup>2</sup> Projected dwelling units and population were calculated using the methods, assumptions, and factors included in the County's General Plan (Appendix E-1).

Source: County of Riverside 2015a

The change in zoning would increase the potential for high density housing in the Elsinore area consistent with specific Housing Element policies intended to encourage the provision of affordable housing (GPA 960 and RCIP GP Policies 1.1 and 1.2). Furthermore, the neighborhood sites are all currently designated/classified for urban development and located in the vicinity existing public service and utility infrastructure.

A range of housing types could result in the need for additional services such as schools, parks, and public safety, in addition to the need for additional water, wastewater, and other utilities. The change in zoning may encourage additional growth in the Elsinore area that could also result in new nonresidential and employment growth occurring to serve new residents. By directing growth to existing urban areas and reviewing each development proposal impacts to services, the County will ensure that future development meets demand through application of mitigation measures, conditions of approval, and impact fee programs. For these reasons, the increase in housing and population growth that could occur on the neighborhood sites and in the surrounding Elsinore area as a result of the project would not be considered substantial and this impact is **less than significant**.

Mitigation Measures

None required.

## 4.1 ELSINORE AREA PLAN

### 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"> <li>• fire protection,</li> <li>• police protection,</li> <li>• schools,</li> <li>• parks,</li> <li>• other public facilities.</li> </ul> <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"> <li>• <b>Fire Stations:</b> One fire station per 2,000 dwelling units</li> <li>• <b>Law Enforcement:</b> 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers</li> </ul>	<p><u>Fire Protection</u>  <b>Impact Analysis 4.1.13</b></p> <p><u>Law Enforcement</u>  <b>Impact Analysis 4.1.14</b></p> <p><u>Public School Facilities</u>  <b>Impact Analysis 4.1.15</b></p> <p><u>Parks</u>  <b>Impact Analysis 4.1.16</b> under Recreation subsection</p>	<p><u>Fire Protection</u>  <b>Less than Significant</b></p> <p><u>Law Enforcement</u>  <b>Less than Significant</b></p> <p><u>Public School Facilities</u>  <b>Less Than Significant</b></p>

#### Methodology

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

## Impact Analysis

### Fire Protection and Emergency Medical Services

**Impact 4.1.13** 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 confirmed that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The County of Riverside requires the payment of developer mitigation fees prior to the final inspection by the Building and Safety Department for any residential dwelling. 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.

GP 960 Policy LU 5.1 (RCIP GP Policy LU 5.1) prohibits new development from exceeding the ability to adequately provide supporting infrastructure and services, including fire protection services, and GP 960 Policy S 5.1 (RCIP GP Policy S 5.1) requires proposed development to incorporate fire prevention features. The California Building and Fire Codes require new development to meet minimum standards for access, fire flow, building ignition and fire resistance, fire protection systems and equipment, defensible space, and setback requirements. County Ordinance 787 includes requirements for high-occupancy structures to further protect people and structures from fire risks, including requirements that buildings not impede emergency egress for fire safety personnel and that equipment and apparatus would 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



## 4.1 ELSINORE AREA PLAN

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**Impact 4.1.14** Future development on the neighborhood sites would fund additional officers through property taxes and any facilities needed to accommodate the personnel would be subject to CEQA review. Therefore, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of law enforcement services. (Threshold 1)

**Table 4.1-5** shows the criteria used by Riverside County EIR No. 521 to determine law enforcement personnel and equipment needs in unincorporated areas of Riverside County, along with the theoretical law enforcement needs under proposed project. As shown, the increase in density/intensity potential on the neighborhood sites would result in the need for 4 sworn police officers, 1 supervisor, 1 support staff, and 2 patrol vehicles beyond what has been anticipated for buildout of the site under the current land use designations.

**TABLE 4.1-5  
LAW ENFORCEMENT GENERATION FACTORS AND  
THEORETICAL LAW ENFORCEMENT NEEDS UNDER PROPOSED PROJECT**

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

\* Numbers are rounded.

Source: County of Riverside 2015b

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

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

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

### Mitigation Measures

None required.

Public School Facilities

**Impact 4.1.15** Future development resulting from the project would be required to pay LEUSD 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 LEUSD schools serving the neighborhood sites. The LEUSD uses the generation rates shown in **Table 4.1-6** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using LEUSD student generation rates, future development of the neighborhood sites under the proposed project would be expected to result in up to 485.58 additional students at LEUSD schools.

**TABLE 4.1-6  
SCHOOL ENROLLMENT GENERATION FACTORS AND  
STUDENT GENERATION OF PROPOSED PROJECT**

School Type	Generation Rate	Student Generation
Elementary School	0.1303	249.49
Middle School	0.0528	101.06
High School	0.0706	135.13
<b>Total Student Generation</b>		<b>485.58</b>

Source: LEUSD 2015

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

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

Mitigation Measures

None required.

## 4.1 ELSINORE AREA PLAN

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### RECREATION

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?  Riverside County uses the thresholds/generation factor of 3 acres per 1,000 persons to determine projected theoretical need for additional parkland.	<b>Impact Analysis 4.1.16</b>	<b>Less than Significant</b>
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	<b>Impact Analysis 4.1.16</b>	<b>Less than Significant</b>

#### Methodology

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

#### Impact Analysis

**Impact 4.1.16** Future development on the neighborhood sites would be required to provide for adequate park and recreation facilities in accordance with the County's parkland standard. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**. (Thresholds 1 and 2)

Future development of the neighborhood sites under the project would result in the need for 17.33 additional acres of parkland ( $5.777 \times 3 = 17.331$  acres). New housing projects are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees which are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails.

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

Proposed policies for MUA-designated areas encourage the provision of parkland in nonresidential land uses, and proposed Policy PAP 5.25 would require HHDR development to incorporate transitional buffers, including park and recreational areas and trails.

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.

## 4.1 ELSINORE AREA PLAN

### 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>	<p><b>Impact Analysis 4.1.17</b></p>	<p><b>Significant and Unavoidable</b></p>
<p>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.</p>	<p><b>Impact Analysis 4.1.17</b></p>	<p><b>Significant and Unavoidable</b></p>
<p>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.</p>	<p>The neighborhood sites would not result in the increase of 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).</p>	<p><b>No Impact</b></p>
<p>4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).</p>	<p><b>Impact Analysis 3.16.3 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less than Cumulatively Considerable</b></p>
<p>5) Result in inadequate emergency access.</p>	<p><b>Impact Analysis 3.16.4 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less than Cumulatively Considerable</b></p>

<p>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.</p>	<p><b>Impact Analysis 3.16.5 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less than Cumulatively Considerable</b></p>
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**Methodology**

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

**Impact Analysis**

**Impact Analysis 4.1.17** The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on one roadway segment in the Elsinore Area Plan planning area that is already projected to operate at an unacceptable level under buildout of the General Plan (Bonita Avenue). 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 4.1-7** summarizes traffic volumes and LOS on roadway segments in the Elsinore 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 several roadway segments within the Elsinore Area Plan to operate at an unacceptable level at the following intersections:

- Bella Vista to Riverside Street (Greenwald Avenue)
- SR 74 to Telford Avenue (Hammack Avenue)
- Peach Street to SR 74 (Meadowbrook Avenue)
- Telford Avenue to Meadowbrook Avenue (Peach Street)
- North of River Road to South of Peach Street (SR 74)

This is considered a **significant** impact.

**4.1 ELSINORE AREA PLAN**

**TABLE 4.1-7  
TRAFFIC OPERATING CONDITIONS UNDER BUILDOUT OF  
GPA 960 AND PROPOSED PROJECT**

Roadway Segment	Limits	GPA 960 (Build Out)				Housing Element Update (Build Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
Greenwald Ave	SR-74 to Suzan Street	4	Secondary	16,400	D or Better	4	Secondary	(1,700.00)	14,700	D or Better
Greenwald Ave	Bella Vista to Riverside Street	4	Secondary	26,900	F	4	Secondary	(600.00)	26,300	F
Hammack Ave	SR-74 to Telford Avenue	2	Collector	17,700	F	2	Collector	3,100.00	20,800	F
Indian Truck Tr	Temescal Canyon Road to De Palma Road	6	Urban Arterial	15,100	D or Better	6	Urban Arterial	1,100.00	16,200	D or Better
Meadowbrook Avenue	Peach Street to SR-74	4	Secondary	32,400	F	4	Secondary	5,200.00	37,600	F
Peach St	Telford Avenue to Meadowbrook Avenue	4	Secondary	26,400	F	4	Secondary	5,200.00	31,600	F
River Rd	SR-74 to Lizard Rock Road	4	Secondary	2,400	D or Better	4	Secondary	200.00	2,600	D or Better
SR-74	N of River Road to S of Peach Street	6	Expressway	105,100	F	6	Expressway	1,600.00	106,700	F

Source: *Urban Crossroads 2015*

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

### Mitigation Measures

None feasible.



## 4.1 ELSINORE AREA PLAN

### UTILITIES AND SERVICE SYSTEMS

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	<b>Impact Analysis 3.17.1 in Section 3.0</b> – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	<b>Impact Analysis 4.1.18 and Impact Analysis 4.1.19</b>	<u>Wastewater</u> <b>Less than Significant Impact</b>  <u>Water</u> <b>Less than Significant with Mitigation Incorporated</b>
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	<b>Impact Analysis 3.17.3 in Section 3.0</b> – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	<b>Impact Analysis 4.1.19</b>	<b>Less than Significant with Mitigation Incorporated</b>
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.	<b>Impact Analysis 4.1.18</b>	<b>Less than Significant Impact</b>
6) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.	<b>Impact Analysis 4.1.20</b>	<b>Less than Significant with Mitigation Incorporated</b>
7) Comply with federal, state, and local statutes and regulations related to solid waste.	<b>Impact Analysis 4.1.20</b>	<b>Less than Significant with Mitigation Incorporated</b>

## **Methodology**

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

## **Impact Analysis**

### Wastewater

**Impact Analysis 4.1.18** The proposed project will slightly increase wastewater flows. However, the increase represented by the proposed project will not require any additional infrastructure or treatment capacity. Therefore, this impact is **less than significant**. (Thresholds 2 and 5)

To determine future demand for wastewater facilities, the EVMWD relies on recommended generation factors included in Appendix B of its Wastewater Master Plan. The recommended generation factors are determined according to land use designation. The generation factor for Mixed Use land uses is 1,400 gallons per day per acre (EVMWD 2008). Using this factor and allowing that the proposed project will result in a total of 87.49 developed acres, the proposed project may be expected to generate 122,486 gallons of wastewater per day.

The 2008 EVMWD Wastewater Master Plan includes detailed descriptions of all facilities operated by the EVMWD for the purpose of collecting and treating wastewater. For its description of the Regional Water Reclamation Facility (WRF), the 2008 Wastewater Master Plan states that the existing average flow and peak flow capacities of the Regional WRF are 8 mgd. Currently, the Regional WRF is processing approximately 6 mgd, leaving an unused capacity of 2 mgd (EVMWD 2008). Considering the EVMWD's generation factor to determine that the proposed project will result in a wastewater demand of 122,486 gallons per day, and the stated current treatment capacity of the Regional WRF to be 8 mgd, the proposed project would result in an increase of 1 percent to the average wastewater flow of the Regional WRF, which would not be considered significant.

Furthermore, the need for specific facilities/capacity to serve specific development proposals will be determined through the development review process with any necessary infrastructure improvements required as project conditions of approval. Additionally, Ordinance No. 659, DIF Program, is intended to mitigate growth impacts in Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. This would include any potential future expansion wastewater treatment facilities. Future development would also be subject to Riverside County Ordinance No. 592, Regulating Sewer Use, Sewer Construction and Industrial Wastewater Discharges in County Service Areas. This ordinance sets various standards for sewer use, construction, and industrial wastewater discharges to protect both water quality and the infrastructure conveying and treating wastewater by establishing construction requirements for sewers, laterals, house connections, and other sewerage facilities, and by prohibiting the discharge to any public sewer (which directly or indirectly connects to Riverside County's sewerage system) any wastes that may have an adverse or harmful effect on sewers, maintenance personnel, wastewater treatment plant personnel or equipment, treatment plant effluent quality, or public or private property or which may otherwise endanger the public or the local environment or create a public nuisance. As a result, this ordinance serves to protect water supplies, water and wastewater facilities, and water quality for both surface water and groundwater.

## 4.1 ELSINORE AREA PLAN

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As adequate wastewater treatment capacity would be available to serve future development, this impact would be **less than significant**.

### Mitigation Measures

None required.

### Water Supply and Service

#### **Impact Analysis 4.1.19**

Implementation of the proposed project would increase demand for water supply, which could result in effects on the physical environment. However, adequate water supply sources exist, and the proposed project's and Temescal Valley Water District and the Elsinore Valley Municipal Water District's water conservation provisions would ensure adequate water service. This is considered a **less than significant** impact. (Thresholds 2 and 4)

Nine water purveyors<sup>4</sup> are served both treated and raw water by Western using Colorado River and SWP supplies transported by MWD, and treated water from the Arlington Desalter. In addition to water purchased from Western, most of these water purveyors also pump and deliver local groundwater and/or recycled water within their respective service areas.

Western, which became a member agency of MWD in November 1954, obtains approximately 90 percent of its total supply through imported water sources from MWD. About one-quarter of the water Western purchases from MWD comes from the Colorado River Aqueduct and about three-quarters from the SWP, which transports water from Northern California via the California Aqueduct. Western has a purchase agreement for an initial base demand of 65,298.5 acre-feet with a Tier 1 annual maximum of 58,768.7 AF1. It also has a Purchase Order Commitment for 391,791 acre-feet per year (AFY) (Western 2010). Western provides imported water for its direct retail customers in the unincorporated areas around Lake Mathews, portions of the City of Riverside, and the Murrieta area. For Western's wholesale customers, treated imported water is delivered through MWD's Mills water treatment plant and the Skinner water treatment plant. (Western 2010).

The EVMWD obtains its potable water supplies from imported water from MWD and local surface water from Canyon Lake. In addition, the EVMWD has access to groundwater from the Elsinore Basin, Coldwater Basin, San Bernardino Bunker Hill Basin, Rialto-Colton Basin, and Riverside-North Basin. Almost all of the groundwater production for potable use occurs in the Elsinore Basin. Through recharge programs run by the EVMWD, the amount of annual groundwater pumping is nearly equal to the natural recharge (EVMWD 2011). California Department of Water Resources, Bulletin 118, does not identify the Elsinore Basin to be in a state of overdraft (EVMWD 2011). Imported water supply is purchased from the MWD via the Eastern Municipal Water District and the Western Municipal Water District.

The EVMWD's existing recycled water demands are supplied by tertiary treated wastewater from the Regional WRF, Railroad Canyon WRF, and Horsethief Canyon WRF. In the effort to minimize the need for imported water, the EVMWD plans to expand its recycled water system to provide

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<sup>4</sup> Both EVMWD and TVWD are purveyors supplied by Western.

recycled water for irrigation users and to maintain water levels in Lake Elsinore during normal and dry years.

The EVMWD's 2011 Urban Water Management Plan reports that the average daily per capita water use within its service area from 1999 to 2008 was 248 gallons per capita per day (base daily rate). Conservatively, the proposed project would result in 449 new people in the EVMWD service area, which would result in a residential water demand of 111,352 gallons per day, or approximately 124 acre-feet per year.

The Comprehensive Annual Financial Report produced by the EVMWD (2014) states that the district produced 26,055 acre-feet of water in fiscal year 2014 (July 1, 2013, through June 30, 2014). The report further states that of this total, a total of 25,375 acre-feet of water was consumed. For the past 10 years, the EVMWD has produced an average of approximately 27,235 acre-feet. During that same period, the lowest amount of water consumed by EVMWD customers was 23,046 acre-feet in 2011 and the highest amount was 34,016 acre-feet in 2007.

As discussed under **Impact 4.1.12**, future development of the neighborhood sites under the proposed project could result in up to 1,914 more dwelling units and 5,777 more persons than anticipated for buildout of the sites under the adopted Elsinore Area Plan. This would increase demand for water services and supplies beyond that previously anticipated for the neighborhood sites. Riverside County EIR No. 521 uses a residential generation factor of 1.01 AFY per dwelling units to determine projected theoretical water supply needs. Using that factor, the project would result in the need for 1,933.14 AFY beyond water supply demand originally anticipated (1914 du x 1.01 AFY = 1,933.14 AFY).

Water agencies in the County generally operate on a 'will serve' capacity by planning and constructing infrastructure and hiring staff based on demand projections for their service areas. The County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process include a determination regarding the availability of water and sewer service. Therefore, the availability of adequate water service, including water supplies, would need to be confirmed by the EVMWD 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 pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process would ensure consistency with these County General Plan policies. Ordinance No. 859, Water-Efficient Landscape Requirements, requires new development projects to install water-efficient landscapes, thus limiting water applications and minimizing water runoff and water erosion in landscaped areas. Mitigation measure **MM 3.9.5** (see Section 3.0) ensures that applicants for future development would submit evidence to Riverside County that all applicable water conservation measures have been met.

Compliance with these regulations, mitigation, and review by the EVMWD will ensure that future development is not approved without adequate water supplies, as well as the incorporation of all feasible water conservation features. Therefore, this impact would be reduced to a **less than significant** impact.

## 4.1 ELSINORE AREA PLAN

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### Mitigation Measures

#### **MM 3.9.5** (see Section 3.0)

#### Solid Waste

##### **Impact Analysis 4.1.20**

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

Future development would generate solid waste that would be disposed of in the El Sobrante landfill, potentially hastening the end of their usable lives and contributing to the eventual need for new or expanded landfill facilities. Riverside County EIR No. 521 uses a residential solid waste generation factor of 0.41 tons per dwelling unit. Using that factor, the project would generate 784.74 tons of waste beyond that already planned for the sites (1,914 du x 0.41 tons per du = 787.74 tons).

As discussed in the Setting subsection above, the El Sobrante landfill has remaining capacity (50.1 million tons) to serve future development resulting from the proposed project. Furthermore, as waste originating anywhere in Riverside County may be accepted for disposal at any landfill site in the County, other landfills in the County could accept waste generated by the proposed project. As part of its long-range planning and management activities, the RCDWR ensures that Riverside County has a minimum of 15 years of capacity, at any time, for future landfill disposal. The 15-year projection of disposal capacity is prepared each year as part of the annual reporting requirements for the Countywide Integrated Waste Management Plan. The most recent 15-year projection submitted to the State Integrated Waste Management Board by the RCDWR indicates that no additional capacity is needed to dispose of countywide waste through 2024, with a remaining disposal capacity of 28,561,626 tons in the year 2024 (County of Riverside 2015).

In addition, future development on the neighborhood sites would be subject to the RCDWR Design Guidelines for Refuse and Recyclables Collection and Loading Areas, as well as mandatory measures required as standard Conditions of Approval for new projects, including issuance of a clearance letter by RCDWR. The clearance letter outlines project-specific requirements to ensure that individual project developers provide adequate areas for collecting and loading recyclable materials, such as "paper products, glass and green wastes." No building permits would be issued unless/until RCWD verifies compliance with the clearance letter conditions. Furthermore, all future development with commercial accounts generating more than 4 yards per week of solid waste and multi-family complexes with five units or more would be required to have a recycling program in place consistent with the mandatory commercial and multi-family recycling requirements of Assembly Bill 341. Mitigation measure **MM 3.17.4** (see Section 3.0) requires all future commercial, industrial, and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials and **MM 3.17.5** (see Section 3.0) requires all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project. These requirements would apply to future development in the Elsinore Area Plan and would reduce the demand on landfills serving the community.

Because there is adequate capacity at existing landfills to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and future development

would be required to meet County and state recycling requirements to further reduce demands on area landfills, this impact would be **less than significant**.

Mitigation Measures

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

## 4.1 ELSINORE AREA PLAN

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### ENERGY CONSUMPTION

#### Thresholds of Significance

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

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

4.1.4 REFERENCES

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

\_\_\_\_\_. 2014. *County of Riverside General Plan Amendment No. 960. Public Review Draft. March 2014.*

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DTSC (California Department of Toxic Substances Control). 2015. EnviroStor. <http://www.envirostor.dtsc.ca.gov/public/>.

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## **4.10 THE PASS AREA PLAN**

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**4.10.1 PROJECT DESCRIPTION**

The project consists of both revisions to the Cabazon Policy Area in The Pass Area Plan to articulate a more detailed vision for Cabazon's future, as well as a change in land use designation and zone classification for 332.11 acres within the Cabazon 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 Pass Area Plan implementing the HHDR and MUA neighborhoods, including revisions to Table 2: Statistical Summary of The Pass 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 Pass Area Plan, as revised by the proposed project, is included in **Appendix 2.1-1**.

Cabazon Policy Area

*The Cabazon Policy Area was based on the Cabazon Community Plan, which was adopted in 1998. The Cabazon Community Plan provided land use guidance for approximately 7,490 acres of unincorporated land on both sides of Interstate 10 (I-10), excluding the Morongo Indian Reservation. The boundaries of the policy area are generally Martin Road to the north, Fields Road to the west, Rushmore Avenue to the east, and the San Bernardino National Forest to the south. Cabazon, a rural community that has more than 2,000 residents, has expressed concerns over a series of issues that affect most growing communities. These issues include revitalizing its historic main street to accommodate resident and tourist needs; reducing flood hazards; increasing accessibility throughout the area; and improving railroad crossings. The land use map reflects the policies regarding lot sizes and allowable uses as detailed in the Cabazon Community Plan. The following policies assist the residents of Cabazon in creating a safe and more desirable place to live and work.*

~~The Pass Area Plan provides for a Community Center Overlay covering approximately three square miles, generally southerly of Interstate 10 between Apache Trail on the west and Elm Street on the east. (Town Center) located in the vicinity of the historical heart of Cabazon.~~

**Cabazon Town Center:** The community of Cabazon - a gateway to the Coachella Valley for Interstate 10 travelers heading east and to Western Riverside County for those heading west - is envisioned to grow significantly in the future. In order to provide for growth in a manner that

**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 Cabazon Policy Area in The Pass Area Plan. The section is organized as follows:

**Section 4.10 The Pass Area Plan**

**4.10.1 Project Description**

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

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

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

**4.10.3 Project Impact Analysis**

Thresholds of Significance

Methodology

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

**4.10.4 References**

## 4.10 THE PASS AREA PLAN

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further the overall vision of the community, a total of about 306 acres within six neighborhoods are designated as Mixed Use Areas (MUA).

Residents of Cabazon enjoy beautiful views of mountains to the north and south and convenient access to employment opportunities in both western Riverside County and the Coachella Valley, with regional automobile access provided by Interstate 10. The community is also bisected by the Southern Pacific rail line. There is a possibility for inter-city passenger rail service to be provided in the Pass Area in the future, potentially in or near Cabazon. The Pass Transit System serves the communities in the San Gorgonio Pass area, and its Cabazon Circulator route provides transit service to much of the community, including the neighborhoods identified below. Cabazon Circulator passengers can transfer to other routes that provide access to Banning and Beaumont, and connections can be made at a bus stop outside Casino Morongo to the Sunline Transit Agency CommuterLink bus providing access to Riverside on the west and Palm Desert on the east. Cabazon is located close to important regional trail systems – the California Riding and Hiking Trail within the community, and the Pacific Crest National Scenic Trail nearby to the east of the community. The community can – and should – avail itself of connections to these major trails, and provide for internal non-motorized trail and paseo connections between existing and newly developing neighborhoods.

Cabazon is best known for the attractions on the north side of Interstate 10. Casino Morongo and the outlet malls are major employers as well as tourist magnets. However, many of its important community facilities – its elementary school, library, community center, fire station, and Sheriff's station – are located south of the freeway, as are most of the community's homes. Cabazon Town Center includes these existing facilities, many of the community's existing neighborhoods, and the designated Mixed Use Areas and areas of focused high density housing described below. Specific policies are included relating to the envisioned land use objectives for each of the six designated Mixed Use Areas. The other five selected neighborhoods are designated Highest Density Residential (HHDR: 20-40 dwelling units per acre).

### **Policies:**

- ~~PAP 5.1~~ ~~A general plan amendment is required in order to develop land within this Community Center Overlay at the Community Center intensity level. However, any general plan amendment within this area involving a change from a lower intensity foundation category to the Community Development foundation component is hereby exempted from the eight year limit and other procedural requirements applicable to Foundation Component amendments. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.~~
- PAP 5.1 ~~5-2~~ Provide bank stabilization and protection for the San Gorgonio River within the Cabazon Policy Area
- PAP 5.2 ~~5-3~~ Allow uses that can be periodically flooded in areas within the 100-year flood zone. Such uses might include agriculture, golf courses, recreational uses, utilities, surface mining operations, parking, landscaping, and compatible resource development.
- PAP 5.3 ~~5-4~~ Require building pads to be raised, at minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.
- PAP 5.4 ~~5-5~~ Refer to the Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element for other applicable policies.
- PAP 5.5 ~~5-6~~ Allow land uses that serve travelers, such as service stations, markets, and restaurants, to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe

*vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.*

PAP 5.6      Ensure that all new land uses, particularly residential, commercial, and public uses, including schools and parks, are designed to provide convenient public access to alternative transportation facilities and services, including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.

Mixed Use Areas

The designated 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, such as 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 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 worship, schools, parks, and community or senior centers.

[Main Street Crescent] Neighborhood 2, as shown on the Cabazon Town Center map, consists of 77 acres located within the historic core of the community – the crescent of land bounded on the north by Interstate 10 and on the south by Main Street (a designated Secondary Highway) and the Southern Pacific rail line. There is already a mix of land uses in this area, including single-family housing, lots with two homes or duplexes, commercial uses, a church, a sheriff's station, and small-scale industrial/distribution uses. There are also many vacant parcels. The Mixed Use Area designation offers opportunities to develop either mixtures of existing and new uses, entirely new mixed use projects, or combinations thereof.

PAP 5.7      At least thirty-five (35) percent of this designated Mixed Use Area shall be developed with Highest Density Residential (HHDR: 20-40 dwelling units per acre) land uses.

PAP 5.8      Nonresidential uses should include a variety of other uses, such as retail and dining activities serving the local population and tourists, office uses, public uses, places of worship, community facilities, and recreation centers.

PAP 5.9      Nonresidential uses in this area should be designed in a manner that would provide pedestrian and bicycle linkages to enhance non-motorized mobility in this area.

[Bonita-Orange Northwest] Neighborhood 3, as shown on the Cabazon Town Center map, consists of 101 acres located northerly of Bonita Avenue (a designated Major Highway), easterly of Apache Trail (also a designated Major Highway), westerly of Orange Street, and southerly of the rail line and Main Street.

PAP 5.10      At least thirty-five (35) percent of this designated Mixed Use Area shall be developed with Highest Density Residential (HHDR: 20-40 dwelling units per acre) land uses.

PAP 5.11      Residential uses shall be particularly encouraged to be located in the southerly and westerly portions of this neighborhood. Nonresidential uses should include a variety

## 4.10 THE PASS AREA PLAN

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of other uses, such as retail activities serving the local population and tourists, business park and office uses, light industrial uses, and parkland.

PAP 5.12 In addition to pedestrian and bicycle access between residential and nonresidential uses, linkages should be provided along the edge of the Rural Desert land use designation that includes the San Gorgonio River flood plain and fluvial sand transport area.

[Bonita-Broadway Northwest] Neighborhood 4, as shown on the Cabazon Town Center map, consists of 15 acres located northerly of Bonita Avenue (a designated major highway), westerly of Broadway (also a designated major highway), and southerly of the rail line and Main Street, extending one-quarter mile westerly from Broadway.

PAP 5.13 At least fifty (50) percent of this designated Mixed Use Area shall be developed with Highest Density Residential (HHDR: 20-40 dwelling units per acre) land uses.

PAP 5.14 Nonresidential uses should include a variety of other uses, such as business park, office, retail and light industrial uses, and parkland.

PAP 5.15 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Development should not preclude the potential for a grade separation where Broadway crosses the rail line.

[Bonita-Broadway Northeast] Neighborhood 7, as shown on the Cabazon Town Center map, consists of 42 acres located northerly of Bonita Avenue, easterly of Broadway, and southerly of the rail line and Main Street, extending one-half mile easterly from Broadway.

PAP 5.16 At least fifty (50) percent of this designated Mixed Use Area shall be developed with Highest Density Residential (HHDR: 20-40 dwelling units per acre) land uses.

PAP 5.17 Nonresidential uses should include a variety of other uses, such as business park, office, retail, and light industrial uses, and parkland.

PAP 5.18 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. A community trail should be developed along the easterly margin of Neighborhood 7 at the westerly edge of the Rural Desert land use designation. Development should not preclude the potential for a grade separation where Broadway crosses the rail line.

[Bonita-Broadway Southeast] Neighborhood 8, as shown on the Cabazon Town Center map, consists of 11 acres located at the southeasterly corner of Broadway and Bonita Avenue. This property is anticipated to be a particularly appropriate site for a mixed-use Highest Density Residential development with a neighborhood retail commercial center.

PAP 5.19 Fifty (50) percent of this designated Mixed Use Area shall be developed with Highest Density Residential (HHDR: 20-40 dwelling units per acre) land uses.

PAP 5.20 The remainder of this designated Mixed Use Area should be developed with local serving commercial or office uses. This would be a convenient location for a neighborhood shopping center serving the residents of Cabazon southerly of the rail line and Interstate 10.

PAP 5.21 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and the local serving commercial or office uses on this site. Additionally, given the central location of this area within the community, linkages can and should be established with designated Mixed Use Area Neighborhoods 4, 7, and 10 to the north and east, with the Highest Density

Residential Neighborhoods 5, 6, and 9, and with the community facilities (school, library, and community center) located to the south.

[Carmen-Almond Northwest] Neighborhood 10, as shown on the Cabazon Town Center map, consists of 59 acres located southerly of Bonita Avenue, westerly of Almond Street, and northerly of Carmen Avenue. This area consists of six large properties (2½ acres or larger) on the east and 60 single-family residential lots in the Upper Cabazon Vista subdivision on the west.

PAP 5.22 Fifty (50) percent of this designated Mixed Use Area shall be developed with Highest Density Residential (HHDR: 20-40 dwelling units per acre) land uses.

PAP 5.23 The remainder of this designated Mixed Use Area would include a combination of existing residences, small-scale commercial retail uses, and parkland or recreational areas. Buffers should be provided between the Highest Density Residential development and existing lower density residential areas.

PAP 5.24 Paseos and pedestrian/bicycle connections should be provided between the residential areas of this neighborhood and the public facilities (school, library, and community center) farther west on Carmen Avenue. Such connections should also be provided to the commercial facilities and other land uses in Neighborhoods 8 and 7.

#### Highest Density Residential Development

An additional 59 acres in five neighborhoods (including 44 acres within convenient walking distance of the community's elementary school) are designated Highest Density Residential in order to assist in providing housing opportunities for our population.

[Seminole Residential] Neighborhood 1, as shown on the Cabazon Town Center map, consists of 15 acres located along the north side of Seminole Drive (a designated Major Highway), directly to the east of the easterly boundary of the Morongo Band of Mission Indians jurisdiction. This area – a portion of a much larger parcel – has been zoned for commercial uses since the 1990s. This site is outside the floodplain and is on the Cabazon Circulator transit route. This would be an excellent location for housing for people employed at the commercial and tourist-oriented businesses located northerly of Interstate 10, and elsewhere in the community.

[Broadway-Carmen Northwest] Neighborhood 5, as shown on the Cabazon Town Center map, consists of 10 acres located at the northwesterly corner of Broadway and Carmen Avenue. This area consisting of two parcels is centrally located in relation to the school, library, community center, fire station, and potential commercial uses in Neighborhood 8 and is on the Cabazon Circulator transit route.

[Broadway-Carmen Southwest] Neighborhood 6, as shown on the Cabazon Town Center map, consists of 19 acres located westerly of Broadway, southerly of Carmen Avenue, and northerly of Dolores Avenue. This area is directly across Broadway from the library and community center. A community trail could potentially be established along Dolores Avenue bordering the southerly edge of this neighborhood to provide walking and bicycling opportunities for residents of this neighborhood and potential future trail linkages along the northerly edge of the Rural Desert designated area that includes the 100-year San Gorgonio River floodplain and fluvial sand transport area.

[Broadway-Carmen Northeast] Neighborhood 9, as shown on the Cabazon Town Center map, consists of 10 acres located easterly of Broadway and northerly of Carmen Avenue. Neighborhood 8 is adjacent to the north, and a Highest Density Residential designation in this neighborhood is consistent with the intent for 50 percent of that neighborhood to develop at that density. Neighborhood 9 is located on the opposite side of Carmen Avenue from the library and community center.



#### 4.10 THE PASS AREA PLAN

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[East of Elementary] Neighborhood 11, as shown on the Cabazon Town Center map, consists of 5 acres located southerly of Carmen Avenue, approximately 1000 feet easterly of Broadway and one-quarter mile westerly of Almond Street. This is the easterly half of the property owned by Banning Unified School District. The westerly half hosts the community's only elementary school.

PAP 5.25 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.

PAP 5.26 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 frequent, and in many cases, even daily basis.

Table 2: Statistical Summary of Pass Area Plan

LAND USE	AREA		STATISTICAL CALCULATIONS	
	ACREAGE	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS</b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	2,180	109	298	109
Agriculture Foundation Component Sub-Total:	2,180	109	298	109
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	4,057	609	1,665	NA
Rural Mountainous (RM)	20,806	1,040	2,846	NA
Rural Desert (RD)	2,970	148	406	NA
Rural Foundation Sub-Total:	27,833	1,797	4,917	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	638	223	611	NA
Very Low Density Residential (RC-VLDR)	53	40	109	NA
Low Density Residential (RC-LDR)	197	296	809	NA
Rural Community Foundation Sub-Total:	888	559	1,529	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	22,883	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	0	NA	NA	NA
Open Space-Water (OS-W)	16	NA	NA	NA
Open Space-Recreation (OS-R)	1,128	NA	NA	229
Open Space-Rural (OS-RUR)	3	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
Open Space Foundation Sub-Total:	24,030	0	0	169
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	7,990	7,774	21,270	NA
Low Density Residential (LDR)	<del>1,063</del> 949	<del>1,595</del> 1,423	<del>4,364</del> 3,894	NA
Medium Density Residential (MDR)	<del>776</del> 703	<del>2,717</del> 2,459	<del>7,435</del> 6,729	NA
Medium-High Density Residential (MHDR)	73	477	1,306	NA
High Density Residential (HDR)	8	84	229	NA
Very High Density Residential (VHDR)	2	26	71	NA
Highest Density Residential (HHDR)	<del>2</del> 73	<del>46</del> 2,180	<del>125</del> 5,964	NA
Commercial Retail <sup>2</sup> (CR)	<del>109</del> 76	NA	NA	<del>1,645</del> 1,138
Commercial Tourist (CT)	5	NA	NA	75
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	<del>186</del> 62	NA	NA	<del>2,391</del> 793
Heavy Industrial (HI)	<del>11</del> 2	NA	NA	<del>100</del> 13
Business Park (BP)	5	NA	NA	75
Public Facilities (PF)	177	NA	NA	177

#### 4.10 THE PASS AREA PLAN

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<i>Community Center (CC)</i>	0	0	0	0
	0	0	0	0
<i>Mixed Use Planning Area (MUPA)</i>	<u>285</u>	<u>3,509</u>	<u>9,599</u>	<u>2,192</u>
<i>Community Development Foundation Sub-Total:</i>	<del>10,407</del> <u>10,410</u>	<del>12,719</del> <u>17,932</u>	<del>34,800</del> <u>48,062</u>	4,463
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b><del>65,338</del> <u>65,341</u></b>	<b><del>15,184</del> <u>17,932</u></b>	<b><del>41,544</del> <u>54,806</u></b>	<b>4,741</b>

#### CHANGE OF LAND USE DESIGNATION AND ZONE CLASSIFICATION

In addition to the proposed text revisions, the project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate approximately 332.11 acres within the Cabazon Policy Area to HHDR or MUA. The parcels identified for redesignation are separated into 11 neighborhoods as shown in **Figure 4.10-1**. To implement the change in land use designation, the zoning classifications for these neighborhoods will be changed to the new Mixed Use zone classification (areas designated MUA) or the new R-7 zone classification (areas designated HHDR). Detailed information regarding specific parcels identified for changes in land use designation and zone classification are detailed in **Table 10** in **Appendix 2.1-2** of this EIR.

#### 4.10 THE PASS AREA PLAN

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RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# Cabazon Town Center (Preliminary Draft for Review and Discussion Purposes)

**Supervisorial District 5  
The Pass Area Plan**

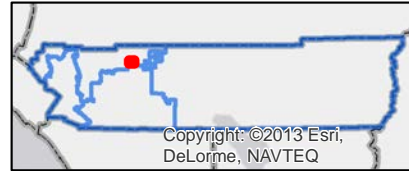
**Riverside County  
General Plan Housing Element**

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

**General Plan Land Use**

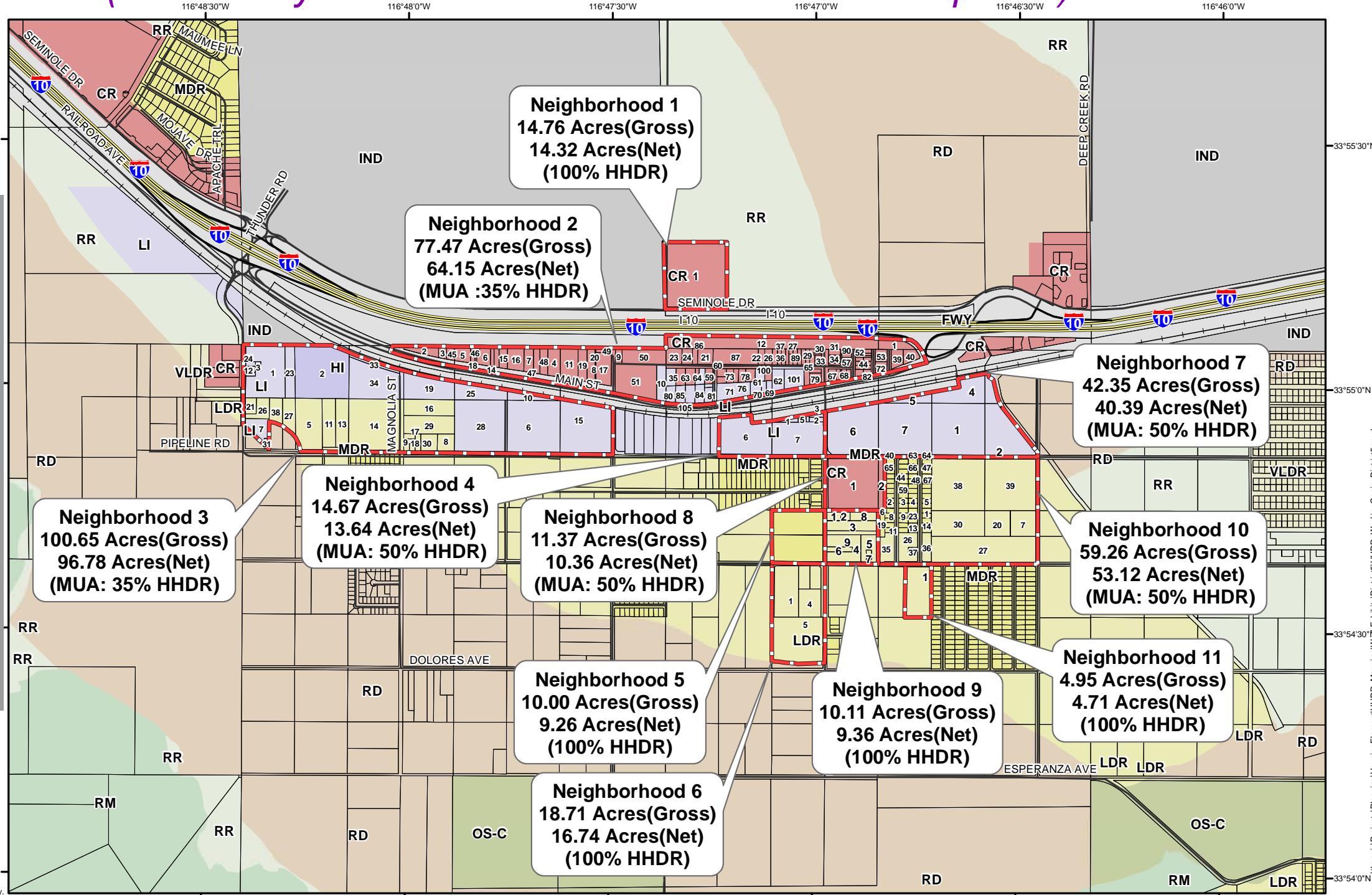
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Commercial Retail
- Light Industrial
- Heavy Industrial
- Rural Residential
- Rural Mountainous
- Rural Desert
- Conservation
- Indian Lands
- Freeway

4/13/2015



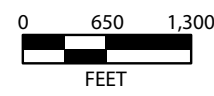
Copyright: ©2013 Esri,  
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**Disclaimer:** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee 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.



Mickey Zolozio \magia\Projects\Planning\HousingElement\HHDR\_Mapping\Work\Exhibits\District5\HHDR\_WorkingCopies\District5.mxd

Source: Riverside County



**Figure 4.10-1**  
Cabazon Town Center Proposed HHDR-MUA Neighborhoods



### **4.10.2 SETTING**

Cabazon is a rural community located in the far eastern portion of The Pass Area Plan planning area, immediately east of the City of Banning. The Cabazon community includes approximately 7,490 acres of unincorporated land on both sides of Interstate 10 (I-10), excluding the Morongo Indian Reservation, and is generally bounded by Martin Road to the north, Fields Road to the west, Rushmore Avenue to the east, and the San Bernardino National Forest to the south (see **Figure 4.10-2**, Aerial Photograph). Cabazon is characterized by small-town urban and tourist uses on both sides of I-10, with a large shopping center (Desert Hills Factory Outlet Mall) and gaming facility (Morongo Casino Resort and Spa) to the west. The visual character of the proposed neighborhood sites and surrounding area is currently characterized by a mix of rural residential and vacant land, single-family and some multi-family residential, commercial, tourist, and other small-town urban uses.

The Cabazon community is situated between the San Bernardino Mountains to the north and the San Jacinto Mountains to the south. The San Gorgonio River and its tributary creeks through Millard Canyon, Deep Canyon, and Lion Canyon provide seasonal water flows in Cabazon. The location of the 100-year floodplain is shown in **Figure 4.10-3**.

#### **PUBLIC SERVICES AND UTILITIES**

##### **Fire Protection**

Two Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 24 at 50382 Irene Street in Cabazon and Station 89 at 172 North Murray Street in Banning. Station 24 is staffed by one captain, one engineer, and one firefighter/Advanced Life Support (ALS) every day and Station 89 is staffed by one captain, one engineer, and two firefighters/ALS every day. The average response time standards are 1:07 minutes for Station 24 and 9:03 minutes for Station 89. Both stations strive to meet these standards 90 percent of the time (RCFD 2015).

##### **Law Enforcement**

Ten Riverside County Sheriff's Department (RCSD) stations are located throughout Riverside County to provide area-level community service. The Cabazon station, located at 50290 Main Street in Cabazon, provides service to the mid-county Pass area, including the unincorporated communities around the Cities of Beaumont and Banning (Cabazon, Cherry Valley, Poppet Flats, San Gorgonio, San Timoteo Canyon, Twin Pines, and Whitewater), as well as contract services to the City of Calimesa and the Morongo Indian Reservation (RCSD 2015). The Cabazon station is staffed by one captain, one lieutenant, nine sergeants, six investigators, three corporals, and 42 deputies. 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).

The RCSD does not have a defined response time goal. The average response time for the Cabazon station is 8.08 minutes for Priority One calls, 11.92 minutes for Priority Two calls, and 17.34 minutes for Priority Three calls (LSA 2006).



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### Public Schools

The neighborhood sites are within the boundaries of the Banning Unified School District (BUSD), which includes four elementary schools, one intermediate school, one middle school, one comprehensive high school, one continuation high school, and one independent study school. The current enrollment and capacity numbers for BUSD schools are shown in **Table 4.10-1**.

**TABLE 4.10-1**  
**BUSD SCHOOL ENROLLMENT AND CAPACITY**

School	2013-14 Enrollment	Capacity	Existing Surplus/Deficit
Cabazon Elementary	323	2,369	-23
Central Elementary	793		
Hemmerling Elementary	519		
Hoffer Elementary	589		
Coombs Alternative; New Horizons and Alternative Education	168		
Nicolet Middle School	961	965	4
Banning High School	1,117	1,507	390
<b>Totals</b>	<b>4,470</b>	<b>4,841</b>	<b>371</b>

Source: SDFA; BUSD 2014

### Parks and Recreation

Riverside County Regional Park and Open-Space District (Riverside County Parks) facilities in the vicinity of the neighborhood sites include Cabazon Park, located a few miles east of Banning along Morongo Trail at 50390 Carmen Avenue in Cabazon, and Bogart Park, located 5 miles north of Beaumont at the northern end of Cherry Valley. Cabazon Park is a 9-acre community park and includes two full basketball courts, one lighted baseball field, skateboard park, picnic tables and a barbecue area, a playground for children ages 2–12, and green fields. Bogart Park is a 400-acre regional recreation area and includes playgrounds, trails, and campgrounds, including an equestrian campground area (Riverside County Parks 2015).

### Water

The neighborhood sites are within the service area of the Cabazon Water District (CWD), a local water district providing water service to approximately 7,990 acres of unincorporated Riverside County east of the City of Banning. The CWD is not required to prepare an Urban Water Management Plan as it provides less than 3,000 acre-feet of water annually (AFY) and serves fewer than 3,000 urban connections. However, the current and projected water demand for the CWD was included in the San Geronio Pass Water Agency (SGPWA) 2010 Urban Water Management Plan; this information is shown in **Table 4.10-2**.

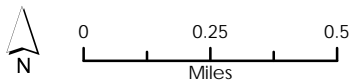
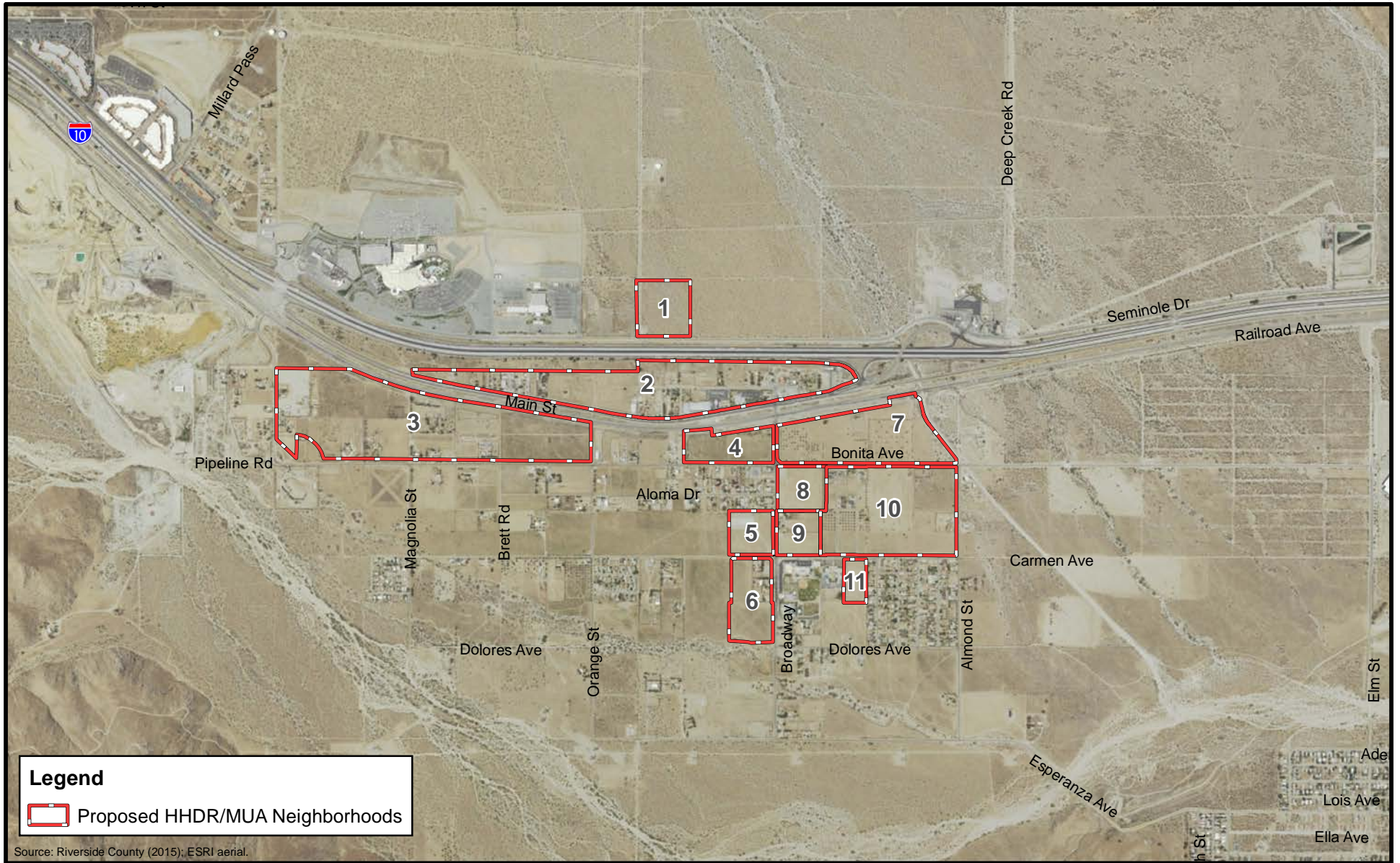


Figure 4.10-2  
Aerial Photograph



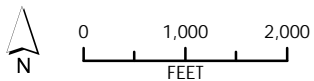


Figure 4.10-3  
Flood Zones Cabazon Town Center



Currently, the primary source of water supply for the CWD is groundwater pumped from the Cabazon Basin (CDM 2010). Annual production from the Cabazon Basin is shown in **Table 4.10-3**. The CWD took over deliveries of water supply to the Desert Hills Factory Outlet Mall in 2013, which likely explains the 217 percent increase in CWD production between 2012 and 2013.

The Cabazon Basin has not been extensively studied and is not an adjudicated groundwater basin. Therefore, the exact storage volume and average safe yield of the basin have not yet been determined and it is uncertain if the basin is in a state of overdraft. As shown in **Figure 4.10-4**, monitoring data from two production wells in the Cabazon Basin, one for the CWD and one for the Mission Springs Water District, show severe drops in water elevation over the last decade, with a drop of over 30 feet in the last decade. The CWD well specifically shows a drop of 15 feet over the past five years, with the most recent data indicating that levels in that well could be stabilizing (SGPWA 2014). Even so, this data, along with previous data from another CWD well, indicates that water levels in the Cabazon Basin overall are dropping and have been for several years, despite the declines in extractions in 2010 through 2012 (DWR 2015; SGPWA 2014). This could suggest that inflows to the basin have declined, or that any impact of reduced extractions require a longer period of time to be seen in wells. The SGPWA and the US Geological Survey are working jointly to model the Cabazon Basin in order to determine further information regarding hydrologic conditions of the basin, including safe yield.

**TABLE 4.10-2  
CURRENT AND PROJECTED WATER DEMAND  
CABAZON WATER DISTRICT**

Year	AFY
2010	1,000
2015	4,000
2020	8,000
2025	12,000
2030	16,000
2035	16,000

Source: CDM 2010

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**TABLE 4.10-3  
PRODUCTION DATA (NON-VERIFIED) IN ACRE-FEET  
CABAZON BASIN**

<b>Year</b>	<b>CWD Production</b>	<b>Total Production (all users)</b>
2001	1,178	1,182
2002	1,580	1,749
2003	1,035	1,208
2004	1,261	1,604
2005	1,069	1,379
2006	966	1,314
2007	923	1,466
2008	875	1,412
2009	905	1,258
2010	710	1,054
2011	509	900
2012	269	654
2013	854	1,226

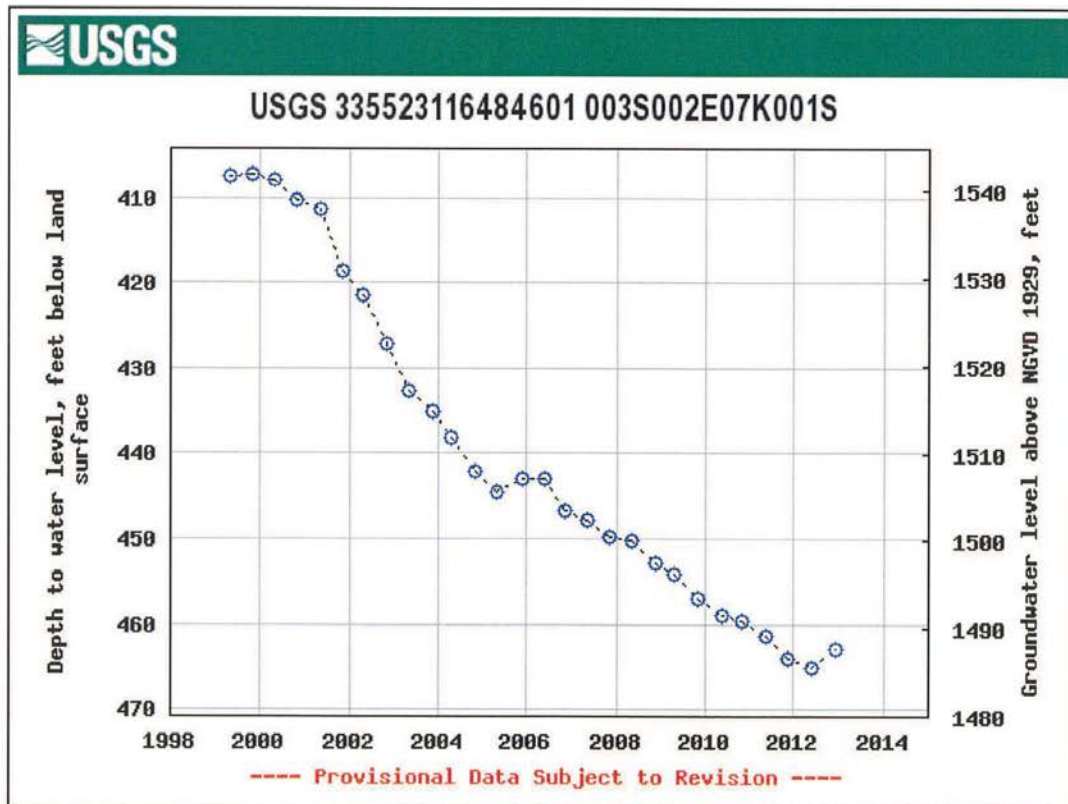
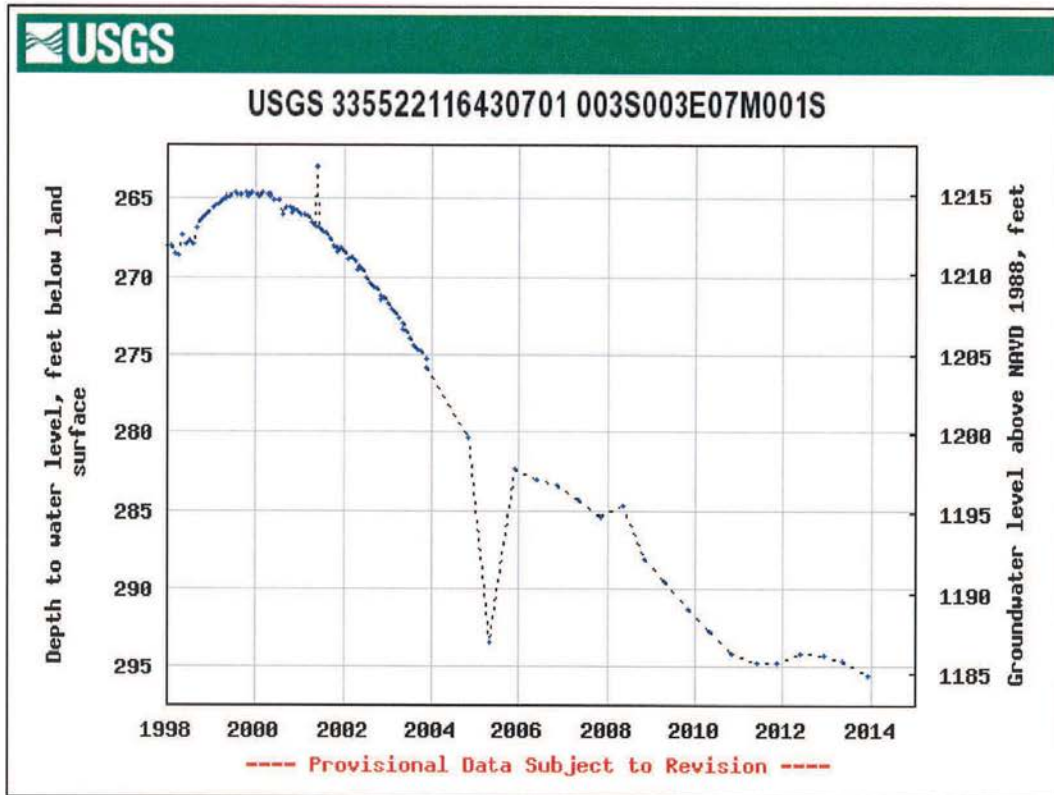
Source: SGPWA 2014

### **Solid Waste**

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

#### **Badlands Landfill**

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



Source: USGS

Figure 4.10-4  
Cabazon Basin Groundwater Levels





Lamb Canyon Landfill

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

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### 4.10.3 PROJECT IMPACT ANALYSIS

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

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

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

#### AESTHETICS, LIGHT, AND GLARE

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect on a scenic vista.	<b>Impact Analysis 4.10.1</b>	<b>Less than Significant with Mitigation Incorporated</b>
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	The proposed neighborhood sites are located along both the north and south sides of I-10. As I-10 is not an eligible or officially designated state scenic highway or a potentially eligible County scenic highway, the project does not have the potential to damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway (Caltrans 2015; County of Riverside 2015a).	<b>No Impact</b>
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	<b>Impact Analysis 4.10.2</b>	<b>Less than Significant with Mitigation Incorporated</b>

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

Threshold	Analysis	Determination
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Impact Analysis 4.10.3	Less than Significant Impact

**Methodology**

All of the neighborhood sites in the Cabazon community are designated by GPA 960 and classified for varying levels of urban development, including low- and medium-density residential, commercial, and industrial uses (see Table 10 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Cabazon 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 2015b). 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 (County of Riverside 2002).

**Impact Analysis**

**Impact Analysis 4.10.1** 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 affects to scenic vistas by altering open views of the surrounding San Bernardino and San Jacinto Mountains 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 Pass Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires new developments to 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

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of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vistas or aesthetic resources.

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

### Mitigation Measures

**MM 3.1.1** (see Section 3.0)

**Impact Analysis 4.10.2** Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would permanently alter the existing visual character of the neighborhood sites and the surrounding area. This impact would be reduced to a **less than significant** level. (Threshold 3)

Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would result in the development of apartments and condominiums, including multi-story structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). This would permanently alter the existing visual character of the neighborhood sites and the surrounding area from small-town urban uses with open views of the surrounding San Bernardino and San Jacinto Mountains to more urban, higher-density development with views partially obscured by structures. The County's General Plan anticipated development of the neighborhood sites with urban uses; however, the land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density and massing beyond that originally considered.

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

The proposed policies for MUA-designated areas encourage a balanced mix of jobs, housing, and services within compact, walkable neighborhoods which also feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes. Additionally, proposed Plan Area Plan Policy PAP 5.25 would require HHDR development to incorporate transitional buffers from other, adjacent land use types and intensities, including the use of such site design features as varied building heights, decorative walls, shade structures, landscape features, building spacing, park and recreational areas, and trails.

Existing County policies and design guidelines, as well as implementation of **MM 3.1.1** and the proposed policies for MUA-designated areas, would reduce aesthetic impacts by ensuring that future development is designed to be compatible with the surrounding uses and would not

substantially degrade the existing visual character or quality of the neighborhood sites. Therefore, this impact would be reduced to a **less than significant** level.

### Mitigation Measures

**MM 3.1.1** (see Section 3.0)

**Impact Analysis 4.10.3** The land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density, and thus an increase in lighting and glare. Increased nighttime lighting could adversely affect the Palomar Observatory. This impact would be reduced to a **less than significant** level. (Threshold 4)

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

County Ordinance No. 655 addresses standards for development within 15 to 45 miles of the Palomar Observatory by requiring, 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. The Pass Area Plan Policy PAP 9.1 requires development to adhere to the lighting requirements of County ordinances for standards intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory. Therefore, Ordinance No. 655 Observatory Restriction Zone B standards would apply to future development under the project.

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

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

### Mitigation Measures

None required.

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### AGRICULTURAL AND FORESTRY RESOURCES

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	There is no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or adjacent to the neighborhood sites (County of Riverside 2015b).	<b>No Impact</b>
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	The zoning classifications of the neighborhood sites include Scenic Highway Commercial, Manufacturing-Service Commercial, Controlled Development, 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).	<b>No Impact</b>
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include Scenic Highway Commercial, Manufacturing-Service Commercial, Controlled Development, 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).	<b>No Impact</b>
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include Scenic Highway Commercial, Manufacturing-Service Commercial, Controlled Development, 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).	<b>No Impact</b>
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	There is no farmland or forestland present on the neighborhood sites, which are infill development sites located along I-10, a major transportation corridor (County of Riverside 2015b).	<b>No Impact</b>

## AIR QUALITY

**Thresholds of Significance**

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

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



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### BIOLOGICAL RESOURCES

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or the US Fish and Wildlife Service (USFWS).	<b>Impact Analysis 4.10.4</b>	<b>Less than Significant Impact</b>
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	<b>Impact Analysis 4.10.5</b>	<b>Less than Significant with Mitigation Incorporated</b>
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	<b>Impact Analysis 4.10.5</b>	<b>Less than Significant with Mitigation Incorporated</b>
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	<b>Impact Analysis 4.10.6</b>	<b>Less than Significant Impact</b>
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	<b>Impact Analysis 3.4.5 in Section 3.0</b> – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>No Impact</b>
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	<b>Impact Analysis 4.10.7</b>	<b>Less than Significant Impact</b>

## Methodology

The impact analysis below utilized data from the two multiple species conservation habitat plans (MSHCPs) in Riverside County (WRC-MSHCP and CV-MSHCP), as well as the biological resources analysis conducted for the General Plan EIR No. 521 and EIR No. 441 to determine whether the proposed increase in density/intensity potential resulting from the project would result in a significant impact. General Plan EIR No. 521 determined that existing mitigation and regulatory compliance measures would reduce to below the level of significance adverse impacts to biological resources resulting from buildout of land uses currently designated in the General Plan (County of Riverside 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 4.10.4** Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the CV-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold 1)

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

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

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

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

### Mitigation Measures

None required.

**Impact Analysis 4.10.5** Impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level. (Thresholds 2 and 3)

As described above, all of the neighborhood sites are located within the boundaries of the CV-MSHCP, which is designed to ensure conservation of covered species as well as the natural communities on which they depend, including riparian habitat and other sensitive habitats. In addition, as discussed further in Section 3.0, Countywide Impact Analysis, future development under the project would be required to comply with regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act and US Army of Engineers protocol (Clean Water Act Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the California Department of Fish and Wildlife (CDFW) and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.3** and **MM 3.4.5** (see Section 3.0) require an appropriate assessment to be prepared by a qualified professional as part of Riverside County's project review process if site conditions (for example, topography, soils, or vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands. The measures require project-specific avoidance measures to be identified or the project applicant to obtain the applicable permits prior to the issuance of any grading permit or other action that would lead to the disturbance of the riparian resource and/or wetland. Compliance with the above-listed existing regulations, as well as implementation of mitigation measures **MM 3.4.3** and **MM 3.4.5**, would ensure that impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level.

### Mitigation Measures

**MM 3.4.3** and **MM 3.4.5** (see Section 3.0)

**Impact Analysis 4.10.6** Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the CV-MSHCP. However, compliance with existing laws and regulatory programs would ensure that this impact is **less than significant**. (Threshold 4)

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

supporting species' life-cycle requirements and the essential ecological processes of species that depend on such habitats. The EIR for the 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 2015). The proposed neighborhood sites are not within a CV-MSHCP Conservation Area and are in an area planned for urban development. As previously described, review for site-specific requirements under the CV-MSHCP, as well as payment of the development mitigation fee, would occur at the time future development of the neighborhood sites is proposed. With payment of the mitigation fee and compliance with the requirements of the CV-MSHCP, a project may be deemed compliant with CEQA, NEPA, CESA, and ESA, and impacts to covered species and their habitat would be deemed less than significant.

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

### Mitigation Measures

None required.

### **Impact Analysis 4.10.7**

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

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

### Mitigation Measures

None required.

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### CULTURAL RESOURCES

#### Thresholds of Significance

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

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

## GEOLOGY AND SOILS

**Thresholds of Significance**

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

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Threshold	Analysis	Determination
<p>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.</p>	<p><b>Impact Analysis 3.6.4 in Section 3.0</b> – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less Than Cumulatively Considerable with Mitigation Incorporated</b></p>
<p>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.</p>	<p><b>Impact Analysis 3.6.5 in Section 3.0</b> – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less Than Cumulatively Considerable</b></p>
<p>6) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p><b>Impact Analysis 3.6.6 in Section 3.0</b> – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for paleontological resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less Than Cumulatively Considerable</b></p>

GREENHOUSE GAS EMISSIONS

**Thresholds of Significance**

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

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



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### HAZARDS AND HAZARDOUS MATERIALS

#### Thresholds of Significance

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

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

HYDROLOGY AND WATER QUALITY

**Thresholds of Significance**

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

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	<b>Impact Analysis 3.9.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	<b>Impact Analysis 4.10.18</b> in Utilities and Service Systems sub-section	<b>Significant and Unavoidable</b>
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	<b>Impact Analysis 3.9.4 in Section 3.0</b> – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	<b>Impact Analysis 3.9.4 in Section 3.0</b> – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	<b>Impact Analysis 3.9.5 in Section 3.0</b> – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>

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Threshold	Analysis	Determination
6) Otherwise substantially degrade water quality.	<b>Impact Analysis 3.9.6 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	As shown in <b>Figure 4.10-3</b> , none of the neighborhood sites are within the 100-year flood hazard area.	<b>No Impact</b>
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	As shown in <b>Figure 4.10-3</b> none of the neighborhood sites are within the 100-year flood hazard area.	<b>No Impact</b>
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	The neighborhood sites are not located in an area susceptible to levee or dam failure (County of Riverside 2015a).	<b>No Impact</b>
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to tsunami or mudflow. In terms of seiche hazards, there are no significant documented hazards for any of the waterbodies in Riverside County. Based on morphology and hydrology, only two waterbodies in Riverside County, Lake Perris and Lake Elsinore, may have the potential for seismically induced seiche (County of Riverside 2015a). The neighborhood sites are not located in the vicinity of these waterbodies.	<b>No Impact</b>

LAND USE AND PLANNING

**Thresholds of Significance**

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

Threshold	Analysis	Determination
1) Physically divide an established community.	The neighborhood sites are located on a mix of vacant sites and small-town urban uses developed around I-10 and Main Street. Future development would be integrated with the existing community and would not divide it.	<b>No Impact</b>
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	<b>Impact Analysis 4.10.8</b>	<b>Less than Significant Impact</b>
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	<b>Impact Analysis 4.10.7</b> in Biological Resources sub-section	<b>Less than Significant Impact</b>

**Methodology**

The land use and planning analysis considers the potential for changes to the Cabazon Policy Area in The Pass Area Plan to conflict with the County’s planning and policy documents.

**Impact Analysis**

**Impact Analysis 4.10.8** Changes to the Cabazon Policy Area in The Pass Area Plan would not conflict with the County’s General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 2)

The project includes revisions to the Cabazon Policy Area in The Pass Area Plan to articulate a more detailed vision for Cabazon’s future, as well as a change in land use designation and zone classification for 332.11 acres within the Cabazon Policy Area. These changes are intended to support the overall objective of the proposed project to bring the Housing Element into compliance with state housing law and to meet a statutory update requirement, as well as to help the County meet its state-mandated RHNA obligations. As The Pass 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 Pass Area Plan would not conflict with the County’s General Plan

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

##### Mitigation Measures

None required.

MINERAL RESOURCES

**Thresholds of Significance**

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

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

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### NOISE

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	<b>Impact Analysis 4.10.9</b>	<b>Significant and Unavoidable</b>
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	<b>Impact Analysis 3.12.2 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	<b>Impact Analysis 4.10.10</b>	<b>Significant and Unavoidable</b>
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	<b>Impact Analysis 3.12.3 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	The neighborhood sites are not located within an airport land use plan (County of Riverside 2015a).	<b>No Impact</b>
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	<b>No Impact</b>

#### Methodology

All of the neighborhood sites in the Cabazon community are designated by GPA 960 and classified for varying levels of urban development, including low- and medium-density residential, commercial, and industrial uses (see Table 10 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Cabazon 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 4.10.9** Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. The noise setting in the Cabazon area is currently dominated by roadway noise from I-10. Future development accommodated by the project could expose residents to existing and/or future roadway noise from I-10 and other area roadways. Construction of new projects may also expose existing residents (sensitive receptors) to noise levels in excess of the Riverside County noise standards (identified in General Plan Table N-1 and Ordinance No. 847). GPA 960 and RCIP GP policies restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive (GPA 960 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.



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

### Mitigation Measures

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

**Impact Analysis 4.10.10** 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 I-10 and other area roadways.

As described under **Impact Analysis 4.10.9**, 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.

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

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	<b>Impact Analysis 4.10.11</b>	<b>Significant and Unavoidable</b>
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	<b>No Impact</b>
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	<b>No Impact</b>

#### Methodology

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

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

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

**Impact Analysis**

**Impact Analysis 4.10.11** 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. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites and would therefore have the potential to result in more housing units and population. **Table 4.10-4** shows the theoretical buildout projections for The Pass Area Plan recalculated based on land use designations included in the proposed project. As shown, future development of the neighborhood sites under the proposed project could result in up to 4,813 more dwelling units and 13,169 more persons in comparison to the housing and population growth that could occur under the GPA 960 Pass Area Plan. This represents a 32 percent increase in population.

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**TABLE 4.10-4  
THE PASS AREA PLAN  
THEORETICAL BUILDOUT PROJECTIONS UNDER PROPOSED PROJECT**

Land Use	Project-Related Change in Acreage <sup>1</sup>	Acreage <sup>2</sup>	Dwelling Units <sup>3</sup>	Population
Agriculture Foundation Component		2,180	109	298
Rural Foundation Component		27,833	1,797	4,918
Rural Community Foundation Component		906	572	1,564
Open Space Foundation Component		24,030	0	0
<b>Community Development Foundation Component</b>				
Estate Density Residential (EDR)		0	0	0
Very Low Density Residential (VLDR)		7,990	7,774	21,270
Low Density Residential (LDR)	(-58.74)	1,004	1,506	4,121
Medium Density Residential (MDR)	(-14.57)	751	2,630	7,196
Medium-High Density Residential (MHDR)		73	477	1,306
High Density Residential (HDR)		8	84	229
Very High Density Residential (VHDR)		2	26	71
Highest Density Residential (HHDR)	(+ 164.62)	167	4,999	13,676
Commercial Retail (CR)	(-38.43)	65	N/A	N/A
Commercial Tourist (CT)		5	N/A	N/A
Commercial Office (CO)		0	N/A	N/A
Light Industrial (LI)	(-49.40)	125	N/A	N/A
Heavy Industrial (HI)	(-3.49)	8	N/A	N/A
Business Park (BP)		5	N/A	N/A
Public Facilities (PF)		177	N/A	N/A
Community Center (CC)		3	0	0
Mixed Use Planning Area (MUPA)		0	0	0
<b>Proposed Project Land Use Assumptions and Calculations Totals:</b>		<b>65,327</b>	<b>19,974</b>	<b>54,650</b>
<b>Current Pass Area Plan Land Use Assumptions and Calculations Totals:</b>		<b>65,327</b>	<b>15,161</b>	<b>41,481</b>
<b>Increase</b>		<b>-</b>	<b>4,813</b>	<b>13,169</b>

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

<sup>2</sup> Rounded

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

Source: County of Riverside 2015a

The change in land use designation and zone classification would increase the potential for high density housing in the Cabazon 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 designated/classified for urban development by both GPA 960 and the RCIP GP and located in the "urban center" of Cabazon in the vicinity of I-10, Main Street, and existing public service and utility infrastructure. By directing growth to existing urban areas and reviewing each development proposal for impacts to services consistent with the policy provisions of both GPA 960 and the RCIP GP, the County will ensure that future development meets demand through application of mitigation measures, conditions of approval, and impact fee programs.

However, the change in land use designation and zone classification would result in a 32 percent increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under GPA 960 land use designations. This may encourage additional growth in the Cabazon 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 Cabazon 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.

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### 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"> <li>• fire protection,</li> <li>• police protection,</li> <li>• schools,</li> <li>• parks,</li> <li>• other public facilities.</li> </ul> <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"> <li>• <b>Fire Stations:</b> One fire station per 2,000 dwelling units</li> <li>• <b>Law Enforcement:</b> 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers</li> </ul>	<p><u>Fire Protection</u>  <b>Impact Analysis 4.10.12</b></p> <p><u>Law Enforcement</u>  <b>Impact Analysis 4.10.13</b></p> <p><u>Public School Facilities</u>  <b>Impact Analysis 4.10.14</b></p> <p><u>Parks</u>  <b>Impact Analysis 4.10.15</b> under Recreation sub-section</p>	<p><u>Fire Protection</u>  <b>Less than Significant</b></p> <p><u>Law Enforcement</u>  <b>Less than Significant</b></p> <p><u>Public School Facilities</u>  <b>Less Than Significant</b></p>

#### Methodology

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

## Impact Analysis

### Fire Protection and Emergency Medical Services

#### **Impact Analysis 4.10.12**

Future development resulting from the project would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees; construction of any RCFD facilities would be subject to CEQA review; and compliance with existing regulations would reduce the impacts of providing fire protection services. Therefore, the proposed increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services. (Threshold 1)

The proposed project would result in the need for two new fire stations (4,813 du/2,000 du = 2.4 stations) beyond those already anticipated for buildout of the neighborhood sites under the current land use designations. The RCFD reviewed the proposed project and confirmed that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required of future development projects. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review.

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

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



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### Law Enforcement Services

#### **Impact Analysis 4.10.13**

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

The increase in density/intensity potential on the neighborhood sites would result in the need for 7.2 sworn police officers, 1.02 supervisors, 1.02 support staff, and 2.4 patrol vehicles beyond what has been anticipated for buildout of the sites under the current land use designations (see **Table 4.10-5**).

**TABLE 4.10-5  
LAW ENFORCEMENT GENERATION FACTORS AND  
THEORETICAL LAW ENFORCEMENT NEEDS UNDER PROPOSED PROJECT**

<b>Personnel/Equipment</b>	<b>Generation Factor</b>	<b>Personnel/Equipment Needs – Proposed Project*</b>
Sworn Officers	1.5 per 1,000 persons	8 sworn officers
Supervisors	1 per 7 officers	2 supervisors
Support Staff	1 per 7 officers	2 support staff
Patrol Vehicles	1 per 3 officers	3 patrol vehicles

\* Numbers are rounded.

Source: County of Riverside 2015b

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

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

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

#### Mitigation Measures

None required.

Public School Facilities

**Impact Analysis 4.10.14** Future development resulting from the project would be required to pay BUSD 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 BUSD schools serving the neighborhood sites. The BUSD uses the generation rates shown in **Table 4.10-6** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using BUSD student generation rates, future development of the neighborhood sites under the proposed project would be expected to result in up to 1,508 additional students in attendance at BUSD 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 one elementary school, one-third of a new middle school, and approximately 20 percent of a new high school (**Table 4.10-7**).

**TABLE 4.10-6  
SCHOOL ENROLLMENT GENERATION FACTORS AND  
STUDENT GENERATION OF PROPOSED PROJECT**

School Type	Generation Rate	Student Generation*
Elementary School	0.1675	807
Middle School	0.0673	324
High School	0.0782	377
<b>Total Student Generation</b>		<b>1,508</b>

\*Numbers are rounded.  
Source: SDFA; BUSD 2014

**TABLE 4.10-7  
SCHOOL FACILITIES NEED RESULTING FROM PROPOSED PROJECT**

School Type	BUSD School Facility Design Capacity	Proposed Project Student Generation*	School Facilities Need
Elementary School	858	807	0.94
Middle School	1,200	324	0.27
High School	2,000	377	0.19

\*Numbers are rounded.  
Source: SDFA; BUSD 2014

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

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

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##### Mitigation Measures

None required.

RECREATION

**Thresholds of Significance**

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

Threshold	Analysis	Determination
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.  Riverside County uses the thresholds/generation factor of 3 acres per 1,000 persons to determine projected theoretical need for additional parkland.	<p><b>Impact Analysis 4.10.15</b></p>	<p><b>Less than Significant Impact</b></p>
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.	<p><b>Impact Analysis 4.10.15</b></p>	<p><b>Less than Significant Impact</b></p>

**Methodology**

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

**Impact Analysis**

Parks and Recreation

**Impact Analysis 4.10.15** Future development on the neighborhood sites would be required to provide for adequate park and recreation facilities in accordance with the County's parkland standard. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**. (Thresholds 1 and 2)

Future development of the neighborhood sites under the project would result in the need for 39.51 additional acres of parkland based on the County's parkland standard (13.169 x 3 = 39.51 acres). New housing projects are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees which are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires

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new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails.

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

Proposed policies for MUA-designated areas encourage the provision of parkland in nonresidential land uses, and proposed Policy PAP 5.25 would require HHDR development to incorporate transitional buffers, including park and recreational areas and trails.

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/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>	<p><b>Impact Analysis 4.10.16</b></p>	<p><b>Significant and Unavoidable</b></p>
<p>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.</p>	<p><b>Impact Analysis 4.10.16</b></p>	<p><b>Significant and Unavoidable</b></p>
<p>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.</p>	<p>The neighborhood sites are not located within an airport land use plan and would not increase air traffic levels or change air travel locations. Therefore, the project would not result in a change in air traffic patterns (County of Riverside 2015a).</p>	<p><b>No Impact</b></p>
<p>4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).</p>	<p><b>Impact Analysis 3.16.3 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less than Cumulatively Considerable</b></p>
<p>5) Result in inadequate emergency access.</p>	<p><b>Impact Analysis 3.16.4 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less than Cumulatively Considerable</b></p>

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

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

### Impact Analysis

**Impact Analysis 4.10.16** The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on one roadway segment in The Pass Area Plan planning area that is already projected to operate at an unacceptable level under buildout of the General Plan (Bonita Avenue). This is a **significant** impact. (Thresholds 1 and 2)

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

EIR No. 521 projected future traffic operating conditions under buildout of the GPA 960 land uses. **Table 4.10-8** summarizes traffic volumes and LOS on roadway segments in The Pass 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 one roadway segment in The Pass Area Plan already projected to operate at an unacceptable level (Bonita Avenue). This is a **significant** impact.

**TABLE 4.10-8  
TRAFFIC OPERATING CONDITIONS UNDER BUILDOUT OF  
GPA 960 AND PROPOSED PROJECT**

Roadway Segment	Limits	GPA 960 (Buildout)				Housing Element Update (Buildout)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
Apache Tr	Main St to Bonita Ave	4	Major	20,300	D or Better	4	Major	5,200	25,500	D or Better
Bonita Ave	Apache Trl to Magnolia St	4	Major	36,900	F	4	Major	5,200	42,100	F
Broadway St	Main St to Dolores Ave	4	Secondary	38,700	F	4	Secondary	(1,400)	37,300	F
Deep Creek Rd	Main St to Bonita Ave	4	Secondary	30,400	F	4	Secondary	(4,200)	26,200	F
Magnolia St	Bonita Ave to S of Bonita Ave	4	Secondary	7,800	D or Better	4	Secondary	6,700	14,500	D or Better
Main St	I-10 EB Ramps to Deep Creek Rd	4	Secondary	25,000	E	4	Secondary	(1,200)	23,800	E
Seminole Dr	Millard Pass Rd to E of Millard Pass Rd	4	Major	31,200	E	4	Major	(4,600)	26,600	D or Better
Seminole Dr	Apache Trl to 0.61 Mi. W of Apache Trl	4	Secondary	25,600	E	4	Secondary	(2,200)	23,400	E

Source: *Urban Crossroads 2015*



#### 4.10 THE PASS AREA PLAN

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

##### Mitigation Measures

None feasible.

UTILITIES AND SERVICE SYSTEMS

**Thresholds of Significance**

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

Threshold	Analysis	Determination
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	<b>Impact Analysis 3.17.1 in Section 3.0</b> – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	<b>Impact Analysis 4.10.17 and Impact Analysis 4.10.18</b>	<u>Wastewater</u> <b>Significant and Unavoidable</b>  <u>Water</u> <b>Significant and Unavoidable</b>
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	<b>Impact Analysis 3.17.3 in Section 3.0</b> – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	<b>Impact Analysis 4.10.18</b>	<b>Significant and Unavoidable</b>
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.	As the neighborhood sites are located in an area where sanitary sewer connections and treatment are not available, the project would have no impact on existing or future wastewater treatment providers, but would instead require construction of an individual or community OWTS or alternative system as part of their implementation.	<b>No Impact</b>
6) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.	<b>Impact Analysis 4.10.19</b>	<b>Less than Significant with Mitigation Incorporated</b>

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Threshold	Analysis	Determination
7) Comply with federal, state, and local statutes and regulations related to solid waste.	<b>Impact Analysis 4.10.19</b>	<b>Less than Significant with Mitigation Incorporated</b>

### Methodology

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

### Impact Analysis

#### Wastewater

**Impact Analysis 4.10.17** Future development would require construction of an individual or community on-site wastewater treatment system (OWTS) or alternative system, the feasibility of which is uncertain. This is a **significant** impact. (Threshold 2)

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

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

Additionally, the US Environmental Protection Agency (EPA) has standards governing the placement of septic systems in proximity to water supply wells (see Section 2.2, Regulatory Framework). Consistent with EPA standards, the County prohibits the placement of conventional septic tanks/subsurface disposal systems within any designated Zone A (classified as potential area of direct microbiological and chemical contamination based on estimated two-year time of contaminant travel within an aquifer from the wellhead to the potential source of contamination) of an EPA wellhead protection area (County of Riverside 2015b). Mitigation measure **MM 3.17.1** (see Section 3.0) enforces the EPA standards and, where a difference

between Riverside County and EPA septic tank setback distance requirements exists, applies the more restrictive standard. Mitigation measure **MM 3.17.2** (see Section 3.0) requires the development of septic systems to be in accordance with applicable standards established by Riverside County and other responsible authorities.

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

#### Mitigation Measures

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

#### Water Supply and Service

**Impact Analysis 4.10.18** Adequate water supplies for all potential future development associated with the project cannot be assured at this time given the lack of information regarding the safe yield and hydrology of the Cabazon Basin. This is a **significant** impact. (Thresholds 2 and 4)

Potable water would be provided to future development on the neighborhood sites by the CWD with groundwater from the Cabazon Basin. Riverside County EIR No. 521 uses a residential generation factor of 1.01 AFY per dwelling unit to determine projected theoretical water supply needs. Using that factor, the project would result in the need for 4,861.13 AFY beyond water supply demand originally anticipated (4,813 du x 1.01 AFY = 4,861.13 AFY). This represents a 30 percent increase from the 16,000 AFY demand anticipated in 2035 (see **Table 4.10-2**).

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 CWD prior to the approval of any future development on the neighborhood sites. Additionally, Ordinance No. 659, DIF Program, is intended to mitigate growth impacts within Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. This would include any potential future expansion of CWD water supply facilities.

However, as discussed under the Setting subsection 4.10.2 above, the average safe yield and state of overdraft of the Cabazon Basin have not been determined and groundwater levels in the basin have been declining. In addition to increased groundwater pumping, environmental factors such as climate change and drought are also affecting the hydrology of the Cabazon Basin. Therefore, the availability and/or predictability of groundwater supplies for future development the neighborhood sites cannot be projected at this time.

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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.

Although compliance with these regulations, mitigation, and review by the CWD will ensure that future development is not approved without adequate water supplies and the incorporation of feasible water conservation features, adequate water supplies for all potential future development associated with the project cannot be assured at this time given the lack of information regarding the safe yield and hydrology of the Cabazon Basin. As a result, this impact is considered **significant and unavoidable**.

### Mitigation Measures

**MM 3.9.5** (see Section 3.0)

### Solid Waste

#### **Impact Analysis 4.10.19**

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

Future development would generate solid waste that would be disposed of in the Badlands and Lamb Canyon landfills, potentially hastening the end of their usable lives and contributing to the eventual need for new or expanded landfill facilities. Riverside County EIR No. 521 uses a residential solid waste generation factor of 0.41 tons per dwelling unit. Using that factor, the project would generate 1,973.33 tons of waste per year beyond that already planned for the sites (4,813 du x 0.41 tons per du = 1,973.33 tons).

As discussed in the Setting subsection 4.10.2 above, each of the serving landfills has remaining capacity (12.935 million tons, collectively) to serve future development resulting from the proposed project. Furthermore, as waste originating anywhere in Riverside County may be accepted for disposal at any of the County's landfill sites, any other landfills in the County could accept waste generated by the proposed project.

In addition, as discussed in **Impact Analysis 3.14.4** in Section 3.0, the County requires projects to be consistent with RCDWR's Design Guidelines for Refuse and Recyclables Collection and Loading Areas, as well as mandatory measures required as standard Conditions of Approval for new projects, including the provision of adequate areas for collecting and loading recyclable materials. Furthermore, all future development would be required to comply with mandatory

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

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

### Mitigation Measures

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

## 4.10 THE PASS AREA PLAN

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### ENERGY CONSUMPTION

#### Thresholds of Significance

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

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

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## **4.2 MEAD VALLEY AREA PLAN**

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**4.2.1 PROJECT DESCRIPTION**

The project consists of revisions to the Mead Valley Area Plan to articulate a more detailed vision for Mead Valley's future, as well as a change in land use designation and zone classification for 313.41 acres in the Mead Valley community 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 Mead Valley Area Plan implementing the HHDR and MUA neighborhoods, including revisions to Table 2: Statistical Summary of the Mead Valley 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 Mead Valley Area Plan, as revised by the proposed project, is included in **Appendix 2.1-1**.

**Mead Valley Town Center**

Mead Valley Town Center (Figure 3 – Details) contains two Mixed-Use Area (MUA) neighborhoods, **Cajalco Road-Carroll/Brown Streets Neighborhood** and **Cajalco Road-Clark Street Northeast Neighborhood**. These neighborhoods are located in the core area of the community of Mead Valley. These designated Mixed Use Areas, described below, will provide landowners with the opportunity to develop their properties for mixed-use development, with a mixture of HHDR and other, community supportive uses including retail commercial, office, civic, and other types of uses. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated designs. Both MUA neighborhoods require that at least 50% of their sites be developed as HHDR (Highest Density Residential Development), with the remainder of each neighborhood developed for a variety of other, supportive uses, as described below. Mead Valley Town Center provides an opportunity for the creation of a small, but focused community core for Mead Valley, with a variety of housing options, and options for development of retail commercial, offices, and other types of uses to create a true cultural and business focal area for the residents of, and visitors to, this generally rural, but geographically large, community.

Potential nonresidential uses include those traditionally found in a “downtown/Main Street” setting, such as 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 community facilities, integrated

**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 Mead Valley Area Plan. The section is organized as follows:

**Section 4.2 Mead Valley Area Plan**

**4.2.1 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 Mead Valley Area Plan.

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

**4.2.3 Project Impact Analysis**

Thresholds of Significance

Methodology

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

**4.2.4 References**

## 4.2 MEAD VALLEY AREA PLAN

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with small parks, plazas, and pathways or paseos. Together, these 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 worship, schools, parks, and community or senior centers.

Mixed-Use Areas:

**Cajalco Road-Carroll/Brown Streets Neighborhood [Neighborhood 1]** is approximately 48 gross acres (about 41 net acres) and is located less than one mile south of Manuel L Real Elementary School, and about 2.5 miles west of the I-215 freeway. Currently, this neighborhood is mostly developed with low density single family residential homes. This neighborhood generally encompasses the area bounded by Brown Street to the west, Johnson Street to the north, and Carroll Street to the west. The southernmost boundary is southerly of Cajalco Road and northerly of Elmwood Street. Cajalco Road is designated as an Expressway in the Circulation Element, meaning it can be widened beyond its current two-lane configuration. A bus stop is located on the corner of Cajalco Road and Brown Street, the westernmost boundary for this neighborhood.

The Cajalco Road-Carroll/Brown Streets Neighborhood is a Mixed-Use Area that will be developed in at least 50 % Highest Density Residential (HHDR). This neighborhood is in an optimal location for this type of development because expanding and improving Cajalco Road in accordance with its Expressway designation would complement the higher intensity community core. Additionally, the opportunity exists to expand transit services and provide more bus stops and more bus services. Also, because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing resulting in a walkable neighborhood. This neighborhood would serve surrounding neighborhoods by providing job opportunities through its commercial uses. It should be noted that this neighborhood is affected by a flood zone which would result in special design features in response to floodplain constraints, and provide opportunities for open space edges between land uses of differing intensities and types, and provide routes for intra- and inter-community pedestrian and bicycle access and community trails.

Policies:

MVAP 5.4 The Cajalco Road-Carroll/Brown Streets Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

MVAP 5.5 Residential uses should be particularly encouraged to be located in the northernmost and southernmost portions of this neighborhood, away from direct location along Cajalco Road, wherever feasible.

**Cajalco Road-Clark Street Northeast Neighborhood [Neighborhood 2]** is a vacant parcel containing about 15 acres (about 14 net acres) and directly adjoins the northeastern edge of the Cajalco Road/Carroll/Brown Streets Neighborhood. Cajalco Road borders the neighborhood to the south and an existing Medium Density Residential (MDR) neighborhood to the north. Low density single family residential homes are located to the west and east. This neighborhood will be developed in at least 50 % HHDR and will be directly adjacent to commercial uses in the Cajalco Road-Carroll/Brown Streets Neighborhood, providing the potential for jobs to residents in this neighborhood.

Policy:

MVAP 5.6 The Cajalco Road-Clark Street Northeast Neighborhood shall include at least 50% HHDR development (as measured both in gross and net acres).

MVAP 5.7 Residential uses should be particularly encouraged to be located in the northerly portion of this neighborhood, away from direct location along Cajalco Road, wherever feasible.

The following policies apply to both of the Mixed-Use Area neighborhoods of Mead Valley Town Center:

MVAP 5.8 HHDR developments should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

MVAP 5.9 Nonresidential uses should include a variety of other uses to serve the local population and tourists, such as such as retail commercial, office uses, dining facilities, public uses, community facilities, parkland, and trails and bikeways.

MVAP 5.10 Nonresidential uses in this area should be designed in a manner that would provide pedestrian and bicycle linkages to enhance non-motorized mobility in this area.

MVAP 5.11 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Alternative transportation mode connections should also be provided to the public facilities in the vicinity, including the elementary school, library, and community center.

MVAP 5.12 All HHDR development proposals should 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 frequent and, in many cases, daily, basis.

MVAP 5.13 All new land uses, particularly residential, commercial, and public uses, including schools and parks, should be designed to provide convenient public access to alternative transportation facilities and services, including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.

MVAP 5.14 Legally existing uses may remain, or may be converted into other land use types consistent with these policies.

MVAP 5.15 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.

## 4.2 MEAD VALLEY AREA PLAN

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### **Mead Valley Community: I-215/Nuevo Road Vicinity (Mixed-Use Areas)**

Mead Valley Community: I-215/Nuevo Road Vicinity (Figure 3 – Detail) includes three neighborhoods designated as Mixed-Use Areas, all located along the west side of Harvill Avenue, between Water Street on the north, and Nuevo Road on the south. The three neighborhoods are, from north to south: **Harvill Avenue-Water Street/Orange Avenue Neighborhood**, **Harvill Avenue-Lemon/Sunset Avenues Neighborhood**, and **Nuevo Road-A Street Neighborhood**. This area is in the midst of important subregional and regional transportation facilities, including I-215, March Air Reserve Base, the new Perris Valley Line for Metrolink commuter train service, and Cajalco Road, which provides an important roadway connection between this area to the core and western part of Mead Valley and beyond to the Temescal Valley and I-15. The area is also an important current and planned future center for industrial development and job creation in the Western Riverside County area.

Descriptions of each of the Mead Valley Community: I-215/Nuevo Road Vicinity neighborhoods and the policies that apply to each of them separately, and to all of them, is presented below:

**Harvill Avenue-Water Street/Orange Avenue Neighborhood [Neighborhood 1]** is a Mixed-Use Area, with a minimum HHDR development requirement of 50%. The neighborhood covers about 33 gross acres (about 30 net acres) and is located about one-quarter mile west of I-215, along the west side of Harvill Avenue, between Water Street and Orange Avenue. With the exception of a few buildings, this neighborhood is primarily vacant. Some industrial uses are located to the east of the neighborhood, across Harvill Avenue, vacant land is located to the north, and low density single family residences are located to the south. This neighborhood will provide a transitional mix of uses between the light industrial land uses to the east and the low density residential uses to the west. Retail commercial, office, civic, and other uses that would serve residences on-site and in the surrounding community could be located here. Park and recreation areas, trails, and lower profile buildings (generally, one story buildings where immediately adjacent to existing single family residential uses, and two story buildings where a street would separate neighborhood development from an existing single family residential use) should be used to provide buffers for development along the neighborhood's western and southern edges. This neighborhood is located about 2.5 miles from the new Downtown Perris Metrolink Station. It is located about two miles from I-215 via the Cajalco Road interchange, and about 1.5 miles via the Nuevo Road interchange.

Policy:

MVAP 5.16 The Harvill Avenue-Water Street/Orange Avenue Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

**Harvill Avenue-Lemon/Sunset Avenues Neighborhood [Neighborhood 2]** is a Mixed-Use area, with a minimum HHDR requirement of 50%. The neighborhood covers about 55 gross acres (about 52 net acres) and is located less than one mile south of Neighborhood 1. With the exception of a few buildings, this neighborhood is primarily vacant. Industrial uses are located to the east of the neighborhood, residential uses are located to the west, and areas to the north and south are vacant. An open space, habitat area is located beyond the residential uses to the west, but within proximity to this neighborhood. The northern portion of the neighborhood is relatively narrow and may be a prime location to incorporate functional open space/park land. This would be beneficial because it would provide a buffer between the industrial uses to the east and residential uses to the west, while also serving the surrounding communities. Due to the long, narrow shape of the northerly portion of this neighborhood, as an option it could be designed to maximize the use of the vertical design of residential units above retail or commercial

establishments. Retail commercial, office, civic, and other uses that would serve residences on-site and in the surrounding community could be located here. Park and recreation areas, trails, and lower profile, one or two story buildings should be used to provide buffers for development along the Webster Avenue, the neighborhood's western edge. This neighborhood is located about two miles from a regional transit connection via the new Downtown Perris Metrolink Station, and is located about one-half mile from I-215 via the Nuevo Road interchange.

Policy:

MVAP 5.17 The Harvill Avenue-Lemon/Sunset Avenues Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

**Nuevo Road-A Street Neighborhood [Neighborhood 3]** covers about 84 gross acres (about 74 net acres). It is a Mixed-Use Area (MUA) with a minimum of 75% HHDR development requirement. This neighborhood is bounded by Harvill Road on the northeast, I-215 on the east, Nuevo Road on the south, and Webster Avenue on the west. It adjoins the Harvill Avenue-Lemon/Sunset Avenues Neighborhood on the north. It is located adjacent to the I-215 interchange at Nuevo Road, and the new Perris Valley Line Metrolink commuter rail service will be located very convenient to the site, with the new Downtown Perris Station located only about 1.5 miles away. This neighborhood is sparsely developed with single family residential units at the southwestern and southeastern portions of the site. The rest of the neighborhood is vacant. This neighborhood lies near - on the other (easterly) side of I-215 – numerous and varied retail commercial uses and the Perris High School. Residential units lie to the south of the site. Park and recreation areas, trails, and lower profile one or two story buildings should be used to provide buffers for development where it would take place across these roads from existing single family development along Webster Avenue and Nuevo Roads, which are located the neighborhood's western and southern edges. This neighborhood is situated within proximity to a myriad of surrounding land uses and could benefit from reduced distances between housing, workplaces, retail business, and other amenities and destinations.

Policy:

MVAP 5.18 The Nuevo Road-A Street Neighborhood shall include at least 75% HHDR development (as measured in both gross and net acres).

The following policies apply to all three of the Mixed-Use Area neighborhoods located in the Mead Valley Community: I-215/Nuevo Road Community:

Vicinity:

MVAP 5.19 HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

MVAP 5.20 Each of the three neighborhoods should include pedestrian paths and trails, paseos, and bikeways, to facilitate convenient internal alternative transportation access between the various uses within each neighborhood.

MVAP 5.21 These three neighborhoods should provide neighborhood edge pedestrian trails, bikeways, and frequent, convenient accommodations to facilitate potential bus and transit shuttle services for the neighborhoods, to provide for attractive, effective non-motorized mobility options in this area.



## 4.2 MEAD VALLEY AREA PLAN

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- MVAP 5.22 Residential uses should be particularly encouraged to be located in the westerly portions of all three neighborhoods. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business parks, offices, community facilities, and parkland and trails.
- MVAP 5.23 Legally existing uses may remain, or may be converted into other land use types consistent with these policies.
- MVAP 5.24 Prior to any certificate of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in any neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

### **Good Hope Community (Mixed-Use Area)**

The community of Good Hope is located along State Highway 74, southwesterly of the City of Perris. It contains several distinctive rock outcroppings, just east of Steele Peak. The Good Hope Community Mixed-Use Area (Figure 3 – Detail), is designated in the northeastern part of Good Hope, adjacent to the City of Perris. It requires a mixture of neighborhood land uses, including at least 50% HHDR development. Currently, Highway 74 carves a swath through this community, serving scattered residential, rural, commercial, and industrial development. Highway 74 will be realigned from its present location to follow the alignment of Ethanac Road, which forms the southern boundary of the Mixed-Use Area.

**Highway 74 – 7th Street/Ellis Avenue Neighborhood [Neighborhood 1]** contains about 132 gross acres (about 116 net acres), and is designated as a Mixed-Use Area (MUA), with a minimum 50% HHDR component required. This neighborhood lies along both sides of Highway SR 74, between 7th Street at its northern end and Ellis Avenue at its southern end. It is bounded on the west by Neitzel Road and Clayton Street, and partly on the east by Bellamo Road. It is almost completely surrounded by the City of Perris. Existing conditions include scattered low density single family residences, light industrial uses (and automotive repair and a recycling facility), and vacant lots. This neighborhood's mixture of land uses should include commercial and job-producing uses that would serve surrounding neighborhoods by providing shopping and job opportunities. Open space uses, including parks and trails, can be integrated into the neighborhood designs to provide buffers between this neighborhood's more intense development and neighboring rural uses. Because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing resulting in a walkable neighborhood. Currently, there is a bus stop along SR 74 which allows the opportunity exists to expand transit services and provide more bus stops and more bus services in the future. In addition, this neighborhood is located only about one mile from the new Downtown Perris Station of the new Perris Valley Line Metrolink commuter rail service.

#### Policies:

- MVAP 5.22 The Highway 74-7th Street/Ellis Avenue Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).
- MVAP 5.23 HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

- MVAP 5.24 Land uses in addition to HHDR development may include, but are not limited to, a variety of neighborhood supportive retail commercial, office, community and civic uses, and parks and trails.
- MVAP 5.21 This neighborhood should include internal pedestrian paths and trails, paseos, and bikeways, to facilitate convenient internal alternative transportation access between the various uses within the neighborhood.
- MVAP 5.22 This neighborhood should provide neighborhood edge pedestrian trails, bikeways, and frequent, convenient accommodations to facilitate potential bus and transit shuttle services for the neighborhood, to provide for attractive, effective non-motorized mobility options in this area.
- MVAP 5.23 HHDR uses shall be located in areas of this neighborhood that are located away from Highway 74, as it would be realigned.
- MVAP 5.24 Legally existing uses may remain, or may be converted to other land use types consistent with these policies.
- MVAP 5.25 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in the Mixed-Use Area, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in the Mixed-Use Area.

## 4.2 MEAD VALLEY AREA PLAN

**Table 2: Statistical Summary of Mead Valley Area Plan**

LAND USE	AREA		STATISTICAL CALCULATIONS	
	ACREAGE	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS</b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	0	0	0	0
Agriculture Foundation Component Sub-Total:	0	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	5,523	828	2,983	NA
Rural Mountainous (RM)	715	36	129	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Sub-Total:	6,238	864	3,111	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	79	28	100	NA
Very Low Density Residential (RC-VLDR)	7,848	5,886	21,192	NA
Low Density Residential (RC-LDR)	<u>1,012</u> <del>1,013</del>	<u>1,518</u> <del>1,519</del>	<u>5,467</u> <del>5,469</del>	NA
Rural Community Foundation Sub-Total:	<u>8,939</u> <del>8,940</del>	7,432	<u>26,759</u> <del>26,761</del>	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	46	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	1,428	NA	NA	NA
Open Space-Water (OS-W)	0	NA	NA	NA
Open Space-Recreation (OS-R)	0	NA	NA	<u>0</u>
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
Open Space Foundation Sub-Total:	1,474	0	0	0
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	0	0	0	NA
Low Density Residential (LDR)	0	0	0	NA
Medium Density Residential (MDR)	<u>444</u> <del>597</del>	<u>1,556</u> <del>2,090</del>	<u>5,601</u> <del>7,526</del>	NA
Medium-High Density Residential (MHDR)	37	243	875	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	16	269	970	NA
Highest Density Residential (HHDR)	16	476	1,712	NA
Commercial Retail <sup>2</sup> (CR)	<u>68</u> <del>101</del>	N/A	N/A	<u>1,025</u> <del>1,523</del>
Commercial Tourist (CT)	0	N/A	N/A	0
Commercial Office (CO)	32	N/A	N/A	3,451
Light Industrial (LI)	<u>955</u> <del>962</del>	N/A	N/A	<u>12,281</u> <del>12,374</del>
Heavy Industrial (HI)	0	N/A	N/A	0
Business Park (BP)	<u>397</u> <del>569</del>	N/A	N/A	<u>6,492</u> <del>9,296</del>
Public Facilities (PF)	1,328	N/A	N/A	1,328
Community Center (CC)	0	0	0	0
Mixed Use Planning Area (MUPA)	<u>365</u> <del>0</del>	<u>6,110</u> <del>0</del>	<u>21,998</u> <del>0</del>	<u>3,396</u> <del>0</del>

Community Development Foundation Sub-Total:	3,658	<u>8,654</u> 3,078	<u>31,156</u> 11,083	<u>27,973</u> 27,972
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b><u>20,309</u></b> <b>30,310</b>	<b><u>16,950</u></b> <b>11,375</b>	<b><u>61,025</u></b> <b>40,956</b>	<b><u>27,973</u></b> <b>27,972</b>

CHANGE OF LAND USE DESIGNATION AND ZONE CLASSIFICATION

In addition to the proposed text revisions, the proposed project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate approximately 313.41 acres within the Mead Valley Area Plan to HHDR or MUA. The parcels identified for redesignation are separated into six neighborhoods as shown in **Figure 4.2-1a** through **4.2-1c**. 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 2 in **Appendix 2.1-2** of this EIR.

NOTICE OF PREPARATION COMMENT LETTERS

In response to the Notice of Preparation the county received three letters in regard to the Mead Valley Area Plan.

On August 17, 2015, the County received a letter from Jay Eastman from the Riverside Public Utilities Department. His comment letter suggested that a thorough traffic study be included with the EIR. A Traffic Study Analysis is included in Impacts 4.1.27 and 4.1.28 of the EIR.

On August 17, 2015, the County received a letter from Edward Cooper from the Riverside County Airport Land Use Commission (ALUC). This letter states that the 50 percent Highest Density Residential (HHDR) for both neighborhoods 1 and 2 are inconsistent with the provisions of the 2014 March Air Reserve Base/Inland Port ALUC Plan. According to the plan, these neighborhoods are located in Airport Compatibility Zone C2, where residential densities are limited to a maximum of six dwelling units per acre. Further, because these neighborhoods are within an airport compatibility zone, they are subject to mandatory ALUC review.

On September 9, 2015, the County received a letter from Val Verde Unified School District. The school district makes the following recommendations: all environmental health agencies within the County’s jurisdiction take into consideration the health, safety, and welfare of the students of the Val Verde Unified School District and to notify the school district of any traffic flow changes that might affect the health, safety, and welfare of the students of this district.

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

## 4.2 MEAD VALLEY AREA PLAN

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### 4.2.2 SETTING

The Mead Valley planning area contains a wide variation in physical terrain, including flat valley floors, gentle foothills, and steep hillsides. This area lies entirely within the larger Perris Valley, which is framed by the Gavilan Hills to the west, and the Lakeview Mountains across the valley to the east. The eastern flank of Mead Valley is generally flat, sloping gently upward toward the Gavilan Hills, which form a portion of the planning area's western boundary.

The unincorporated portion of this planning area is basically divided into northern and southern halves, defined by the foothills of the Gavilan Hills and the Motte-Rimrock Reserve. The northern half contains Cajalco Creek and a portion of the Colorado River Aqueduct. In fact, the terrain here is similar in character to the largely developed part of the valley occupied by the City of Perris to the east. Except for a few rolling hills and gentle slopes, the southern half of the County of Riverside territory is considerably more rugged, containing a series of steep peaks and valleys. Steele Peak, in the southwestern corner of the planning area, provides one of the area's most distinctive features. The visual character of the proposed neighborhood sites and surrounding area is currently characterized by a mix of rural residential and vacant land, single-family and some multi-family residential, commercial, tourist, and other small-town urban uses developed around State Route (SR) 74 and Interstate 215 (I-215). Several features define this area plan:

- Gavilan Hills - Located in the western portion of the planning area, the Gavilan Hills stretch north to south from Temecula to Corona. They contribute to the area's most spectacular terrain before dropping precipitously into Temescal Canyon and Lake Elsinore to the west. In fact, they constitute a natural and spectacular edge between the Mead Valley planning area and other communities to the west.
- Steele Peak - Located in the southwestern portion of the planning area in the Gavilan Hills, Steele Peak, at 2,529 feet, is the tallest peak in the planning area and serves as a major landmark for the community.
- Motte-Rimrock Reserve - The Motte-Rimrock Reserve encompasses a rocky plateau above the City of Perris. The reserve protects important archaeological sites, including an unexcavated ceremonial site and well-preserved pictographs. The reserve environment is rich in coastal sage scrub, riparian grassland, and chaparral, and contains six seasonal springs that enrich the diversity of plant species found here. Animal life prospers as well, this being a home to the Stephen's kangaroo rat, a federally protected endangered species.

Additionally, several communities exist within this area plan. These are unincorporated communities that are generally a rural or low density residential setting and may share similar physical geographic features.

- Good Hope - The rural and equestrian-oriented community of Good Hope is located in the southwestern portion of the planning area among distinctive rock outcroppings, just east of Steele Peak. Currently, SR 74 carves a swath through this otherwise remote community, serving scattered commercial and industrial development. SR 74 will be realigned from its present location to follow the alignment of Ethanac Road, which forms the southern boundary of the planning area.