

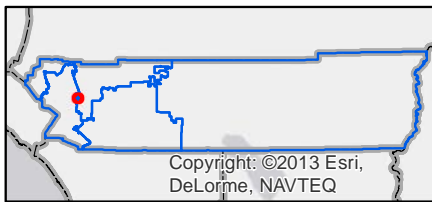
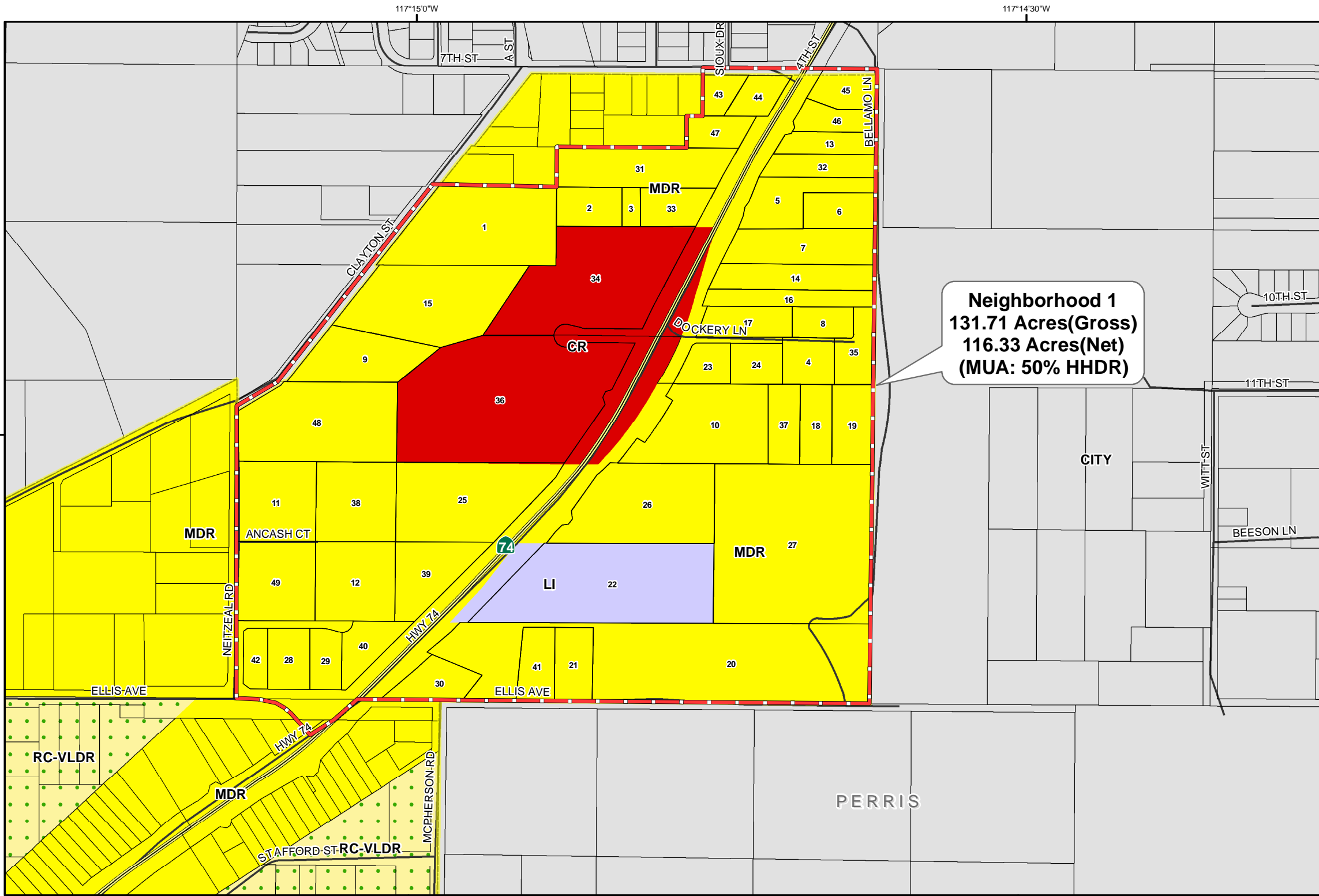
**Supervisorial District 1
Mead Valley Area Plan**

**Riverside County
General Plan Housing Element**

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

General Plan Land Use

- RC-VLDR
- Medium Density Residential
- Commercial Retail
- Light Industrial
- CITY



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Source: Riverside County 2015

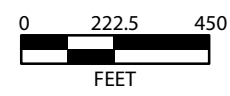


Figure 4.2-1a
Good Hope Community Neighborhood Sites

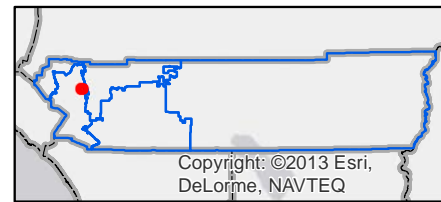
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General Plan Land Use

- RC-VLDR
- RC-LDR
- Medium Density Residential
- Commercial Retail
- Public Facilities



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Source: Riverside County 2015

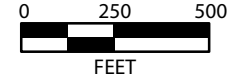
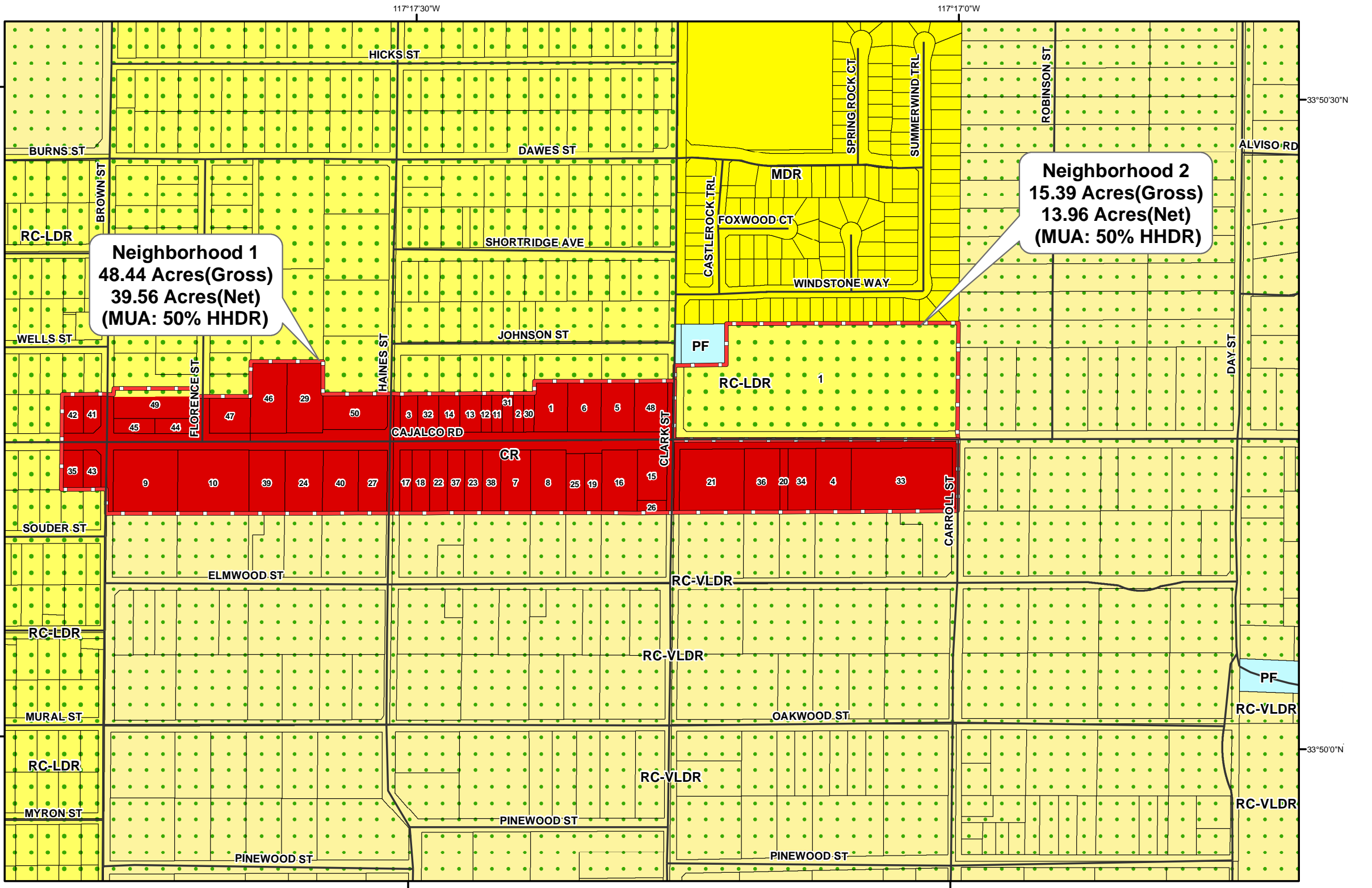


Figure 4.2-1b
Mead Valley TC Neighborhood Sites

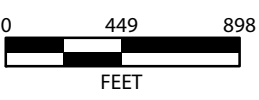
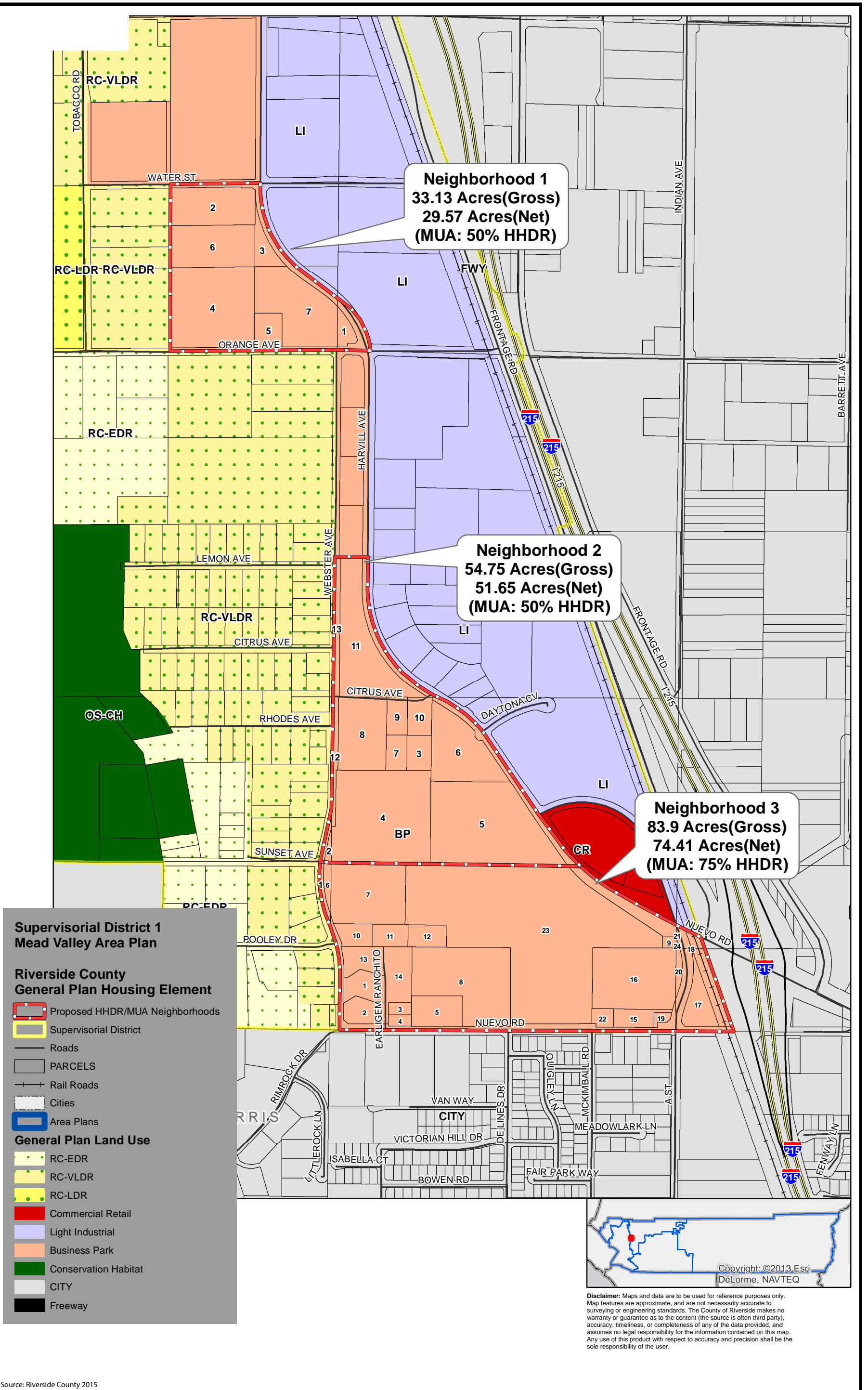


Figure 4.2-1c
 Mead Valley Community Neighborhood Sites

- 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 school.
- 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.

An aerial view of the proposed neighborhood sites is shown in **Figures 4.2-2a** through **4.2-2c**.

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MARCH JOINT AIR RESERVE BASE

The former March Air Force Base is located immediately north of the Mead Valley Area Plan planning area. The base was established in 1918 and used until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. A four-party Joint Powers Authority (JPA), comprising the County of Riverside and the cities of Moreno Valley, Perris, and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, known as the March Inland Port. The JPA's land use jurisdiction and March Joint Air Reserve Base encompass 6,500 acres of land, including the active cargo and military airport. The airfield consists of two runways. The primary runway (Runway 14-32) is oriented north-northwest/south-southwest and, at 13,300 feet in length, is the longest runway open to civilian use in the state. The second runway (Runway 12-30) is just over 3,000 feet; its use is and will continue to be restricted to military-related light aircraft (primarily Aero Club activity).

Neighborhoods 1 and 2 are located in Compatibility Zone C2 of the March Joint Air Reserve Base Airport Influence Area (RCALUC 2014). Compatibility Zone C2 restricts density to six or fewer dwelling units per acre.

PUBLIC SERVICES AND UTILITIES

Fire Protection

Four Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites. Stations 01 and 101 serve the neighborhoods in Mead Valley Community. They are located at West San Jacinto Avenue, Perris, 92570 and Station 101 at 105 S. F Street Perris, 92570. Station 01 is served by a captain and/or an engineer and two firefighters. Station 101 is served by a captain and/or an engineer and two firefighters. Average response times for the fire stations are 3:14 minutes and 3:17 minutes for Station 01 and Station 101, respectively. Stations 59 (21510 Pinewood Street, Perris, 92570) and 4 (16453 El Sobrante Road, Riverside, 92503) serve the Mead Valley Community neighborhoods. Average response times for the fire stations are 1:10 minutes and 6:11 minutes, respectively. All 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 Perris station, located at 137 North Perris Boulevard, 92570, provides service to the Mead Valley area (RCSD 2015). The Perris station is staffed by one captain, five lieutenants, 18 sergeants, 13 investigators, nine corporals, and 111 deputies. The station is also served by 32 classified employees, including one accountant supervisor, four accountants, eight office assistants, 16 community service officers, three sheriff service officers, and one crime analyst.

The Riverside County Sheriff's Department (RCSD) does not have a defined response time goal. The average response time for the Perris station is 10.97 minutes for Priority One calls; 28.86 minutes for Priority Two calls; and 51.45 minutes for Priority Three calls.

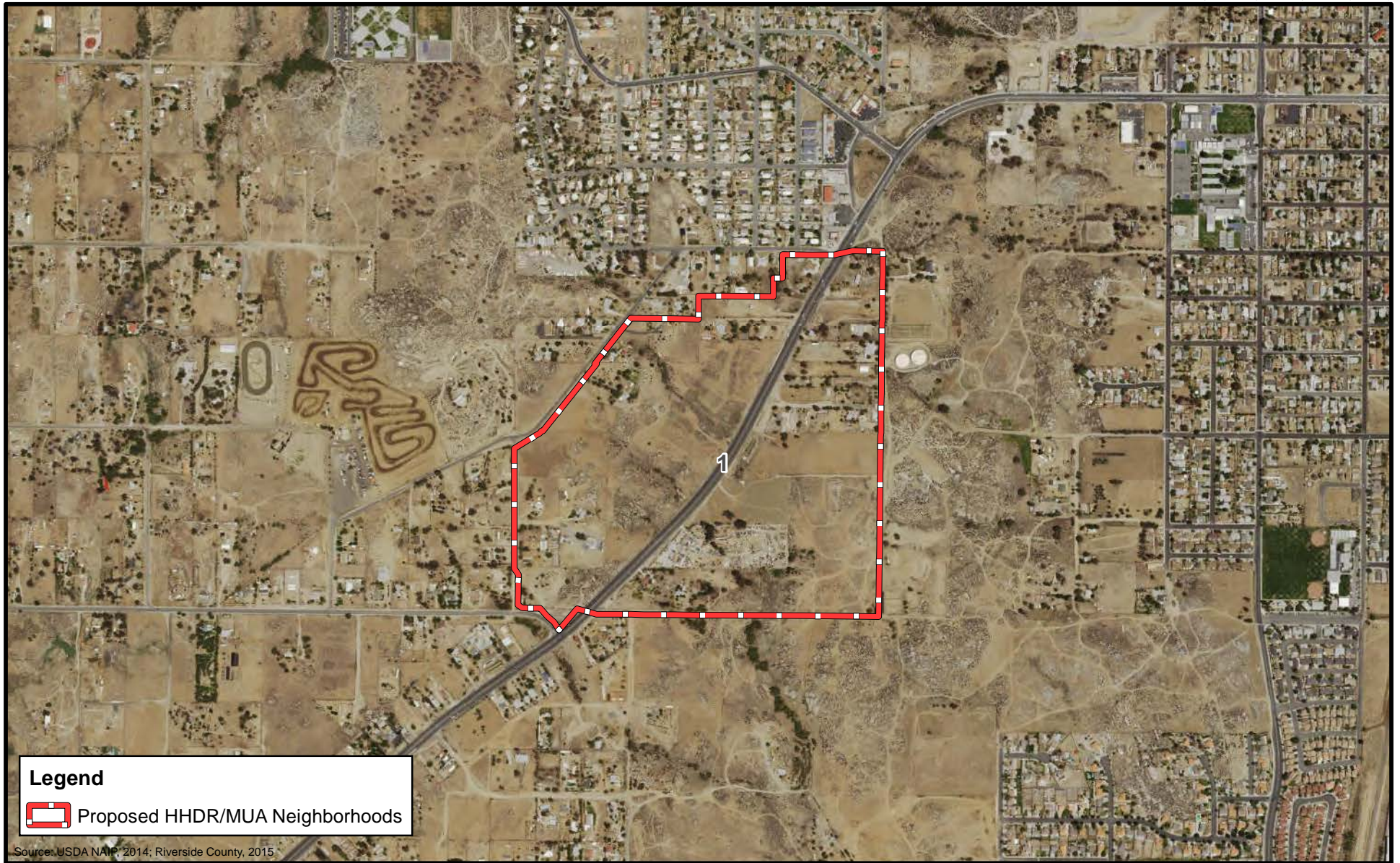
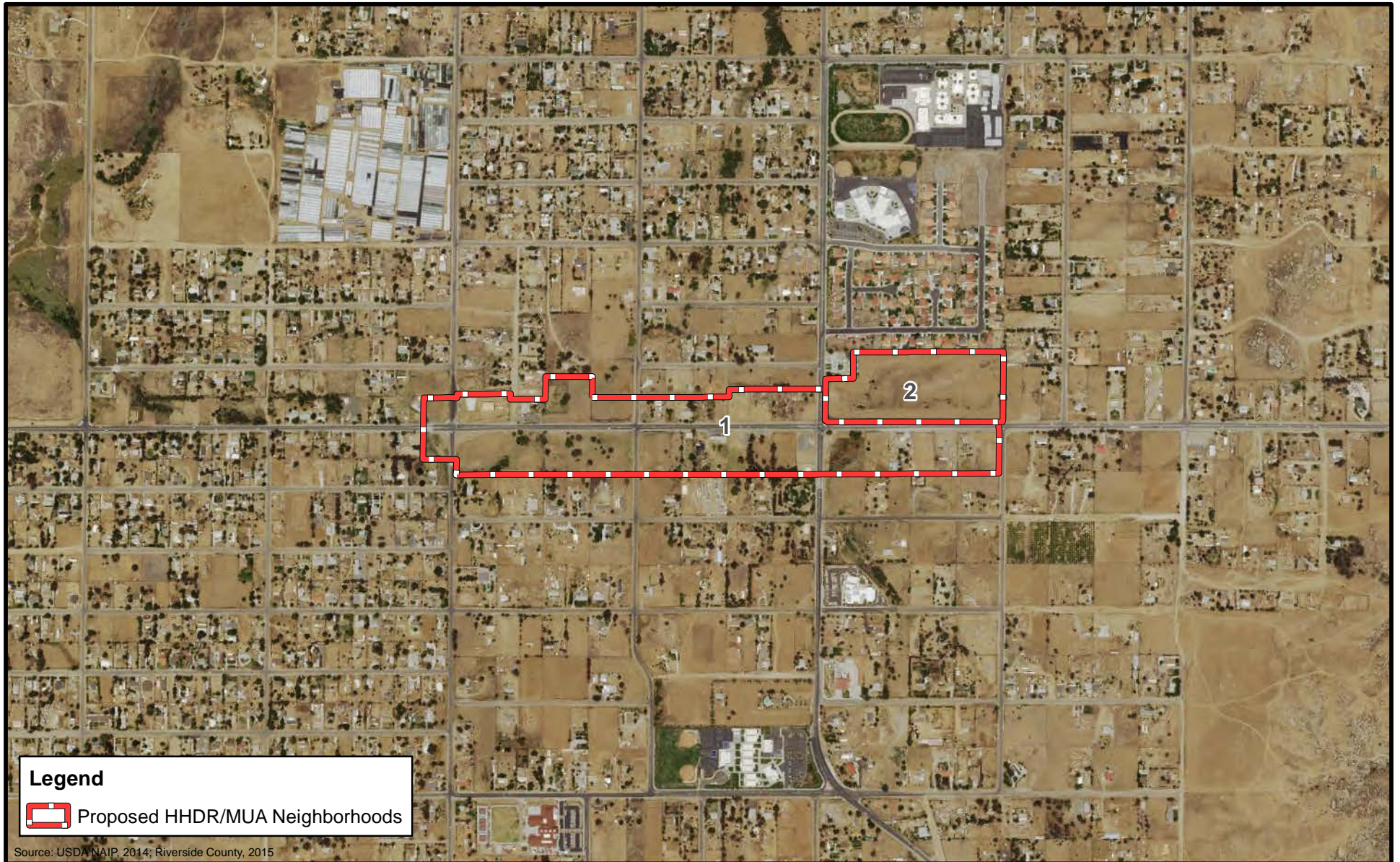


Figure 4.2-2a
Aerial of Good Hope Community



Legend

 Proposed HHDR/MUA Neighborhoods

Source: USDA NAIP, 2014; Riverside County, 2015



Figure 4.2-2b
Aerial of Meade Valley Town Center



Legend

 Proposed HHDR/MUA Neighborhoods

Source: USDA NAIP, 2014; Riverside County, 2015

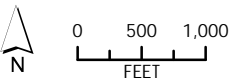


Figure 4.2-2c
Aerial of Mead Valley Community (I-215/Nueva Rd Vicinity)

Public Schools

The neighborhood sites lay within the boundaries the Val Verde Unified School District (VVUSD). The VVUSD currently operates 21 schools and is the neighbor to the larger Moreno Valley Unified School District. Schools serving the proposed neighborhood sites, along with the current enrollment and capacity numbers, are shown in **Table 4.2-1**.

**TABLE 4.2-1
VVUSD SCHOOL ENROLLMENT AND CAPACITY**

School	2013-14 Enrollment	Capacity	Existing Surplus/Deficit
Columbia Elementary School	699	755	56
Mead Valley Elementary School	636	750	114
Manuel L. Real Elementary School	619	825	206
Thomas Rivera Middle School	979	1200	221
Citrus Hill High School	2241	3024	783

Source: VVUSD 2015

Parks and Recreation

There are no Riverside County Park facilities in the vicinity of the neighborhood sites (Riverside County Parks 2015). However, California Department of Parks and Recreation facilities near the site include the Lake Perris State Recreation Area. The recreation area offers fishing, wildlife watching, and hiking trails (California Department of Parks and Recreation 2015).

Water

The neighborhood sites are within the retail service area of the Eastern Municipal Water District (EMWD). As a member agency of the Metropolitan Water District (MWD), the EMWD receives imported water supplies from both Northern California via the State Water Project (SWP) and from the Colorado River Aqueduct (CRA) and provides wholesale water to six sub-agencies of its own, as well as to its own retail customers.

EMWD has four existing sources of water supply: imported MWD water, recycled water, local groundwater and desalted groundwater. Imported water (from MWD) is either delivered directly as potable water, delivered as raw water and treated at EMWD's two local filtration plants, or delivered as raw water for non-potable use.

Imported Water

The majority of EMWD's current and projected water supplies are imported through the MWD. Between 2005 and 2010, EMWD's reliance on imported water remained proportionally consistent or decreased, even as EMWD added over 20,000 new water connections. This was achieved through the construction of desalination facilities, a commitment to increase recycled water use and through a decrease in demand from water efficiency. These efforts increased the reliability of supplies and decreased the dependence on imported water sources (EMWD 2011).

Potable imported water is delivered directly from MWD's two large filtration plants and then EMWD's microfiltration plants in Hemet and Perris remove particulate contaminants to achieve the applicable potable water standards. Untreated water from MWD is also percolated into

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groundwater in the eastern service area, used for agricultural purposes in the northeast and in the south by the Rancho California Water District (RCWD). Recycled, highly treated wastewater, is also used for many purposes including agriculture, landscape irrigation and industrial use through an intricate web of pipelines from EMWD's four Regional Water Reclamation Facilities as well as several storage ponds.

Groundwater

The EMWD produces potable groundwater from two management plan areas within the San Jacinto Watershed, the West San Jacinto Groundwater Basin Management Plan area and the Hemet/San Jacinto Water Management Plan area. In the Hemet/San Jacinto Plan area, EMWD's groundwater production is currently constrained by the 1954 Fruitvale Judgment and Decree, with EMWD limited to a base groundwater production right of 10,869 AFY. Any pumping above that amount is subject to replenishment fees (EMWD 2011).

EMWD has an existing potable well capacity of 54.2 cubic feet per second (CFS). In the Hemet/San Jacinto Water Management Plan area, well capacity is 46.5 CFS including three wells dedicated to the future Integrated Recharge and Recovery Program (IRRP). The IRRP will recharge surplus imported water into the basin for future extraction. In the West San Jacinto Groundwater Basin Management Plan area, there is 7.7 CFS of well capacity. Potable wells deliver water to EMWD's distribution system.

Water Supply Availability

According to EMWD's 2010 Urban Water Management Plan (UWMP), future resources will continue to be a blend of local supply and imported sources. **Tables 4.2-2** through **4.2-4** show EMWD's existing supply resources and projected demands under normal, single dry and multi-dry years. Existing supplies are in place and currently operational. Imported water makes up the difference between existing local supplies and projected demand.

TABLE 4.2-2
EXISTING WATER SUPPLY RESOURCES, AVERAGE YEAR HYDROLOGY (AFY) - 2015 – 2035

	2015	2020	2025	2030	2035
Metropolitan Water District	149,300	170,700	190,700	210,000	226,200
Recycled	43,900	50,000	53,900	54,900	55,300
Groundwater	13,200	13,200	13,200	13,200	13,200
Existing Desalter	7,500	7,500	7,500	7,500	7,500
Total Existing Supplies	213,900	241,400	265,300	285,600	302,200
Total Projected Demands	213,900	241,400	265,300	285,600	302,200
Shortall/Surplus	0	0	0	0	0

Source: EMWD 2011

**TABLE 4.2-3
EXISTING WATER SUPPLY RESOURCES, DRY YEAR HYDROLOGY (AFY) - 2015 – 2035**

	2015	2020	2025	2030	2035
Metropolitan Water District	155,300	177,600	198,300	218,300	235,100
Recycled	45,500	51,800	55,800	56,900	57,300
Groundwater	13,200	13,200	13,200	13,200	13,200
Existing Desalter	7,500	7,500	7,500	7,500	7,500
Total Existing Supplies	221,500	250,100	274,800	295,900	313,100
Total Projected Demands	221,500	250,100	274,800	295,900	313,100
Shortall/Surplus	0	0	0	0	0

Source: EMWD 2011

**TABLE 4.2-4
EXISTING WATER SUPPLY RESOURCES, MULTI-DRY YEAR HYDROLOGY (AFY) - 2015 – 2035**

	2015	2020	2025	2030	2035
Metropolitan Water District	156,600	179,000	199,800	219,900	236,900
Recycled	45,800	52,200	56,200	57,300	57,700
Groundwater	13,200	13,200	13,200	13,200	13,200
Existing Desalter	7,500	7,500	7,500	7,500	7,500
Total Existing Supplies	223,100	251,900	276,700	297,900	315,300
Total Projected Demands	223,100	251,900	276,700	297,900	315,300
Shortall/Surplus	0	0	0	0	0

Source: EMWD 2011

According to EMWD's 2010 UWMP, plans are in place to recharge local groundwater with imported or recycled water and to desalinate groundwater to reduce import demands and provide a sustainable supply. The basins' Water Management Plans limit the amount of water being extracted from the basins to a sustainable yield and the continued recharge of the Hemet/San Jacinto basin using imported water will ensure that basin overdraft is eliminated and avoided in the future. Planned local supplies will supplement imported supplies and improve reliability for EMWD and the region.

The EMWD also aggressively promotes efficiency through implementation of local ordinances, conservation programs and a tiered pricing structure to reduced retail account demands. Reducing demand allows existing and proposed water supplies to stretch farther and reduces the potential for water supply shortage. Because EWMD also expects water efficiency savings from future recycled water, desalination and planned additional conserved water transfers/exchanges, the district also has a potential surplus which could offset future growth in excess of that planned, if necessary, or buffer against imported water supply variability, SWP water

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in particular. Altogether, for these reasons, EMWD has concluded that it has the ability to meet current and projected water demands through 2035 during normal, historic single-dry and historic multiple-dry years using existing supplies and imported water from MWD with existing supply resources (see **Tables 4.2-2** through **4.2-4**).

Wastewater

Wastewater treatment services would also be provided to the neighborhood sites by the EMWD. The EMWD has four operational regional water reclamation facilities (RWRf) located throughout its service area (i.e., Moreno Valley, Perris Valley, San Jacinto and Temecula Valley) and in 2010 treated 46,500 AFY of wastewater. The capacity of these facilities is shown in **Table 4.2-5**. All off EMWD's RWRfs produce tertiary effluent suitable for DHS-permitted uses, including irrigation of food crops and full-body contact recreation. In addition to treatment facilities, EMWD has several recycled water storage ponds. These ponds permit EMWD to sell more than just the recycled water produced by its plants during peak demand months (i.e., June – September). Additionally, storage in these unlined surface impoundments facilitates extensive groundwater recharge. When storage capacity is full, surplus recycled water is disposed of through a regional outfall pipeline to Temecula Creek and the Santa Ana River.

**TABLE 4.2-5
EMWD WASTEWATER TREATMENT FACILITIES**

Plant #	Current		Planned		Total Capacity (thousand acre- feet per year)
	Treatment	Capacity (thousand acre- feet per year)	Treatment	Additional Capacity (thousand acre-feet per year)	
1	Tertiary	17.9	-	8.1	26
2	Tertiary	16.8	-	21.2	38
3	Tertiary	12.3	-	1.7	14
4	Tertiary	20.2	-	-	20.2
Totals		67.2	-	30.9	98.2

Source: Riverside County 2015b

Solid Waste

The Riverside County Department of Waste Resources (RCDWR) is responsible for the landfill disposal of all nonhazardous waste in Riverside County, operating six active landfills and administering a contract agreement for waste disposal at the private El Sobrante Landfill. The RCDWR also oversees several transfer station leases, as well as a number of recycling and other special waste diversion programs. All of the private haulers serving unincorporated Riverside County ultimately dispose of their waste to County-owned or contracted facilities and, in general, waste originating anywhere in the County may be accepted for disposal at any of the landfill sites. In practice, however, each landfill has a service area in order to minimize truck traffic and vehicular emissions (County of Riverside 2015b). The Mead Valley 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 Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc., and encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. According to Solid Waste Facility Permit # AA-33-0217 issued on September 9, 2009, the El Sobrante Landfill has a total disposal capacity of approximately 209.91 million cubic yards and can receive up to 70,000 tons of refuse per week, with 28,000 tons per week allotted for County refuse. The permit allows a maximum of 16,054 tons per day (tpd) of waste to be accepted into the landfill, due to the limits on vehicle trip; of this 5,000 tpd must be reserved for County waste, leaving the maximum commitment of non-County waste at 11,054 tpd. As of January 1, 2015, the landfill had a remaining in-County disposal capacity of approximately 50.1 million tons. In 2014, the El Sobrante Landfill accepted a total of 584,719 tons of waste generated within Riverside County. The daily average for in-County waste was 1,905 tons during 2014. The landfill is expected to reach capacity in approximately 2045 (Merlan 2015).

4.2.3 PROJECT IMPACT ANALYSIS

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

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

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

AESTHETICS, LIGHT, AND GLARE

Thresholds of Significance

The following table identifies the thresholds for determining the significance of an aesthetic or visual resource impact, based on the California Environmental Quality Act (CEQA) Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each

¹ December 8, 2015

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threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Have a substantial adverse effect on a scenic vista.	Impact Analysis 4.2.1	Less than Significant with Mitigation Incorporated
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	Impact Analysis 4.2.2	Less than Significant Impact
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	Impact Analysis 4.2.3	Less than Significant with Mitigation Incorporated
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Impact Analysis 4.2.4	Less than Significant Impact

Methodology

All of the neighborhood sites in the Mead Valley community are designated by GPA 960 and classified for varying levels of urban development, including low- and medium-density residential, light industrial, business park, and commercial uses (see Table 2 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Mead Valley 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 GPA 960, as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP. These previous analyses were considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from buildout of GPA 960 to a less than significant level. EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

Impact Analysis

Impact Analysis 4.2.1

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

Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications could result in the development of apartments and condominiums, including multi-story (3+) structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). The new zone classifications allow buildings and structures up to 50 feet in height, minimum front and rear setback of 10 feet for buildings that do not exceed 35 feet in height, and side yard setbacks of 5 feet for buildings that do not exceed 35 feet in height. This development would represent an increase in density, massing, and height beyond that originally considered for the neighborhood sites and could thus have adverse effects to scenic vistas by altering open views to more urban, higher-density development with views partially obscured by structures.

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

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

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.2.2

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

The proposed neighborhood sites are located in the vicinity of SR 74, which traverses the Mead Valley Area Plan and is designated as an “eligible state scenic highway – not officially designated” (Caltrans 2015; County of Riverside 2015a). The status of a scenic highway changes from eligible to officially designated when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation (Caltrans) for scenic highway approval, and receives notification from Caltrans that the highway has been designated as a scenic highway. Regardless of whether the designation of the I-15 changes from an “eligible state scenic highway–not officially designated” to an “officially designated” highway prior to the implementation of the proposed project, all proposed development would be built to conform to surrounding land uses and would be compatible with existing zoning and thus would not visually degrade scenic uses.

Additionally, 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 be 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, Mead Valley Area Plan Policy MVAP 10.1 requires the protection of scenic highways 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 SR 74 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**.

4.2 MEAD VALLEY AREA PLAN

Mitigation Measures

None required.

Impact Analysis 4.2.3

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

All of the neighborhood sites in the Mead Valley community are designated by GPA 960 and classified for varying levels of urban development, including low- and medium-density residential, light industrial, business park, and commercial uses; however, future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would result in the development of apartments and condominiums, including multi-story (3+) structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). This would permanently alter the existing visual character of the neighborhood sites and the surrounding area as well as contribute increased sources of lighting by densifying the existing urban environment, as the proposed new development and redevelopment include higher densities, mixed-use, and new urban living elements generally on the vacant parcels intermixed with existing structures. Therefore, although the County's General Plan anticipated development of the neighborhood sites with urban uses, the land uses facilitated by 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 Mead Valley Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. 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, Policy MVAP 8.1 requires the adherence 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.

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 4.2.4

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 an Observatory Restriction Zone for 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. Policy MVAP 8.1 requires development to adhere to the lighting requirements of County ordinances for standards intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory. 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 that new developments be located and designed to visually enhance and not degrade the character of the surrounding area, which includes mitigating lighting impacts on surrounding properties. Additionally, County Ordinance No. 915, Regulating Outdoor Lighting, establishes a countywide standard for outdoor lighting that applies to all future development under the project. The ordinance regulates light trespass in areas that fall outside of the 45-mile radius of Ordinance No. 655 and requires all outdoor luminaries to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way.

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

Mitigation Measures

None required.

4.2 MEAD VALLEY AREA PLAN

AGRICULTURAL AND FORESTRY RESOURCES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	There is no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or adjacent to the neighborhood sites (County of Riverside 2015b).	No Impact
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	Impact Analysis 4.2.5	Less than Significant Impact
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include various residential, commercial, controlled development, and manufacturing classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	No Impact
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include various residential, commercial, controlled development, and manufacturing classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	No Impact
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	Impact Analysis 4.2.5	Less than Significant Impact

METHODOLOGY

The zoning classifications of the neighborhood sites include Rural Residential; Scenic Highway Commercial; Manufacturing-Service Commercial; Industrial Park; and Residential Agricultural, as well as Light Agriculture (see Table 2 in **Appendix 2.1-2**). Previous environmental review for

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

Impact Analysis

Impact Analysis 4.2.5 Implementation of the proposed project could conflict with existing agricultural zoning. However, General Plan provisions allow for urban development on agriculturally zoned uses. Therefore, this is a **less than significant** impact. (Thresholds 2 and 5)

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

The project proposes to rezone approximately 9.89 acres of land zoned Light Agriculture within the Mead Valley Community (I-215/Nuevo Rd Vicinity), Neighborhood #3 to the new Mixed Use zone classification (neighborhood site designated MUA) and/or the new R-7 zone classification in order to accommodate residential development.

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

Mitigation Measures

None required.

4.2 MEAD VALLEY AREA PLAN

AIR QUALITY

Thresholds of Significance

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

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

BIOLOGICAL RESOURCES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or the US Fish and Wildlife Service (USFWS).	Impact Analysis 4.2.6	Less than Significant Impact
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	Impact Analysis 4.2.7	Less than Significant with Mitigation Incorporated
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	Impact Analysis 4.2.7	Less than Significant with Mitigation Incorporated
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Impact Analysis 4.2.8	Less than Significant Impact
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Impact Analysis 3.4.5 in Section 3.0 – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	No Impact
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	Impact Analysis 4.2.9	Less than Significant Impact

Methodology

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

4.2 MEAD VALLEY AREA PLAN

Impact Analysis

Impact Analysis 4.2.6 Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the WRC-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold 1)

All of the neighborhood sites are located within the boundaries of the WRC-MSHCP, which provides for the protection of sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands (Conservation Area). The WRC-MSHCP defines two distinct processes to determine a development project's consistency, dependent on whether the project is located within or outside of a Criteria Area. Criteria Areas consist of 160-acre 'cells' with specific conservation objectives. The majority of the neighborhood sites are located outside of Criteria Areas; however, several of the individual parcels within Mead Valley Community (I-215/Nuevo Road vicinity), Neighborhood #1 are located partially or fully within Criteria Areas as indicated by the Cell and Cell Groups² in **Table 4.2-6** (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. All of the proposed neighborhood sites in the Mead Valley Area Plan are in a survey area for burrowing owls (WRCRCA 2015). Therefore, depending on site conditions, surveys could be required for burrowing owls prior to future site development.

**TABLE 4.2-6
WRC-MSHCP CRITERIA AREAS**

APN	Cell	Cell Group	Acres	Sub Unit
Mead Valley Community (I-215/Nuevo Rd Vicinity), Neighborhood #1				
317270006	2529	Independent	5.12	SU1 - Motte/Rimrock
317270009	2529	Independent	1.35	SU1 - Motte/Rimrock
317270010	2529	Independent	9.77	SU1 - Motte/Rimrock
317270013	2529	Independent	6.71	SU1 - Motte/Rimrock
317270015	2529	Independent	4.65	SU1 - Motte/Rimrock
317270016	2529	Independent	1.14	SU1 - Motte/Rimrock

Source: WRCRCA 2015

According to the WRC-MSHCP, the review of a site for consistency with the MSHCP criteria is properly made when the site is initially converted from vacant to developed land (WRCRCA 2003). As the project does not propose any specific development, review for MSHCP criteria for sites in

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

the Criteria Area, as well as any required burrowing owl surveys, would occur at the time future development of the neighborhood sites is proposed. Through implementation of these requirements, development projects inside Criteria Areas can be found consistent with the WRC-MSHCP.

Development of property outside of the MSHCP Conservation Area (both within and outside of the Criteria Area) receive Take Authorization for Covered Species Adequately Conserved, provided payment of a mitigation fee is made (or any credit for land conveyed is obtained) and compliance with the HANS Process (as outlined in Section 6.0 of the MSHCP) occurs. Payment of the mitigation fee and compliance with the requirements of Section 6.0 are intended to provide full mitigation under CEQA, National Environmental Policy Act (NEPA), Federal Endangered Species Act (ESA), and California Endangered Species Act (CESA) for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the US Fish and Wildlife Service, the California Department of Fish and Wildlife, 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 4.2.7 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. 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 (e.g., topography, soils, or vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands. The measures require project-specific avoidance measures to be identified or the project applicant to obtain the applicable permits prior to the issuance of any grading permit or other action that would lead to the disturbance of the riparian resource and/or wetland. Compliance with the above-listed existing regulations, as well as implementation of mitigation measures **MM 3.4.5** and **MM 3.4.6**, would ensure that impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level.

4.2 MEAD VALLEY AREA PLAN

Mitigation Measures

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

Impact Analysis 4.2.8

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 processes of species that depend on such habitats. The EIR for the WRC-MSHCP concluded that the plan provides for the movement of species through established wildlife corridors and protects the use of native wildlife nursery sites (County of Riverside 2015b). The proposed neighborhood sites are not within a WRC-MSHCP Conservation Area and are in an area planned for urban development. As previously described, review for site-specific requirements under the WRC-MSHCP, as well as payment of the development mitigation fee, would occur at the time future development of the neighborhood sites is proposed. With payment of the mitigation fee and compliance with the requirements of the WRC-MSHCP, a project may be deemed compliant with CEQA, NEPA, CESA, and ESA, and impacts to covered species and their habitat would be deemed less than significant.

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

Mitigation Measures

None required.

Impact Analysis 4.2.9

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.

4.2 MEAD VALLEY AREA PLAN

CULTURAL RESOURCES

Thresholds of Significance

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

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

GEOLOGY AND SOILS

Thresholds of Significance

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

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

4.2 MEAD VALLEY AREA PLAN

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

GREENHOUSE GAS EMISSIONS

Thresholds of Significance

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

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

4.2 MEAD VALLEY AREA PLAN

HAZARDS AND HAZARDOUS MATERIALS

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Impact Analysis 3.8.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Impact Analysis 3.8.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	Impact Analysis 3.8.2 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.	The DTSC EnviroStor database was reviewed and compared to the neighborhood sites. No open/active hazardous materials sites are located on the neighborhood sites. Therefore, the project would not create a significant hazard to the public or the environment as a result of being located on an existing hazardous materials site (DTSC 2015).	No Impact
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.	Impact Analysis 4.2.10	Significant and Unavoidable
6) For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	No Impact
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Impact Analysis 3.8.4 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
8) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	The neighborhood sites are not located in a wildfire hazard severity zone (County of Riverside 2015a).	No Impact

Methodology

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

Impact Analysis

Impact Analysis 4.2.10 Future development resulting from the project would be required to comply with the March Air Reserve Base Land Use Compatibility Plan. Therefore, the project will not result in an airport-related safety hazard for people residing or working in the project area. However, the density of neighborhoods 1 and 2 cannot be met. Therefore, this is a **significant** impact. (Threshold 5)

Neighborhoods 1 and 2 in the Mead Valley Community area are located in Compatibility Zone C2 (Flight Corridor Zone) of the March Air Reserve Base/Inland Port ALUC Plan. The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. According to Airport Land Use Compatibility Criteria, residential density less than or equal to than 6.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres) is permitted in Zone C2. Additionally, building height limit in Zone C2 is set at a maximum of 70 feet. Other restrictions includes setting a density standard of people on-site to 500 per acre for nonresidential uses. (RCALUC 2014).

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

MVAP Policy 2.1 requires development, including future development resulting from the project, to comply with the policies in the Riverside County Airport Land Use Compatibility Plan (ALUCP) regarding March Air Reserve Base, as well as policies related to airport safety in the Land Use, Circulation, Safety and Noise Elements of the GPA 960 and 2003 RCIP GP. These policies would ensure that future development proposals on the neighborhood sites would be subject to review by the Riverside County ALUC, which seeks to ensure safety and minimize risks both to people and property in the vicinity of airports. Adopted ALUCP policies and March JPA policies both include compatibility criteria and conditions of approval for development with regulations governing such issues as development intensity, density, and height of structures.

General Plan Policy LU 2.21 mitigates airport-related safety hazards by allowing airports to continue to operate while an operator addresses safety impacts, which in turn reduces risks to surrounding land uses by providing an incentive to encourage airport operators to maintain adequate safety systems. Policies LU 2.1. through 2.6 mitigate airport-related safety hazards by requiring that development proposals located within the boundaries of an airport land use plan be consistent with said plan prior to approval in an effort to prevent land use conflicts and reduce potential impacts.

Compliance with the ALUCP, along with GPA 960 and 2003 RCIP GP policies, would ensure that the increase in density/intensity potential on the neighborhood sites would not result in an airport-related safety hazard. However, because density requirements for neighborhoods 1 and 2 in the Mead Valley Community area are restricted to six dwelling units or less per acre, density requirements for these neighborhoods would not be met. Therefore, this impact would be considered **significant and unavoidable**.

4.2 MEAD VALLEY AREA PLAN

Mitigation Measures

None feasible.

HYDROLOGY AND WATER QUALITY

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	Impact Analysis 3.9.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	Impact Analysis 4.2.23 in Utilities and Service Systems sub-section	Less than Significant with Mitigation Incorporated
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Impact Analysis 3.9.5 in Section 3.0 – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated

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Threshold	Analysis	Determination
6) Otherwise substantially degrade water quality.	Impact Analysis 3.9.6 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	Impact Analysis 4.2.11	Less than Significant Impact
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	Impact Analysis 4.2.11	Less than Significant Impact
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	The neighborhood sites are not located in an area susceptible to levee or dam failure (County of Riverside 2015a).	No Impact
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to seiche, tsunami, or mudflow (County of Riverside 2015a).	No Impact

METHODOLOGY

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

IMPACT ANALYSIS

Impact Analysis 4.2.11 Development is proposed within the portion of the site designated by the Federal Emergency Management Agency (FEMA) as a special flood hazard area. However adherence to County building requirements would reduce impacts. Therefore, this impact would be **less than significant**. (Thresholds 7 and 8)

Portions of the neighborhood plans in the Mead Valley Town Center are within 100-year floodplain area as shown by FEMA (**Figure 4.2-3a** through **4.2-3c**).

All future development would go through the County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348), and development review process, which would ensure consistency with all County General Plan policies and regulations intended to protect against flood hazards. For example, GPA 960 Policy S 4.1 (RCIP GP Policy S 4.1) states that new construction within 100-year floodplains must mitigate the flood hazard to the satisfaction of the Building Official or other responsible agency. In the case that the flood hazard cannot be mitigated, the project proposal would not be approved. GPA 960 Policy S 4.2 (RCIP GP Policy S 4.2) requires the county to enforce provisions of the Building Code, including the requirement that all residential, structures be flood-proofed from the mapped 100-year stormflow.

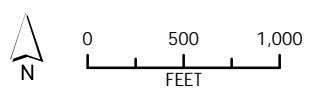
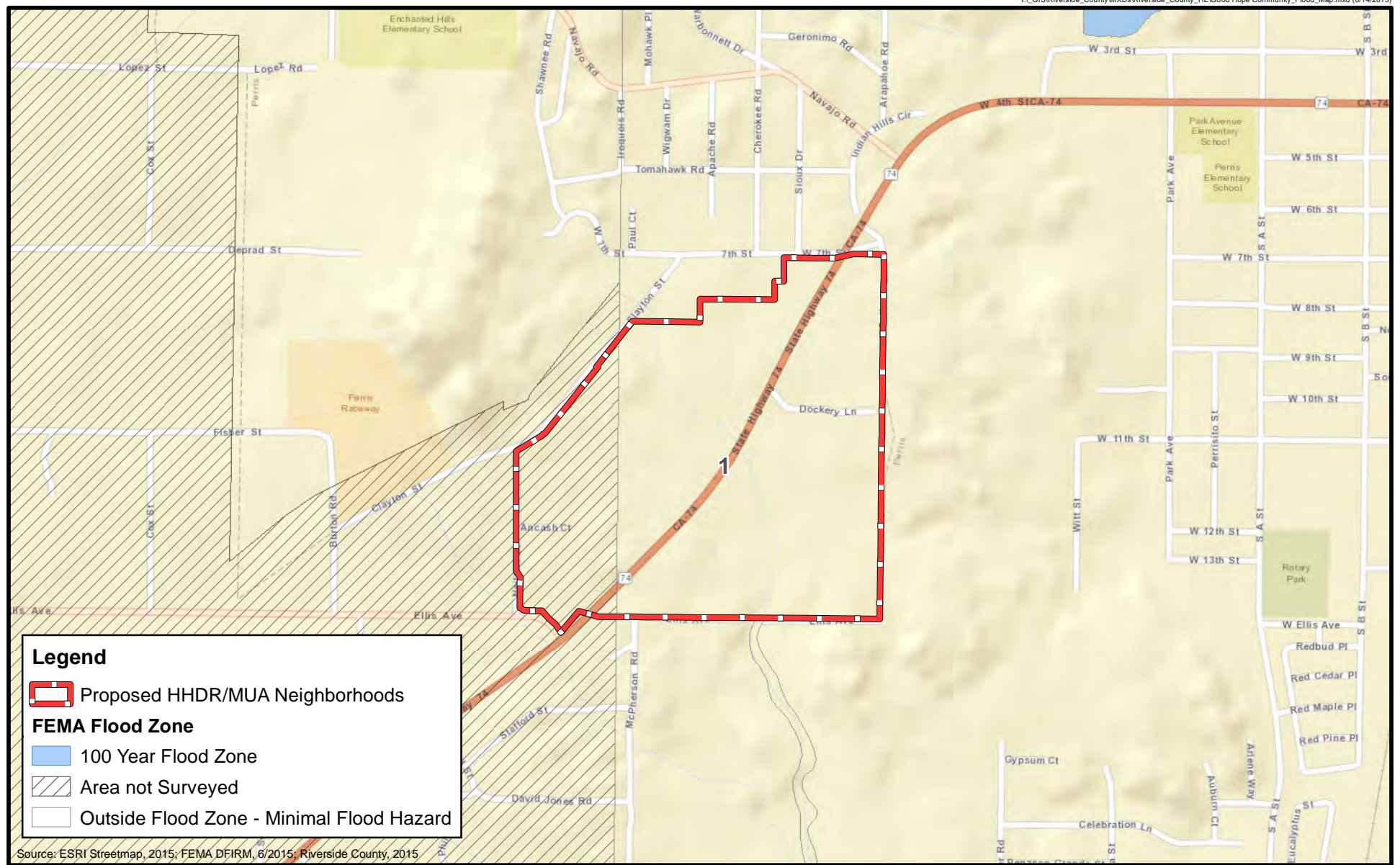


Figure 4.2-3a
Flood Zones in Good Hope Community



Figure 4.2-3b
Flood Zones in Mead Valley Town Center

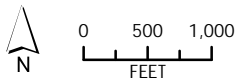


Figure 4.2-3c
Flood Zones in Meade Valley Community (I-215/Nueva Rd Vicinity)

To the extent that residential, structures cannot meet these standards, they shall not be approved. GPA 960 Policy S 4.4 (RCIP GP Policy S 4.4) prohibits the construction, location or substantial improvement of structures in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.

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

Further, mitigation measures **MM 3.9.15** through **MM 3.9.17** (see Section 3.0), would ensure that projects that cannot mitigate flooding hazards would 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.

In summary, the specifications, standards and requirements of the General Plan, Ordinance No. 458, and mitigation measures **MM 3.9.15** through **MM 3.9.17** establish and implement measures that mitigate potential flood hazards within Riverside County. Collectively, these would serve to ensure that flooding risks, water flows and runoff are managed appropriately to prevent hazards and undue risk of damage or harm to people, property, structures and facilities o the neighborhood sites. As such, this impact would be reduced to a **less than significant** level.

Mitigation Measure

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

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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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	Impact Analysis 4.2.12	Less than Significant Impact
2) Conflict with any applicable habitat conservation plan or natural community conservation plan.	The neighborhood sites are located in areas that are currently rural in nature; however, the neighborhood sites and surrounding area are all currently designated/classified for urban development. Future development would be integrated with the existing community and would not divide it.	No Impact

METHODOLOGY

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

IMPACT ANALYSIS

Impact Analysis 4.2.12

Changes to the neighborhood sites in the Mead Valley Area Plan would not conflict with the County's General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 1)

The project includes revisions to the Mead Valley Area Plan to articulate a more detailed vision for the future of the Mead Valley community, as well as a change in land use designation and zone classification for 313.41 acres. These changes are intended to support the overall objective of the proposed project to bring the Housing Element into compliance with state housing law and to meet a statutory update requirement, as well as to help the County meet its state-mandated RHNA obligations. As the Mead Valley Area Plan is an extension of the County of Riverside General Plan, and the proposed project would implement and enhance, rather than conflict with, the land use plans, policies, and programs of the remainder of the General Plan, changes to Mead Valley Area Plan would not conflict with the County's General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, this would be a **less than significant** impact.

Mitigation Measures

None required.

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

NOISE

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Impact Analysis 4.2.13	Significant and Unavoidable
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	Impact Analysis 3.12.2 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	Impact Analysis 4.2.14	Significant and Unavoidable
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	Impact Analysis 3.12.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	Impact Analysis 4.2.15	Less than Significant Impact
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	No Impact

Methodology

All of the neighborhood sites in the Mead Valley community are designated by GPA 960 and classified for varying levels of urban development, including low- and medium-density residential, light industrial, business park, and commercial uses (see Table 2 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Mead Valley 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

4.2 MEAD VALLEY AREA PLAN

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

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

In addition, the neighborhood sites are located along and in the vicinity of I-215 and SR 74, and future development accommodated by the project could expose residents to existing and/or future roadway noise. Further, development near March Air Force Base would be exposed to noise associated with military activities, such as aircraft operations, both at and around base airfields, as well as military airspace, and on ranges. Construction of new projects may also expose existing residents (sensitive receptors) to noise levels in excess of the Riverside County noise standards (identified in Ordinance No. 847).

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

In addition, in Section 3.0, mitigation measure **MM 3.12.1** requires all new residential developments to conform to a noise exposure standard of 65 dBA L_{dn} for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA 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** 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** require acoustical studies for all new noise-sensitive projects that may be affected by existing noise from stationary sources and that effective mitigation measures be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.

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

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

Mitigation Measures

MM 3.12.1, MM 3.12.2, MM 3.12.3, and MM 3.12.4

Impact Analysis 4.2.14 Future development facilitated by the project could result in an increase in ambient noise levels in the vicinity. This is a **significant** impact. (Threshold 3)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. Future development facilitated by the project would increase ambient noise levels via stationary noise sources (HVAC units, motors, appliances, lawn and garden equipment, etc.) and through the generation of additional traffic volumes on SR 74, I-215 and other area roadways.

As described under Impact Analysis 4.2.12, GPA 960 Policies N 1.1 through N 1.5 and RCIP GP Policies N 1.1 through N 1.5 restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive. Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, 8.7, 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,

4.2 MEAD VALLEY AREA PLAN

and viewsheds would result in noise penetrating the wall and affecting the receptor. Physically modifying existing buildings to mitigate noise would not address exposure to noise outside, or during times when windows would remain open for passive cooling. As noise mitigation practices/design cannot be guaranteed for reducing project-related noise exposure to existing uses, particularly from roadway noise or other noises generated outside of the neighborhood sites, noise impacts are considered **significant and unavoidable**.

Mitigation Measures

None feasible.

Impact Analysis 4.2.15 Compliance with March Air Reserve Base/Inland Port ALUC Plan policies would ensure that an acoustical study would be performed in order to determine the necessary site design and building construction to achieve acceptable interior and exterior noise exposure levels for habitable structures. Therefore, airport-related noise impacts on future development would be **less than significant**. (Threshold 5)

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

As previously stated, neighborhoods 1 and 2 in the Mead Valley Community area are located in Compatibility Zone C2 (Flight Corridor Zone) of the March Air Reserve Base/Inland Port ALUC Plan (RCALUC 2014). Noise impacts in this zone are considered "Moderate," either within 60 CNEL contour, but more than 5 miles from runway end; or outside 60 CNEL contour, but regularly overflowed in mostly daytime flight training. In addition, single-event noise may be disruptive to noise sensitive land use activities (aircraft less than 3,000 feet above runway elevation on arrival) (RCALUC 2014). As such, future development facilitated by the project may result in the exposure of new noise-sensitive land uses to airport noise exceeding acceptable standards, particularly from single-event noise.

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

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

Mitigation Measures

None required.

POPULATION AND HOUSING³

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Impact Analysis 4.2.16	Significant and Unavoidable
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. Therefore, the project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. Therefore, the project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact

Methodology

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

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

4.2 MEAD VALLEY AREA PLAN

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

The proposed project would result in an increase in density/intensity potential on the neighborhood sites and would thus directly affect the number of housing units and population assumed to result from development of the sites. **Table 4.2-7** shows the theoretical buildout projections 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 5,234 more dwelling units and 18,845 more persons in comparison to the housing and population growth that could occur under the GP 960 Mead Valley Area Plan. This represents a potential 46 percent increase in population.

**TABLE 4.2-7
MEAD VALLEY AREA PLAN
THEORETICAL BUILD-OUT PROJECTIONS UNDER PROPOSED PROJECT**

Land Use	Project-Related Change in Acreage ¹	Acreage ²	Dwelling Units ³	Population
Agriculture Foundation Component		0	0	0
Rural Foundation Component		6,238	864	3,111
Rural Community Foundation Component				
Estate Density Residential (RC-EDR)		79	28	100
Very Low Density Residential (RC-VLDR)		7,848	5,886	21,192
Low Density Residential (RC-LDR)	(-7.15)	1,009	1,513	5,449
Open Space Foundation Component		1,475	0	0
Community Development Foundation Component				
Estate Density Residential (EDR)		0	0	0
Very Low Density Residential (VLDR)		0	0	0
Low Density Residential (LDR)		0	0	0
Medium Density Residential (MDR)	(-47.15)	549	1,921	6,916
Medium-High Density Residential (MHDR)		37	243	875
High Density Residential (HDR)		0	0	0
Very High Density Residential (VHDR)		16	269	970
Highest Density Residential (HHDR)	(+ 180.09)	196	5,883	21,181
Commercial Retail (CR)	(-27.35)	100	0	0
Commercial Tourist (CT)		0	0	0
Commercial Office (CO)		32	0	0
Light Industrial (LI)	(-3.28)	959	0	0

Land Use	Project-Related Change in Acreage ¹	Acreage ²	Dwelling Units ³	Population
Heavy Industrial (HI)		0	0	0
Business Park (BP)	(-95.16)	474	0	0
Public Facilities (PF)		1,328	0	0
Community Center (CC)		0	0	0
Mixed Use Planning Area (MUPA)		0	0	0
Proposed Project Land Use Assumptions and Calculations Totals:		20,311	16,607	59,794
Current Mead Valley Area Plan/General Plan Land Use Assumptions and Calculations Totals:		20,311	11,373	40,949
Increase		-	5,234	18,845

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

² Rounded

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

Source: County of Riverside 2015a

The change in land use designation zone classification would increase the potential for high density housing in the Mead Valley area consistent with specific Housing Element policies intended to encourage the provision of affordable housing (Policies 1.1 and 1.2). Furthermore, the neighborhood sites are all currently designated/classified for urban development by both GPA 960 and RCIP GP. By directing growth away from rural residential and toward more developed areas and by reviewing each development proposal for impacts to services consistent with the policy provisions of both GPA 960 and 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 46 percent increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This may encourage additional growth in the Mead Valley 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 Mead Valley 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

4.2 MEAD VALLEY AREA PLAN

amount of growth resulting from the project would contradict its purpose. Therefore, this impact is considered to be **significant and unavoidable**.

Mitigation Measures

None feasible.

PUBLIC SERVICES

Thresholds of Significance

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

Threshold	Analysis	Determination
<p>1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> • fire protection, • police protection, • schools, • parks, • other public facilities. <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"> • Fire Stations: One fire station per 2,000 dwelling units • Law Enforcement: 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers 	<p><u>Fire Protection</u> Impact Analysis 4.2.17</p> <p><u>Law Enforcement</u> Impact Analysis 4.2.18</p> <p><u>Public School Facilities</u> Impact Analysis 4.2.19</p> <p><u>Parks</u> Impact Analysis 4.2.20 under Recreation sub-section</p>	<p><u>Fire Protection</u> Less than Significant Impact</p> <p><u>Law Enforcement</u> Less than Significant Impact</p> <p><u>Public School Facilities</u> Less than Significant Impact</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 Mead Valley Area Plan planning area based on generation factors identified by Riverside County.

Impact Analysis

Fire Protection and Emergency Medical Services

Impact Analysis 4.2.17

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. (Threshold1)

The proposed project would result in the need for two new fire stations (5,234 du/2,000 du = 2.6 stations) beyond those already anticipated for buildout of the neighborhood sites under the current land use designations. The RCFD reviewed the proposed project and confirmed that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review.

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 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

Impact Analysis 4.2.18

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. (Threshold1)

The increase in density/intensity potential on the neighborhood sites would result in the need for 13 sworn police officers, 2 supervisors, 2 support staff, and 5 patrol vehicles beyond what has been anticipated for buildout of the site under the current land use designations (see **Table 4.2-8**).

**TABLE 4.2-8
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	13 sworn officers
Supervisors	1 per 7 officers	2 supervisors
Support Staff	1 per 7 officers	2 support staff
Patrol Vehicles	1 per 3 officers	5 patrol vehicles

* Numbers are rounded.

Source: County of Riverside 2015b

According to EIR No. 521, the RCSD's ability to support the needs of future growth is dependent upon the financial ability to hire additional deputies. As previously discussed, future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including law enforcement facilities. In addition, the costs associated with the hiring of additional officers would be funded through 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 property taxes and any facilities needed to accommodate the personnel would be subject to CEQA review, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of law enforcement services.

Mitigation Measures

None required.

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Public School Facilities

Impact Analysis 4.2.19

Future development resulting from the project would be required to pay Val Verde Unified School District (VVUSD) 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 VVUSD schools serving the neighborhood sites. The VVUSD uses the generation rates shown in **Table 4.2-9** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using VVUSD student generation rates, future development of the neighborhood sites under the proposed project would be expected to result in up to 15,657 additional students in attendance at VVUSD schools as shown in **Table 4.2-9**. Based on school facility design capacity, the proposed project would result in the need for 3.97 elementary schools, 2.89 middle schools, and 0.95 high school (**Table 4.2-10**).

TABLE 4.2-9
SCHOOL ENROLLMENT GENERATION FACTORS AND
STUDENT GENERATION OF PROPOSED PROJECT

School Type	Generation Rate	Student Generation
Elementary School	0.4946	9,320
Middle School	0.1842	3,471
High School	0.1521	2,866
Total Student Generation		15,657

Source: VVUSD 2015

TABLE 4.2-10
SCHOOL FACILITIES NEED RESULTING FROM PROPOSED PROJECT

School Type	School Facility Design Capacity	Student Generation	School Facilities Needed
Elementary School	2,350	9,320	3.97
Middle School	1,200	3,471	2.89
High School	3,024	2,866	0.95

Source: VVUSD 2015

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

Pursuant to the Leroy F. Greene School Facilities Act (SB 50), future development would be required to pay VVUSD 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 VVUSD, the County requires the applicant to obtain a Certificate of Compliance from the VVUSD verifying that developer fees have been paid. Under CEQA, payment of VVUSD

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.

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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.	Impact Analysis 4.2.20	Less than Significant Impact
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	Impact Analysis 4.2.20	Less than Significant Impact

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 Mead Valley Plan Area planning area based on generation factors identified by Riverside County.

Impact Analysis

Impact Analysis 4.2.20

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**. (Threshold 1 and 2)

Development consistent with the proposed project could result in up to 5,234 more dwelling units and 18,845 more persons than anticipated for buildout of the sites under the adopted Mead Valley Area Plan. This could result in an increase in the number of residents using neighborhood and regional parks, as well as other recreational facilities, including trails and bikeways, and would contribute to the wear and tear on these existing facilities. Section 10.35, Park and Recreation Fees and Dedications, of County Ordinance No. 460 enacts the Quimby Act parkland standard of 3 acres of land for each 1,000 persons residing within the County and requires residential development projects to dedicate land, pay fees, or a combination of both for neighborhood and community park and recreational facilities (see Section 2.2, Regulatory Framework).

Future development of the neighborhood sites under the project would result in the need for 56.54 additional acres of parkland (18.845 x 3 = 56.54 acres). Development applicants are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees that are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). GPA 960 OS 20.5 (RCIP GP Policy OS 20.5) requires that development of recreation facilities occur concurrent with other development, and GPA 960 Policy OS 20.6 (RCIP GP Policy OS 20.6) requires new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.

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

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 in accordance with the Quimby Act and County Ordinance No. 460. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**.

Mitigation Measures

None required.

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TRANSPORTATION 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>Impact Analysis 4.2.21</p>	<p>Significant and Unavoidable</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>Impact Analysis 4.2.21</p>	<p>Significant and Unavoidable</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>No Impact</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>Impact Analysis 3.16.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</p>
<p>5) Result in inadequate emergency access.</p>	<p>Impact Analysis 3.16.4 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</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>Impact Analysis 3.16.5 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</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 Mead Valley Area Plan planning area. The analysis is based in part on traffic projections prepared by Urban Crossroads in 2015 (**Appendix 3.0-3**).

Impact Analysis

Impact Analysis 4.2.21 The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on several roadway segments within the Mead Valley Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a **significant** impact. (Thresholds 1 and 2)

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

EIR No. 521 (County of Riverside 2015b) projected future traffic operating conditions under buildout of the existing General Plan land uses. **Table 4.2-11** below summarizes traffic volumes and LOS on roadway segments in the Mead Valley Area Plan under buildout of existing General Plan land uses and under buildout of the proposed project. As shown, traffic volumes would be reduced on 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 Mead Valley Area Plan to operate at an unacceptable level at the following intersections:

- Post Road to Cajalco Road (Brown Street)
- West of Brown Street to Day Street (Cajalco Road)
- Alexander Street to Brown Street (Cajalco Road)
- Johnson Avenue to Elmwood Street (Clark Street)
- Post Road to Belita Drive (Ellis Avenue)

This is considered a **significant** impact.

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**TABLE 4.2-11
TRAFFIC OPERATING CONDITIONS UNDER BUILD-OUT OF GPA 960 AND PROPOSED PROJECT**

Roadway Segment	Limits	GPA 960 (Build-Out)				Housing Element Update (Build-Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
A Street	Nuevo Road to South of Nuevo Road	4	Major	12,000	D or Better	4	Major	(1,500)	10,500	D or Better
Brown Street	Post Road to Cajalco Road	4	Secondary	24,300	E	4	Secondary	700	25,000	E
Cajalco Road	West of Brown Street to Day Street	6	Expressway	91,400	E	6	Expressway	600	92,000	E
Cajalco Road	Alexander Street to Brown Street	6	Expressway	88,300	E	6	Expressway	1,700	90,000	E
Clark Street	Johnson Avenue to Elmwood Street	4	Secondary	29,400	F	4	Secondary	1,900	31,300	F
Day Street	Marquez Road to Elmwood Street	4	Secondary	12,800	D or Better	4	Secondary	800	13,600	D or Better
Ellis Avenue	Neitzelt Street to Bellamo Lane	4	Major	24,300	D or Better	4	Major	2,400	26,700	D or Better
Ellis Avenue	Post Road to Belita Drive	4	Secondary	24,900	E	4	Secondary	600	25,500	E

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.

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UTILITIES AND SERVICE SYSTEMS

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	Impact Analysis 3.17.1 in Section 3.0 – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Impact Analysis 4.2.22 and Impact Analysis 4.2.23	<u>Wastewater</u> Less than Significant Impact <u>Water</u> Less than Significant with Mitigation Incorporated
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Impact Analysis 3.17.3 in Section 3.0 – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis	Less than Cumulatively Considerable
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	Impact Analysis 4.2.23	Less than Significant Impact
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.	Impact Analysis 4.2.22	Less than Significant Impact
6) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.	Impact Analysis 4.2.24	Less than Significant with Mitigation Incorporated
7) Comply with federal, state, and local statutes and regulations related to solid waste.	Impact Analysis 4.2.24	Less than Significant with Mitigation Incorporated

Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to exceed the capacity of utility and service systems in the Mead Valley Area Plan planning area based on generation factors identified in Riverside County EIR No. 521.

Impact Analysis

Wastewater

Impact Analysis 4.2.22 The proposed project will slightly increase wastewater flows. However, the increase represented by the proposed project will not require any additional infrastructure or treatment capacity. Therefore, this impact is **less than significant**. (Thresholds 2 and 5)

Future development of the neighborhood sites under the project would contribute to increased generation of wastewater needing treatment. As previously described, the EMWD treats approximately 46 mgd via four RWRFs. The average wastewater generation rate for a residential unit in Riverside County is 230 gallons per day (County of Riverside 2015b). The potential for 5,234 additional housing units would result in the generation of 1,203,820 gallons per day (1.2 mgd) of wastewater.

The 1.2 mgd wastewater demand generated by the proposed project would represent a 2.6 percent increase over the 46 mgd of wastewater treated at the RWRFs. This increase is not considered substantial. Additionally, future development will be required to pay development impact fees and connection fees, which would fund any potential future expansion of the RWRFs. Actual expansion of facilities would be subject to subsequent project-level environmental review.

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

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

Mitigation Measures

None required.

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Water Supply and Service

Impact Analysis 4.2.23 Implementation of the proposed project will increase the amount of allowable development in the Mead Valley Plan Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. However, adequate water supply and delivery infrastructure exists to accommodate the increased demand associated with the proposed project actions. This is considered a **less than significant** impact. (Thresholds 2 and 4)

The EMWD is responsible for the water supply for the proposed neighborhood sites. As discussed under **Impact Analysis 4.2.15**, future development of the neighborhood sites under the proposed project could result in up to 5,234 more dwelling units and 18,845 more persons than anticipated for buildout of the sites under the adopted Mead Valley Area Plan. This would increase demand for water services and supplies beyond that previously anticipated for the neighborhood sites. Riverside County EIR No. 521 uses a residential generation factor of 1.01 acre-feet yearly (AFY) per dwelling unit to determine projected theoretical water supply needs. Using that factor, the project would result in the need for 5,286.34 AFY beyond water supply demand originally anticipated ($5,234 \times 1.01 \text{ AFY} = 5,286.34 \text{ AFY}$).

EMWD has concluded that it has the ability to meet current and projected water demands through 2035 during normal, historic single-dry and historic multiple-dry years using existing supplies and imported water from MWD with existing supply resources (see **Tables 4.2-2** through **4.2-4**). The 5,286.34 AFY increase in water supply demand anticipated as a result of the project represents a 2.5 percent increase from the current EMWD water supply of 213,900 AFY and a 1.7 percent increase from the 302,200 AFY water supply anticipated in 2035. This is an increase of less than 5 percent and is not considered substantial.

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 EMWD prior to the approval of any future development on the neighborhood sites.

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

Mitigation Measures

MM 3.9.5 (see Section 3.0)

Solid Waste

Impact Analysis 4.2.24

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 in the Mead Valley Area Plan 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 2,145.94 tons of waste per year beyond that already planned for the sites (5,234 du x 0.41 tons per du = 2,145.94 tons).

As discussed in the Setting sub-section 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 of the landfill sites in the County, these other landfills 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 by 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

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there is adequate waste disposal capacity to meet the waste disposal requirements of the project. These requirements would apply to future development in the Mead Valley Area Plan and would reduce the demand on landfills serving the community.

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

Mitigation Measures

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

ENERGY CONSUMPTION

Thresholds of Significance

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

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

4.2 MEAD VALLEY AREA PLAN

4.2.4 REFERENCES

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4.3 TEMESCAL CANYON AREA PLAN

4.3.1 PROJECT DESCRIPTION

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

Text Revisions

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

Overlays

Home Gardens Town Center (Mixed Use Area Overlays)

Home Gardens Town Center (Figure 3 – Detail) 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). The purpose of the overlays is to provide 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

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 Temescal Canyon Area Plan. The section is organized as follows:

Section 4.3 Temescal Canyon Area Plan

4.3.1 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 Temescal Canyon Area Plan.

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

4.3.3 Project Impact Analysis

Thresholds of Significance

Methodology

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

4.3.4 References

4.3 THE TEMESCAL CANYON AREA PLAN

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 existing permitted businesses, residences, and other uses, or remove them and establish uses permitted pursuant to the 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.

Following are brief descriptions and the policies for each, and all, 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. 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. 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. 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.

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. 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.

The following policies apply to all four of the Home Gardens Town Center neighborhoods:

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.

4.3 THE TEMESCAL CANYON AREA PLAN

Table 2: Statistical Summary of Temescal Canyon Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	491	25	84	25
Agriculture Foundation Component Sub-Total:	491	25	84	25
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	497	74	255	NA
Rural Mountainous (RM)	2,499	125	427	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Sub-Total:	2,996	199	682	0
RURAL COMMUNITY FOUNDATION COMPONENT				
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
Rural Community Foundation Sub-Total:	1,784	1,409	4,819	0
OPEN SPACE FOUNDATION COMPONENT				
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
Open Space Foundation Sub-Total:	32,523	56	192	174
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
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)	<u>2,583</u> 2,624	<u>9,040</u> 9,185	<u>30,918</u> 31,417	NA
Medium-High Density Residential (MHDR)	633	4,116	14,077	NA
High Density Residential (HDR)	<u>92</u> 93	<u>1,016</u> 1,021	<u>3,475</u> 3,491	NA
Very High Density Residential (VHDR)	26	444	1,518	NA
Highest Density Residential (HHDR)	5	142	485	NA
Commercial Retail ² (CR)	<u>103</u> 124	N/A	N/A	<u>1,546</u> 1,870
Commercial Tourist (CT)	97	N/A	N/A	1,581
Commercial Office (CO)	5	N/A	N/A	197
Light Industrial (LI)	1,020	N/A	N/A	13,109

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<i>Heavy Industrial (HI)</i>	0	N/A	N/A	0
<i>Business Park (BP)</i>	106	N/A	N/A	1,727
<i>Public Facilities (PF)</i>	366	N/A	N/A	366
<i>Community Center (CC)</i>	31	0	0	746
<i>Mixed Use Planning Area (MUPA)</i>	$\frac{63}{0}$	$\frac{635}{0}$	$\frac{2,285}{0}$	$\frac{324}{0}$
<i>Community Development Foundation Sub-Total:</i>	5,509	$\frac{15,804}{15,319}$	$\frac{54,163}{52,387}$	19,596
<i>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</i>	$\frac{43,303}{43,033}$	$\frac{17,493}{17,008}$	$\frac{59,940}{58,164}$	19,795

4.3 THE TEMESCAL CANYON AREA PLAN

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 49.45 acres within the Temescal Canyon Area Plan to HHDR or MUA. The parcels identified for redesignation are separated into four neighborhood sites as shown in **Figure 4.3-1**. 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 3 in **Appendix 2.1-2** of this EIR.

Notice of Preparation Comment Letters

In response to the Notice of Preparation (NOP) the County received two letters in regard to the Home Gardens Town Center neighborhood located in the Temescal Canyon Area Plan. The first letter was received on July 29, 2015, from Harper & Burns LLP on behalf of the Home Gardens Sanitary District. The letter states that the sanitary district currently provides sewer service to the Home Gardens Town Center neighborhood and the capacity to provide additional sewer service is limited. The letter further notes that all new development is subject to a sewer capacity fee. The second letter was received on August 17, 2015, from the City of Riverside Planning Division regarding possible traffic-related impacts to the City of Riverside as a result of the project.

All letters received that pertained to the County in its entirety are addressed in the analysis of this EIR.

4.3.2 SETTING

The Temescal Canyon Area Plan encompasses the western gateway to Riverside County. Home Gardens Town Center is a community located in the northeast portion of the Temescal Canyon Area Plan, just south of State Route 91. Home Gardens Town Center contains approximately 43,304 acres of a mix of residential, commercial, service, and industrial uses within a tight gridwork of streets (see **Figure 4.3-2**, Aerial of Home Gardens Town Center). The location of the 100-year floodplain is shown in **Figure 4.3-3**. The visual character in the immediate vicinity of the proposed neighborhood sites and surrounding area is currently characterized by a mix of vacant land, medium-density residential, and commercial land developed near State Route 91.

PUBLIC SERVICES AND UTILITIES

Fire Protection

Two Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 13 at 3777 Neece Street in Corona and Station 14 at 1511 Hamner Avenue in Norco. Station 13 is staffed by one captain, one engineer, and one firefighter/Advanced Life Support (ALS) every day and Station 14 is staffed by one captain or engineer, and two firefighters/Basic Life Support every day. The average response time standards are 0:40 seconds for Station 13 and 6:16 minutes for Station 14. Both stations strive to meet these standards 90 percent of the time (RCFD 2015).



Figure 4.3-2
Aerial of Home Gardens Town Center

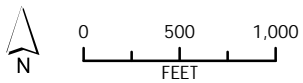
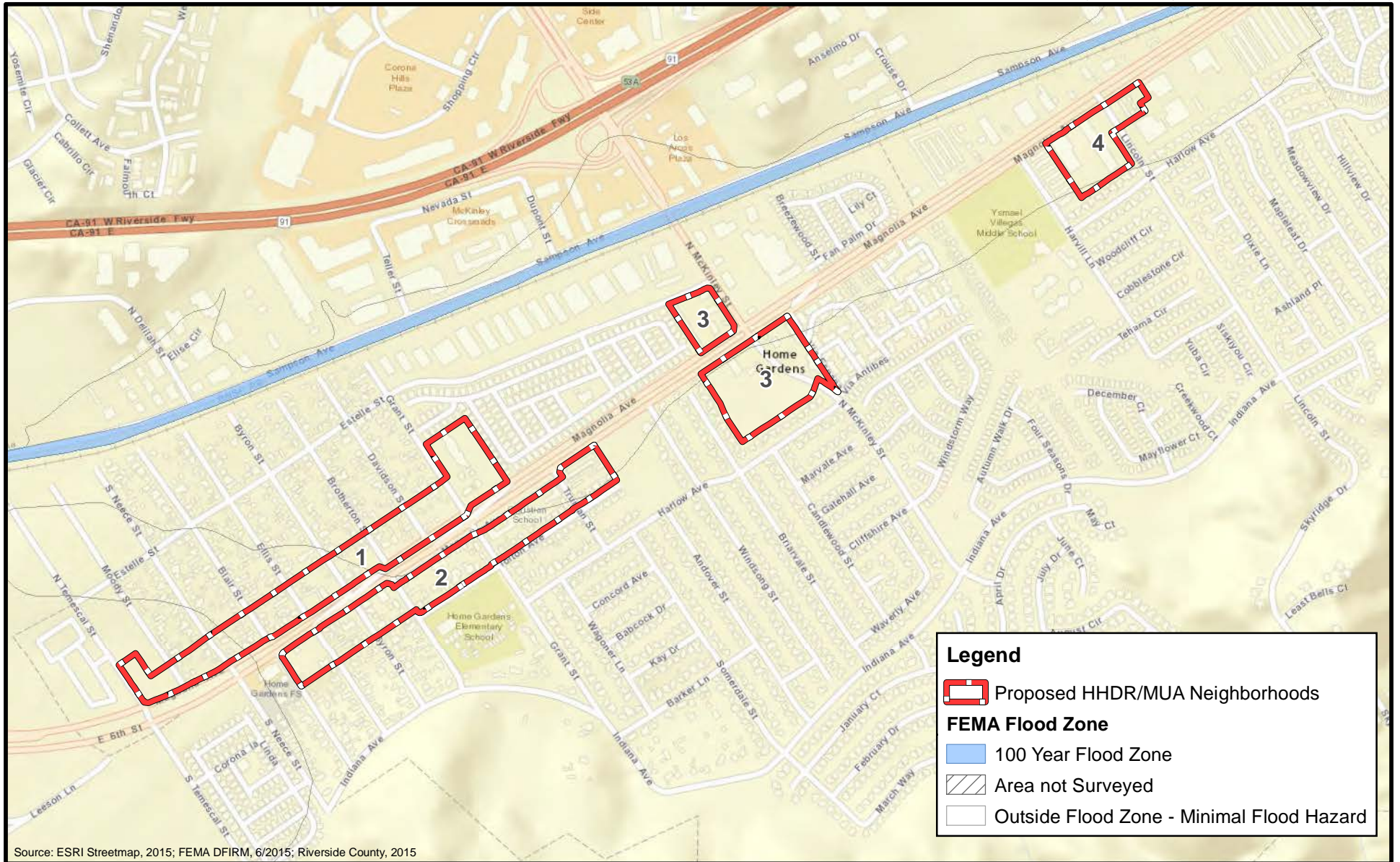


Figure 4.3-3
Flood Zones in Home Gardens Town Center

Law Enforcement

Ten sheriff stations are located throughout Riverside County to provide area-level community service. The Jurupa Valley Station, located at 7477 Mission Boulevard in Jurupa Valley, provides services to the cities of Norco, Eastvale, and Jurupa Valley, and for the unincorporated areas of Home Gardens, Coronita, El Cerrito, Highgrove, and Lake Hills (RCSD 2015). The RCSD also operates five adult correction or detention centers and the Riverside County Probation Department operates the juvenile detention facilities (County of Riverside 2015b).

Public Schools

The neighborhood sites lie within the boundaries of two school districts: the Corona-Norco Unified School District (CNUSD) and the Alvord Unified School District (AUSD). The neighborhood sites west of McKinley Street are in the CNUSD and those east of McKinley Street are in the AUSD.

The CNUSD is the largest school district in Riverside County and consists of 30 elementary schools, 8 intermediate/middle schools, 8 comprehensive high schools, and 3 alternative schools. The AUSD consists of 14 elementary schools; 4 traditional middle schools; 4 comprehensive high schools; and 1 continuation high school with an adult education program. Schools serving the proposed neighborhood sites, along with the current enrollment and capacity numbers, are shown in **Tables 4.3-1** and **4.3-2** below.

**TABLE 4.3-1
CNUSD SCHOOLS SERVING PROPOSED PROJECT**

School	Address	Enrollment*	Capacity*	Current Surplus of Deficit
Home Gardens Academy K-8	13550 Tolton Avenue	932	942	10
Citrus Hills Intermediate	3211 S. Main St.	1,226	1,500	274
Santiago High School	1395 Foothill Pkwy.	3,607	3,904	297
Totals		5,765	6,346	581

*2015

Source: CNUSD 2015

**TABLE 4.3-2
AUSD SCHOOLS SERVING PROPOSED PROJECT**

School	Address	Enrollment*	Capacity*	Current Surplus of Deficit
Villegas Middle School	3754 Harvill Lane	1,343	1,174	169
Hillcrest High School	11800 Indiana Avenue	855	N/A	—
Totals		2,198	--	--

*2013-14

Source: AUSD 2014, 2015

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Parks and Recreation

Riverside County Park facilities in the vicinity of the neighborhood sites include Coral Canyon Park, located at 24880 Coral Canyon Road, approximately 11 miles south of the heart of Circle City in Temescal Canyon; and Montecito Ranch Park, located at 8579 Calle Canon Road. Coral Canyon Park is a 9-acre community park that includes two baseball fields courts, picnic benches and a barbecue area, and playgrounds with separate play areas for ages 2–5 and 5–15. Montecito Ranch Park is a 6-acre park that includes a half basketball court, a baseball field, a children's playground, walking paths, and green fields (Riverside County Parks 2015).

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

Water

The neighborhood sites are within the service area of the Home Gardens County Water District, which is a Western Municipal Water District (WMWD) Local Water Purveyor customer. Currently, Home Gardens County Water District does not purchase water from WMWD, but instead from the City of Corona. The water district serves an area of more than 230 acres in the Riverside County area east of Temescal Street and south of Sampson Avenue. It has approximately 800 metered services for a population of approximately 3,000 people. Initially, the Home Gardens County Water District served its customers with local groundwater from wells in the Arlington Basin. However, because of the basin's poor water quality, the district has discontinued much of its well supply.

**TABLE 4.3-3
CURRENT AND PROJECTED WATER DEMAND CITY OF CORONA**

Year	AFY (Without Conservation)	AFY (With Conservation)
2010	44,331	44,331
2015	45,431	40,888
2020	46,167	36,934
2025	46,938	37,551
2030	47,812	38,250
2035	48,757	39,005

Source: City of Corona 2010

**TABLE 4.3-4
SUPPLY AND DEMAND COMPARISON-SUPPLY**

Water Sources	2015	2020	2025	2030	2035
Imported Water Supply	35,517	36,399	38,676	36,840	35,320
Groundwater Supply	24,921	24,921	24,921	24,921	24,921
Reclaimed Water Supply	11,201	14,952	14,952	14,952	14,952
Total Supply	71,640	76,272	78,549	76,713	75,192

Source: City of Corona 2010

**TABLE 4.3-5
SUPPLY AND DEMAND COMPARISON-DEMAND**

Water Sources	2015	2020	2025	2030	2035
Imported Water Supply	20,444	18,467	18,775	19,125	19,503
Groundwater Supply	20,444	18,467	18,775	19,125	19,503
Reclaimed Water Supply	5,222	6,873	6,873	6,873	6,873
Total Demand	46,110	43,807	44,424	45,123	45,878

Source: City of Corona 2010

Wastewater

The City of Corona operates three wastewater reclamation facilities, two of which provide percolation to groundwater in the Temescal subbasin via wastewater discharge ponds.

4.3.3 PROJECT IMPACT ANALYSIS

As discussed in Section 2.2 of this EIR, at the time of the writing of this Draft EIR, the County had recently adopted GPA 960¹. Therefore, the project impact analysis below uses projections from,

¹ December 8, 2015

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and references to, GPA 960. However, GPA 960 is currently in active litigation with an unknown outcome.

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

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

AESTHETICS, LIGHT, AND GLARE

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect on a scenic vista.	Impact Analysis 4.3.1	Less than Significant with Mitigation Incorporated
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	The proposed neighborhood sites are located in the vicinity of State Route 91. State Route 91 has been designated a state-eligible scenic highway from its intersection with I-15 west to the Riverside County line. However, the neighborhood sites are not adjacent to, or visible from, this portion of State Route 91 (Caltrans 2015; County of Riverside 2015a).	No Impact
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	Impact Analysis 4.3.2	Less than Significant with Mitigation Incorporated
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Impact Analysis 4.3.3	Less than Significant Impact

METHODOLOGY

All of the neighborhood sites in the Home Gardens Town Center community are designated by GPA 960 for medium-density residential or commercial retail uses (see Table 3 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Home Gardens Town Center 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. These previous analyses were considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from buildout of GPA 960 to a less than significant level. EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

Impact Analysis 4.3.1 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 and MUA zone classifications allow buildings and structures up to 50 feet in height, minimum front and rear setbacks of 10 feet for buildings that do not exceed 35 feet in height, and side yard setbacks of 5 feet for buildings that do not exceed 35 feet in height. This development would represent an increase in density, massing, and height beyond that originally considered for the neighborhood sites and could thus have adverse effects to scenic vistas by altering open views of the surrounding Santa Ana Mountains and Gavilan Hills 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 Temescal Canyon Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. In addition, mitigation measure **MM 3.1.1** (see Section 3.0) requires future development to consider various factors during the development review process, several of which would protect scenic vistas including the scale, extent, height, bulk, or intensity of development; the location of development; the type, style, and intensity of adjacent land uses; the manner and method of construction, the type, location, and manner of illumination and signage; the nature and extent of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vistas or aesthetic resources.

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

Mitigation Measures

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MM 3.1.1 (see Section 3.0)

Impact Analysis 4.3.2 Compliance with County policies and regulations would ensure that future development resulting from the project would not substantially degrade the existing visual character or quality of the neighborhood sites. Therefore, this impact would be considered **less than significant**. (Threshold 3)

All of the neighborhood sites are currently designated and classified for varying levels of urban development, including medium-density residential and commercial retail uses; however, future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would result in the development of apartments and condominiums, including multi-story (3+) structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). This would permanently alter the existing visual character of the neighborhood sites and the surrounding area as well as contribute increased sources of lighting by densifying the existing urban environment, as the proposed new development and redevelopment include higher densities, mixed-use, and new urban living elements generally on the vacant parcels intermixed with existing structures. Therefore, although the County's General Plan anticipated development of the neighborhood sites with urban uses, the land uses facilitated by 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 Temescal Canyon Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. The Countywide Design Standards and Guidelines include requirements that address scale, intensity, architectural design, landscaping, sidewalks, trails, community logo, signage, and other visual design features, as well as standards for backlighting and indirect lighting to promote "night skies." Typical design modifications would include stepped setbacks for multistory buildings, increased landscaping, decorative walls and roof design, and themed signage.

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

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.3.3 Compliance with County policies and regulations would ensure that new sources of lighting resulting from future development associated with the project would not adversely affect day or nighttime views in the area. 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 nighttime lighting and glare, beyond that originally considered for the neighborhood sites.

GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1) requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area, which includes mitigating lighting impacts on surrounding properties. Additionally, County Ordinance No. 915, Regulating Outdoor Lighting, establishes a countywide standard for outdoor lighting that applies to all future development under the project. The ordinance regulates light trespass in areas that fall outside of the 45-mile radius of Ordinance No. 655, which addresses standards for development within 15 to 45 miles of the Palomar Observatory. The neighborhood sites are not within an Observatory Restriction Zone for the Palomar Observatory and increased nighttime lighting would not obstruct or hinder the views from the observatory.

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.

4.3 THE TEMESCAL CANYON AREA PLAN

AGRICULTURAL AND FORESTRY RESOURCES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	There is no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or adjacent to the neighborhood sites (County of Riverside 2015b).	No Impact
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	The zoning classifications of the neighborhood sites include Residential and General Commercial classifications. None of the neighborhood sites are enrolled in a Williamson Act contract. Therefore, no conflict with agricultural zoning, use or Williamson Act contract would occur (County of Riverside 2015b).	No Impact
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include Residential and General Commercial classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	No Impact
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include Residential and General Commercial classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	No Impact
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	There is no farmland or forestland present on the neighborhood sites, which are infill development sites located along State Route 91, a major transportation corridor (County of Riverside 2015b).	No Impact

AIR QUALITY

Thresholds of Significance

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

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

4.3 THE TEMESCAL CANYON AREA PLAN

BIOLOGICAL RESOURCES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or the US Fish and Wildlife Service (USFWS).	Impact Analysis 4.3.4	Less than Significant Impact
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	Impact Analysis 4.3.5	Less than Significant with Mitigation Incorporated
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	Impact Analysis 4.3.5	Less than Significant with Mitigation Incorporated
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Impact Analysis 4.3.6	Less than Significant Impact
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Impact Analysis 3.4.5 in Section 3.0 – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	No Impact
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	Impact Analysis 4.3.7	Less than Significant Impact

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 2015a). EIR No. 441 identified that buildout of the 2003 RCIP GP would result in significant and unavoidable impacts to biological resources.

Impact Analysis

Impact Analysis 4.3.4 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. None of the neighborhood sites are located within Criteria Areas (see **Appendix 4.0-1**).

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. Only one parcel within the Home Gardens Town Center, Neighborhood #3 is within a survey area for burrowing owls (WRCRCA 2015). Therefore, depending on site conditions, surveys could be required for burrowing owls prior to future site development on APN 135103005 (see **Appendix 4.0-1**).

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

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.

4.3 THE TEMESCAL CANYON AREA PLAN

Impact Analysis 4.3.5 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 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 regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act and US Army Corps of Engineers protocol (Act Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the CDFW and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.5** and **MM 3.4.6** (see Section 3.0) require an appropriate assessment to be prepared by a qualified professional as part of Riverside County's project review process if site conditions (for example, topography, soils, vegetation, etc.) 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 4.3.6 Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the 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 processes of species that depend on such habitats. The EIR for the WRC-MSHCP concluded that the plan provides for the movement of species through established wildlife corridors and protects the use of native wildlife nursery sites (County of Riverside 2015b). The proposed neighborhood sites are not within a WRC-MSHCP Conservation Area and are in an area planned for urban development. As previously described, review for site-specific requirements under the WRC-MSHCP, as well as payment of the development mitigation fee, would occur at the time future development of the neighborhood sites is proposed. With payment of the mitigation fee and

compliance with the requirements of the WRC-MSHCP, a project may be deemed compliant with CEQA, NEPA, CESA, and ESA, and impacts to covered species and their habitat would be deemed less than significant.

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

Mitigation Measures

None required.

Impact Analysis 4.3.7

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

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

Mitigation Measures

None required.

4.3 THE TEMESCAL CANYON AREA PLAN

CULTURAL RESOURCES

Thresholds of Significance

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

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

GEOLOGY AND SOILS

Thresholds of Significance

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

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

4.3 THE TEMESCAL CANYON AREA PLAN

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

GREENHOUSE GAS EMISSIONS

Thresholds of Significance

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

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

4.3 THE TEMESCAL CANYON AREA PLAN

HAZARDS AND HAZARDOUS MATERIALS

Thresholds of Significance

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

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

4.3 THE TEMESCAL CANYON AREA PLAN

Threshold	Analysis	Determination
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Impact Analysis 3.8.4 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
8) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	The neighborhood sites are not located in a wildfire hazard severity zone (County of Riverside 2015a).	No Impact

4.3 THE TEMESCAL CANYON AREA PLAN

HYDROLOGY AND WATER QUALITY

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	Impact Analysis 3.9.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	Impact Analysis 4.3.19 in Utilities and Service Systems sub-section	Less than Significant with Mitigation Incorporated
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. 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.	Less than Cumulatively Considerable with Mitigation Incorporated
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. 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.	Less than Cumulatively Considerable with Mitigation Incorporated
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Impact Analysis 3.9.5 in Section 3.0 – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. 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.	Less than Cumulatively Considerable with Mitigation Incorporated

Threshold	Analysis	Determination
6) Otherwise substantially degrade water quality.	Impact Analysis 3.9.6 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	As shown in Figure 4.3-3 , none of the neighborhood sites are within the 100-year flood hazard area.	No Impact
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	As shown in Figure 4.3-3 , none of the neighborhood sites are within the 100-year flood hazard area.	No Impact
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	Impact Analysis 4.3.8	Less than Significant
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to seiche, tsunami, or mudflow (County of Riverside 2015a).	No Impact

Methodology

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

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

Impact Analysis

Impact Analysis 4.3.8

Future development facilitated by the project could result in the development of HHDR and mixed-use development in areas susceptible to flooding in the event of failure of the Prado Dam. This impact would be reduced to a **less than significant** level. (Threshold 9)

Future development facilitated by the project could result in the development of HHDR and mixed-use development in areas susceptible to flooding in the event of failure of the Prado Dam.

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All future development would be required to comply with Temescal Canyon Area Plan and County General Plan policies and regulations intended to protect against flood hazards as discussed in Section 2.2, Regulatory Framework. Temescal Canyon Area Plan Policy TCAP 20.2 requires that proposed development projects subject to flood hazards be submitted to the Riverside County Flood Control and Water Conservation District for review. Additionally, Policy TCAP 20.4 seeks to protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element. In addition, Riverside County Ordinance No. 458 reduces impacts by regulating development in regard to flooding risks and by ensuring that flood flows are managed appropriately to prevent hazards or undue risk of damage or harm to people, property, structures, and facilities.

Compliance with existing regulations and programs for flooding, including Riverside County Ordinance No. 458 and Temescal Canyon Area Plan Policies, would ensure that risks associated with development in dam failure inundation zones and other areas potentially prone to flooding or inundation hazards due to failure of a flood control facility would be **less than significant**.

Mitigation Measures

None required.

LAND USE AND PLANNING

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Physically divide an established community.	The neighborhood sites are located on infill sites in a developed/urbanized area. Future development would be integrated with the community and would not divide it.	No Impact
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	Impact Analysis 4.3.9	Less than Significant Impact
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	Impact Analysis 4.3.7 in Biological Resources sub-section	Less than Significant Impact

METHODOLOGY

The land use and planning analysis considers the potential for changes to the Home Gardens Town Center community in the Temescal Canyon Area Plan to conflict with the County’s planning and policy documents.

IMPACT ANALYSIS

Impact Analysis 4.3.9 Changes to the Home Gardens Town Center community in the Temescal Canyon 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 Temescal Canyon Area Plan to articulate a more detailed vision for the future of the Home Gardens Town Center community, as well as a change in land use designation and zone classification for 49.45 acres. These changes are intended to support the overall objective of the proposed project to bring the Housing Element into compliance with state housing law and to meet a statutory update requirement, as well as to help the County meet its state-mandated RHNA obligations. As the Temescal Canyon 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 Temescal Canyon Area Plan would not conflict with the County’s

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

Mitigation Measures

None required.

MINERAL RESOURCES

Thresholds of Significance

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

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

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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.	Impact Analysis 4.3.10	Significant and Unavoidable
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	Impact Analysis 3.12.2 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	Impact Analysis 4.3.11	Significant and Unavoidable
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	Impact Analysis 3.12.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	The neighborhood sites are not located within an airport land use plan (County of Riverside 2015a).	No Impact
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	No Impact

Methodology

All of the neighborhood sites in the Home Gardens Town Center community are designated by GPA 960 and classified for varying levels of urban development, including medium-density residential and commercial retail uses (see Table 3 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Home Gardens town Center 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 4.3.10 Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. Future development facilitated by the project would increase noise levels via stationary noise sources (HVAC units, motors, appliances, lawn and garden equipment, etc.) and through the generation of additional traffic volumes on area roadways. This future development could result in an increase in ambient noise levels in the vicinity, as well as exposure of sensitive receptors to noise levels in excess of the Riverside County noise standards (identified in 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 Policies N 1.1 through N1.5 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, which 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 for all new noise-sensitive projects that may be affected by existing noise from stationary sources, and require that effective mitigation measures be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.

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

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Existing sensitive uses, particularly residences, 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 4.3.11 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 State Route 91 and other area roadways.

As described under **Impact Analysis 4.3.10**, 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.

POPULATION AND HOUSING²

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Impact Analysis 4.3.12	Significant and Unavoidable
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact

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

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

Impact Analysis

Impact Analysis 4.3.12 Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites. This is a **significant** impact. (Threshold 1)

The proposed project would 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 4.3-6** shows the theoretical buildout projections for the Temescal Canyon 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 507 more dwelling units and 1,730 more persons in comparison to the housing and population growth that could occur under the GPA 960 Temescal Canyon Area Plan. This represents a 3 percent increase (2.9 percent).

TABLE 4.3-6
TEMESCAL CANYON AREA PLAN
THEORETICAL BUILD-OUT PROJECTIONS UNDER PROPOSED PROJECT

Land Use ¹	Project- Related Change in Acreage	Acreage ²	Dwelling Units ³	Population
Agriculture Foundation Component		492	25	84
Rural Foundation Component		2,998	200	683
Rural Community Foundation Component		1,785	1,409	4,819
Open Space Foundation Component		32,478	56	192
Community Development Foundation Component				
Estate Density Residential (EDR)		36	13	44
Very Low Density Residential (VLDR)		170	128	437
Low Density Residential (LDR)		175	262	896
Medium Density Residential (MDR)	(-1.70)	2,601	9,105	31,138
Medium-High Density Residential (MHDR)		633	4,116	14,077

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High Density Residential (HDR)		93	1,021	3,491
Very High Density Residential (VHDR)		26	444	1,518
Highest Density Residential (HHDR)	(+ 16.72)	22	652	2,228
Commercial Retail ² (CR)	(-15.02)	102	0	0
Commercial Tourist (CT)		97	0	0
Commercial Office (CO)		5	0	0
Light Industrial (LI)		1,069	0	0
Heavy Industrial (HI)		0	0	0
Business Park (BP)		106	0	0
Public Facilities (PF)		366	0	0
Community Center (CC)		51	0	0
Mixed Use Planning Area (MUPA)		0	0	0
Proposed Project Land Use Assumptions and Calculations Totals:		43,304	17,430	59,607
Current Temescal Canyon Area Plan/General Plan Land Use Assumptions and Calculations Totals:		43,304	16,923	57,877
Increase		-	507	1,730

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

² Rounded

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

Source: County of Riverside 2015a

The change in land use designation and zone classification would increase the potential for high-density housing in the Home Gardens Town Center 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. 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 3 percent increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This may encourage additional growth in the Home Gardens Town Center 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

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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 Home Gardens Town Center 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 available.

PUBLIC SERVICES

Thresholds of Significance

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

Threshold	Analysis	Determination
<p>1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> • fire protection, • police protection, • schools, • parks, • other public facilities. <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"> • Fire Stations: One fire station per 2,000 dwelling units • Law Enforcement: 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers 	<p><u>Fire Protection</u> Impact Analysis 4.3.13</p> <p><u>Law Enforcement</u> Impact Analysis 4.3.14</p> <p><u>Public School Facilities</u> Impact Analysis 4.3.15</p> <p><u>Parks</u> Impact Analysis 4.3.16 under Recreation sub-section</p>	<p><u>Fire Protection</u> Less than Significant Impact</p> <p><u>Law Enforcement</u> Less than Significant Impact</p> <p><u>Public School Facilities</u> Less than Significant Impact</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 Temescal Canyon Area Plan planning area based on generation factors identified by Riverside County.

Impact Analysis

Fire Protection and Emergency Medical Services

Impact Analysis 4.3.13 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)

Although the proposed increase in density/intensity would not result in the need for new fire stations based on the thresholds/generation factors identified in Riverside County EIR No. 521 (507 du/2,000 du = 0.25 stations), the RCFD reviewed the proposed project and noted that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review.

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 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

Impact Analysis 4.3.14 Future development resulting from the project would contribute to funding for additional officers and other law enforcement personnel and would not result in the need for new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts. Therefore, this is a **less than significant** impact. (Threshold 1)

The increase in density/intensity potential on the neighborhood sites would result in the need for 3 sworn police officers, 1 supervisor, 1 support staff, and 1 patrol vehicle beyond what has been anticipated for buildout of the site under the current land use designations (see **Table 4.3-7**).

Table 4.3-7
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	3 sworn officers
Supervisors	1 per 7 officers	1 supervisor
Support Staff	1 per 7 officers	1 support staff
Patrol Vehicles	1 per 3 officers	1 patrol vehicle

* Numbers are rounded.

Source: County of Riverside 2015b

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

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Public School Facilities

Impact Analysis 4.3.15 Future development resulting from the project would be required to pay CNUSD and AUSD 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 CNUSD and AUSD schools serving the neighborhood sites, as shown in **Table 4.3-8**.

Table 4.3-8
School Enrollment Generation Factors and
STUDENT GENERATION OF PROPOSED PROJECT

School	Generation Factor	Student Generation
Home Gardens Academy (K-8)	0.369	187
Citrus Hill Intermediate & Villegas Middle Schools	0.201	102
Santiago and Hillcrest High Schools	0.246	125
Total Student Generation		414

Source: County of Riverside 2015b

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

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

Mitigation Measures

None required.

RECREATION

Thresholds of Significance

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

Threshold	Analysis	Determination
<p>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.</p> <p>Riverside County uses the thresholds/generation factor of 3 acres per 1,000 persons to determine projected theoretical need for additional parkland.</p>	<p>Impact Analysis 4.3.16</p>	<p>Less than Significant Impact</p>
<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>	<p>Impact Analysis 4.3.16</p>	<p>Less than Significant Impact</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 Temescal Canyon planning area based on generation factors identified by Riverside County.

Impact Analysis

Parks and Recreation

Impact Analysis 4.3.16 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 5.19 additional acres of parkland based on the County’s parkland standard (1.730 x 3 = 5.19 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 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 GP 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 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 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) 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>Impact Analysis 4.3.17</p>	<p>Significant and Unavoidable</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>Impact Analysis 4.3.17</p>	<p>Significant and Unavoidable</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 an 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>No Impact</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>Impact Analysis 3.16.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</p>
<p>5) Result in inadequate emergency access.</p>	<p>Impact Analysis 3.16.4 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore</p>	<p>Less than Cumulatively Considerable</p>

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

Methodology

The impact analysis below considers the potential for buildout of the neighborhood sites to increase traffic and affect the transportation system in the Temescal Canyon 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 4.3.17 The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on two roadway segments in the Temescal Canyon Area Plan planning area that is already projected to operate at an unacceptable level under buildout of the General Plan (Indiana Avenue and McKinley Street). 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 4.3-9** summarizes traffic volumes and LOS on roadway segments in the Temescal Canyon Area Plan under buildout of existing General Plan land uses and under buildout of the proposed project. As shown, the addition of project-related traffic would increase traffic volumes on two roadway segments in the Temescal Canyon Area Plan already projected to operate at an unacceptable level (Indiana Avenue and McKinley Street). This is a **significant** impact.

**TABLE 4.3-9
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
Indiana Ave	0.53 miles southwest of Buchanan St to 0.23 miles southwest of Buchanan St	4	Secondary	32,600	F	4	Secondary	0	32,600	F
Magnolia Ave	West of Temescal St to east of Lincoln St	6	Urban Arterial	48,300	D or Better	6	Urban Arterial	100	48,400	D or Better
McKinley St	Indiana Ave to Magnolia Ave	4	Secondary	23,900	E	4	Secondary	100	24,000	E

Source: *Urban Crossroads 2015*

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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, both Indiana Avenue and McKinley Street are already projected to operate at LOS F and LOS E, respectively, 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.	Impact Analysis 3.17.1 in Section 3.0 – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Impact Analysis 4.3.18 and Impact Analysis 4.3.19	<u>Wastewater</u> Less than Significant Impact <u>Water</u> Less than Significant with Mitigation Incorporated
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Impact Analysis 3.17.3 in Section 3.0 – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	Impact Analysis 4.3.19	Less than Significant with Mitigation Incorporated
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.	Impact Analysis 4.3.18	Less than Significant with Mitigation
6) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.	Impact Analysis 4.3.20	Less than Significant
7) Comply with federal, state, and local statutes and regulations related to solid waste.	Impact Analysis 4.3.20	Less than Significant

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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 Temescal Canyon Area Plan planning area based on generation factors identified in Riverside County EIR No. 521.

Impact Analysis

Wastewater

Impact Analysis 4.3.18 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)

Future development of the neighborhood sites under the project would contribute to increased generation of wastewater needing treatment. The Home Gardens County Water District serves Temescal Canyon for wastewater services. The wastewater facility for the proposed neighborhood sites would be the City of Corona Lester Treatment Plant, the Temescal Desalter, and three water reclamation facilities (City of Corona 2015). The Lester Treatment Plant has a total capacity of 45.3 mgd. According to the City of Corona 2005 Master Plan, the Temescal Desalter has a total rated capacity of 15 mgd. The water reclamation facilities have a total capacity of 15.5 mgd. **Impact Analysis 4.3.12** discusses that future development of the neighborhood sites under the proposed project could result in up to 507 more dwelling units and 1,730 more persons than anticipated for buildout of the sites under the adopted Temescal Canyon 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 (County of Riverside 2015b). Therefore, future development could result in the generation of up to 116,610 gallons per day (gpd) of wastewater (230 gpd x 507 du = 116,610 gpd).

Given the capacity of the Lester Treatment Plant (45.3 mgd), the 116,610 gpd wastewater demand generated by the proposed project is not considered substantial. Furthermore, future development would be required to pay development impact fees and connection fees, which would fund any potential future expansion of the Plant. Actual expansion of the Plant would be subject to subsequent project-level environmental review.

Future development in the Temescal Canyon Area Plan is subject to Riverside County Ordinance No. 592, Regulating Sewer Use, Sewer Construction and Industrial Wastewater Discharges in County Service Areas. Ordinance No. 592 sets various standards for sewer use, construction, and industrial wastewater discharges in Riverside County to protect both water quality and the infrastructure conveying and treating these wastewaters. Among other things, it establishes construction requirements for sewers, laterals, house connections and other sewerage facilities and for abandoned sewers, septic tanks, and seepage pits in accordance with the Uniform Plumbing Code. It prohibits the discharge of rainwater, stormwater, groundwater, street drainage, subsurface drainage, or yard drainage into any sewerage facility which is directly or indirectly connected to the sewerage facilities of Riverside County. Rather, these discharges must be emptied into storm drainage systems, not sanitary sewer systems. In addition, this ordinance prohibits any discharges to any public sewer (which directly or indirectly connects to Riverside County's sewerage system) any wastes that may have an adverse or harmful effect on sewers, maintenance personnel, wastewater treatment plant personnel or equipment, treatment plant effluent quality, public or private property, or may otherwise endanger the public, the local

environment, or create a public nuisance. As a result, this ordinance serves to protect water supplies, water and wastewater facilities, and water quality for both surface water and groundwater.

Because there is adequate capacity at the Lester Treatment Plant, the Temescal Desalter, and three water reclamation facilities to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and to accommodate future required County wastewater requirements, this impact would be **less than significant**.

Mitigation Measures

None required.

Water Supply and Service

Impact Analysis 4.3.19 Implementation of the proposed project will increase the amount of allowable development in the area, thereby increasing demand for water supply that could result in significant effects on the physical environment. However, adequate water supply and delivery infrastructure exists to accommodate the increased demand associated with the proposed project actions. This is impact would be reduced to a **less than significant** level. (Thresholds 2 and 4)

Potable water would be provided to future development on the neighborhood sites by the Home Gardens County Water District. The primary source of water supply for the water district is groundwater, imported water, and recycled water from the City of Corona. 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 512.07 AFY beyond water supply demand originally anticipated ($507 \times 1.01 \text{ AFY} = 512.07 \text{ AFY}$). This represents a 1 percent increase from the 48,757 AFY without conservation demand anticipated in 2035. This is an increase of less than 5 percent and is not considered substantial.

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 Riverside Public Utilities prior to the approval of any future development on the neighborhood sites. Additionally, Ordinance No. 659, DIF Program, is intended to mitigate growth impacts in Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. This would include any potential future expansion of WMWD water supply facilities.

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

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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 and mitigation measures and review by Riverside Public Utilities will ensure that future development is not approved without adequate water supplies and the incorporation of feasible water conservation features. Furthermore, as shown in **Tables 4.3-4 and 4.3-5**, the water supply demand is substantially less than the supply. As a result, this impact is considered **less than significant**.

Mitigation Measures

MM 3.9.5 (see Section 3.0)

Solid Waste

Impact Analysis 4.3.20 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 in the Temescal Canyon Area Plan 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 207.87 tons of waste beyond that already planned for the sites (507 du x 0.41 tons per du = 207.87 tons).

As discussed in the Setting sub-section 4.3.2 above, the serving 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 of the landfill sites in the County, other landfills in the County could accept waste generated by the proposed project.

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 Temescal Canyon 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)

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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.	Impact Analysis 3.18.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable

4.3.4 REFERENCES

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4.4 HIGHGROVE AREA PLAN

PROJECT DESCRIPTION

The project consists of revisions to the Highgrove Town Center Policy Area to articulate a more detailed vision for Highgrove's future, including neighborhoods designated HHDR [Highest Density Residential (20-40 DU/acre)] and mixed-use areas containing some HHDR development. These revisions include text revisions as well as changes to the General Plan Land Use Map and amendments to Ordinance No. 348, the Riverside County Land Use Ordinance, in order to apply the new Mixed Use zone classification and R-7 zone classification to redesignated parcels. Each of these components is discussed below.

TEXT REVISIONS

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

Highgrove Town Center

Highgrove Town Center (Figure 3 – Detail) contains two neighborhoods located in or near the heart of the Highgrove community. **Center Street–Garfield Avenue Neighborhood** is planned as a Mixed-Use Area, with a 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. **Center Street–Mt. Vernon Street Southeast Neighborhood** is designated 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.

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 Highgrove Town Center Policy Area in the Highgrove Area Plan. The section is organized as follows:

Section 4.4 Highgrove Area Plan

4.4.1 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 Highgrove Area Plan.

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

4.4.3 Project Impact Analysis

Thresholds of Significance

Methodology

Impact Analysis – Analysis of localized environmental impacts foreseeable in connection to project-related changes to the Highgrove Area Plan. Includes analysis of the following resources:

4.4.4 References

4.4 HIGHGROVE AREA PLAN

Highest Density Residential (HHDR) Area:

The **Center Street - Mt. Vernon Street Southeast Neighborhood [Neighborhood 2]** contains approximately 20 gross acres (about 18 net acres). This neighborhood will be developed as 100% 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 Metrolink train station is also located nearby - about two miles southwest of this neighborhood.

Policies:

HAP 5.8 The Center Street-Mt. Vernon Avenue Southeast Neighborhood shall include 100% HHDR development (as measured in both gross and net acres).

HAP 5.9 Trails, parks, and recreational areas can and 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 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:

Center Street-Garfield Avenue Neighborhood [Neighborhood 1]: The Center Street – Garfield Avenue Neighborhood contains about 103 gross acres (about 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 for 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. In accordance with the policies associated with the site's MUA designation, existing businesses may be retained as currently operated or altered to include

neighborhood-serving retail commercial, office, and/or other neighborhood supporting land uses. A new Metrolink train station, the Riverside Hunter Park Station, is located just over one mile to the south of this neighborhood.

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 The Center Street-Garfield Avenue Neighborhood should include at least 75% HHDR development (as measured in both gross and net acres).

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 In order to provide for buffers 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, 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.

HAP 5.15 Prior to certificates of occupancy being issued that would result in at least 50% of the maximum amount of non-HHDR development allowed in this neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in this neighborhood.

The following policies apply to both of the neighborhoods in Highgrove Town Center:

HAP 5.16 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.

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HAP 5.17 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 5.18 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

Table 2: Statistical Summary of Highgrove Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	2	0	0	0
Agriculture Foundation Component Sub-Total:	2	0	0	0
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	40	6	18	NA
Rural Mountainous (RM)	493	25	75	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Sub-Total:	533	31	93	0
RURAL COMMUNITY FOUNDATION COMPONENT				
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
Rural Community Foundation Sub-Total:	0	0	0	0
OPEN SPACE FOUNDATION COMPONENT				
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
Open Space Foundation Sub-Total:	1,514	0	0	45
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	50	37	114	NA
Low Density Residential (LDR)	206 226	309 339	941 1,033	NA
Medium Density Residential (MDR)	1,246 1,329	4,362 4,651	13,202 14,183	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)	22 2	652 46	1,988 141	NA
Commercial Retail ² (CR)	57	N/A	N/A	854
Commercial Tourist (CT)	0	N/A	N/A	0
Commercial Office (CO)	5	N/A	N/A	190
Light Industrial (LI)	82 103	N/A	N/A	1,057 1,321

4.4 HIGHGROVE AREA PLAN

Heavy Industrial (HI)	0	N/A	N/A	0
Business Park (BP)	39	N/A	N/A	636
Public Facilities (PF)	49	N/A	N/A	49
Community Center (CC)	0	0	0	0
Mixed Use Planning Area (MUPA)	<u>103</u> 0	<u>77</u> 0	<u>236</u> 0	<u>264</u> 0
Community Development Foundation Sub-Total:	<u>1,905</u> 1,906	<u>6,001</u> 5,637	<u>18,301</u> 17,191	<u>3,050</u> 3,095
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	<u>3,954</u> 3,955	<u>6,032</u> 5,668	<u>18,394</u> 17,284	3,095

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 332.11 acres within the Highgrove Policy Area to HHDR or MUA. The parcels identified for redesignation are separated into two neighborhoods as shown in **Figure 4.4-1**. 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 4 in **Appendix 2.1-2** of this EIR.

NOTICE OF PREPARATION COMMENT LETTERS

In response to the Notice of Preparation, the County received two letters in regard to the Highgrove Town Center neighborhood sites located in the Highgrove Area Plan.

On June 25, 2015, the County received a letter from Joel Morse from T&B Planning, Inc. This letter stated that the proposed Highgrove Area Plan was interfering with some single development residential housing units that are currently being planned there, and requested that Tentative Tract Map 36668 be removed from the Housing Element update.

On August 17, 2015, the County received an email 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 Impact Analysis 4.4.16 of the EIR.

All letters received that pertained to a more general comment or countywide are still included in the analysis for this EIR.

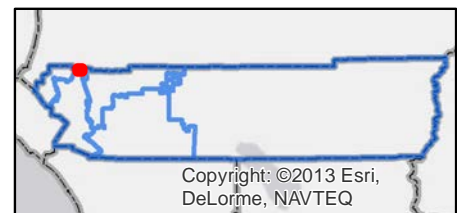
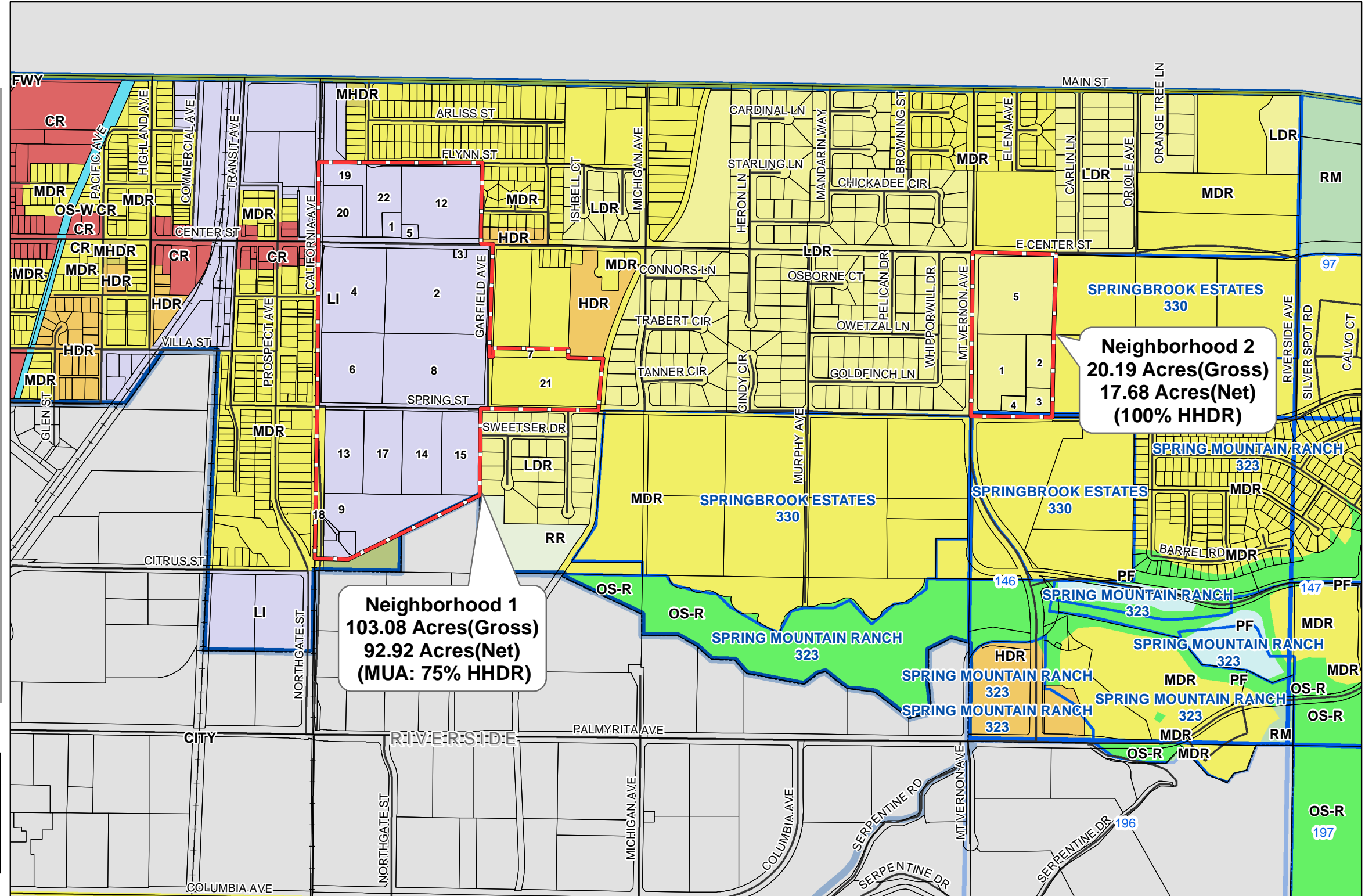
**Supervisorial District 2
Highgrove Area Plan**

**Riverside County
General Plan Housing Element**

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

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



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

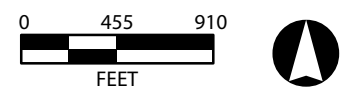


Figure 4.4-1
Highgrove Town Center Neighborhood Sites

4.4.2 SETTING

Highgrove is a rural community located in the far northwestern portion of Riverside County. It borders on two other area plans: the Jurupa Area Plan to the west and the Reche Canyon/Badlands to the east. The Highgrove area stretches south along the western side of the Box Springs Mountains almost to the confluence of Interstate 215 (I-215) and State Route 60. To the west, the area plan includes an unincorporated enclave along North Main Street. The Highgrove community encompasses approximately 2,250 acres of mixed land uses east of I-215, ranging from an 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 (see **Figure 4.4-2**, Aerial of Highgrove Town Center). Center Street serves as the community's primary thoroughfare; the Burlington Northern Santa Fe and Union Pacific railroad lines are also prominent transportation facilities. West of I-215, Highgrove encompasses another 204 acres, consisting 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 (County of Riverside 2006).

The visual character of the proposed neighborhood sites and the surrounding area is currently characterized by a mix of vacant land, single-family, and some multi-family residential, commercial, and other small-town urban uses developed around Highway 215.

BOX SPRING 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.

SPRINGBROOK WASH

Springbrook Wash is a prominent riparian corridor, roughly paralleling the southern edge of the community of Highgrove. It hosts a wide variety of plant and animal life and, because of its linear nature, is an important linkage in the habitat system.

MARCH JOINT AIR RESERVE BASE

The former March Air Force Base was established in 1918 and was used until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. A four-party Joint Powers Authority (JPA), comprising the County of Riverside and the cities of Moreno Valley, Perris, and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, known as the March Inland Port. The JPA's land use jurisdiction and March Joint Air Reserve Base encompass 6,500 acres of land, including the active cargo and military airport. The airfield consists of two runways. The primary runway (Runway 14-32) is oriented north-northwest/south-southwest and, at 13,300 feet, is the longest runway open to civilian use in the state. The second runway (Runway 12-30) is just over 3,000 feet; its use is and will continue to be restricted to military-related light aircraft (primarily Aero Club activity).

The neighborhood sites within the Highgrove community are located in Compatibility Zone E of the March Joint Air Reserve Base Airport Influence Area (RCALUC 2014).

4.4 HIGHGROVE AREA PLAN

PUBLIC SERVICES AND UTILITIES

Fire Protection

Two Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 29 at 469 Center Street in Highgrove and Station 38 at 5721 Mission Boulevard in Rubidoux. Both stations include one captain or engineer on shift every day and then two firefighters, one being an Advanced Life Support. The average response time for the Highgrove station to reach the project neighborhoods in the Highgrove Area Plan is 43 seconds. The average amount of time for the Rubidoux station to reach the project neighborhoods is 9 minutes and 38 seconds. Both stations strive to meet these standards 90 percent of the time (RCFD 2015).

Law Enforcement

Ten sheriff stations are located throughout Riverside County to provide area-level community service. The Jurupa Station, located at 7477 Mission Boulevard in Jurupa Valley, provides service to the Highgrove area, including the communities around the cities of Coronita, Home Gardens, Eastvale, Jurupa Valley, Lake Hills, El Cerrito, and Norco (RCSD 2015). The RCSD also operates five adult correction or detention centers and the Riverside County Probation Department operates the juvenile detention facilities (County of Riverside 2015b).

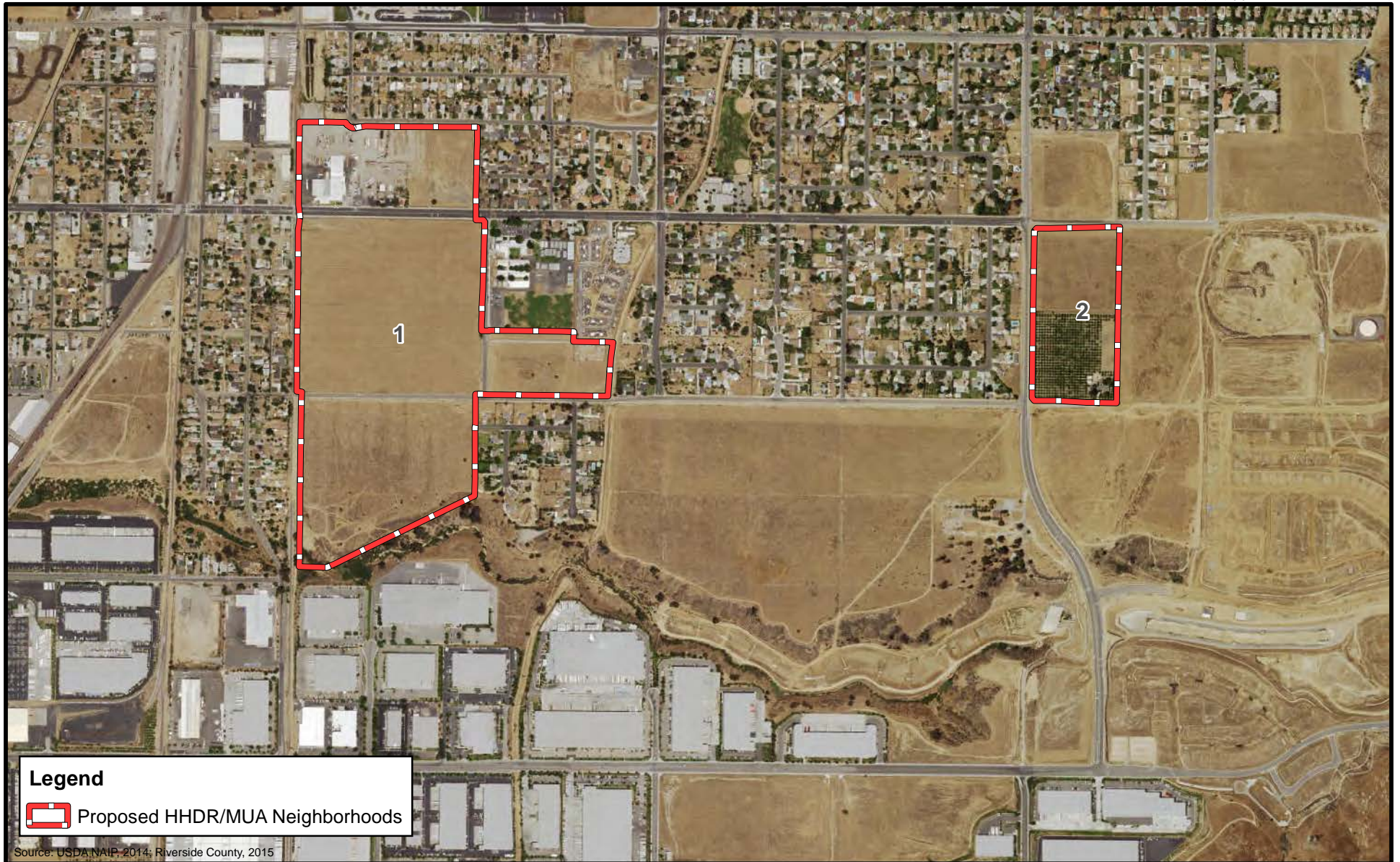
Public Schools

The project site, which is within the boundaries of the Riverside Unified School District (RUSD), includes one elementary school, one middle school, and one high school. Schools serving the proposed neighborhood sites, along with the current enrollment and capacity numbers, are shown in **Table 4.4-1**. However, the RUSD reviews attendance boundaries annually and adjustments are made as needed based on school capacity and impacts from enrollment changes (Trujillo 2015).

TABLE 4.4-1
RUSD SCHOOLS SERVING THE NEIGHBORHOOD SITES

School	Address	Enrollment	Capacity	Existing Surplus/Deficit
Highgrove Elementary	690 Center Street, Riverside, CA 92507	General Education: 645 Special Education: 20	1,000 26	361
University Middle School	115 Massachusetts Ave., Riverside, CA 92507	General Education: 791 Special Education: 56	999 78	230
North High School	1550 Third St., Riverside, CA 92507	General Education: 2,157 Special Education: 127	2,214 130	60
Totals		3,796	4,447	651

Source: Trujillo 2015



Legend

 Proposed HHDR/MUA Neighborhoods

Source: USDA NAIP, 2014; Riverside County, 2015

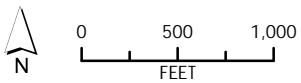


Figure 4.4-2
Aerial of Highgrove Town Center

Parks and Recreation

Highgrove Park is located 5 miles from historic downtown Riverside, near Grand Terrace High School. This park features 9 acres of recreational opportunities that include two baseball fields, two basketball courts, a tennis court, playground, concession building, and picnic area. Barbeques and adjoining picnic tables provide a comfortable setting for casual picnics. Other activities include wandering a lovely walking path and playing a game of toss at four horseshoe rings.

Water Supply

The neighborhood sites are within the service area of the Riverside Public Utilities (RPU), a local water district providing water service to approximately 75 square miles of the City of Riverside and unincorporated area. The current and projected water demand for the RPU, according to the RPU's Urban Water Management Plan (UWMP), is shown in **Table 4.4-2**.

Currently, the primary source of water supply for the RPU is groundwater pumped from the Bunker Hill, Riverside North, and Riverside South (RPU 2010). Additional sources of water available to RPU include groundwater from the Rialto-Colton Basin, recycled water from the City of Riverside's Regional Water Quality Control Plant, and imported water from the Western Municipal Water District through a connection at the Metropolitan Water District of Southern California's Henry J. Mills Treatment Plant.

**TABLE 4.4-2
CURRENT AND PROJECTED WATER DEMAND
RIVERSIDE PUBLIC UTILITIES**

Year	AFY
2005	94,510
2010	83,257
2015	98,050
2020	107,400
2025	111,800
2030	116,600
2035	119,800

Source: RPU UWMP 2010

**TABLE 4.4-3
EXISTING WATER SUPPLIES IN ACRE-FEET
RIVERSIDE PUBLIC UTILITIES**

Year	Total Available Water Supply
2015	129,076
2020	143,226
2025	143,226
2030	143,226
2035	143,226

Source: RPU 2010

4.4 HIGHGROVE AREA PLAN

Solid Waste

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

Badlands Landfill

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

There are no municipal sanitary sewer systems in the Highgrove community; development relies on various types of septic systems/on-site waste treatment systems (OWTS).

4.4.3 PROJECT IMPACT ANALYSIS

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

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

¹ December 8, 2015

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	Regulatory Framework	Determination
1) Have a substantial adverse effect on a scenic vista.	Impact Analysis 4.4.1	Less than Significant with Mitigation Incorporated
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	There are no eligible or officially designated state scenic highways or potentially eligible County scenic highways in the vicinity of the neighborhood sites (Caltrans 2015; County of Riverside 2015a).	No Impact
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	Impact Analysis 4.4.2	Less than Significant with Mitigation Incorporated
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Impact Analysis 4.4.3	Less than Significant Impact

Methodology

All of the neighborhood sites in the Highgrove Town Center community are currently designated and classified for varying levels of urban development, including Low-Density Residential and Light Industrial uses (see Table 4 in **Appendix 2.1-2**). As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County General Plan Update Project, Environmental Impact Report (EIR) No. 521 (State Clearinghouse Number [SCH] 200904105), as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP. These previous analyses were considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from buildout of GPA 960 to a less than significant level. EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

Impact Analysis

Impact Analysis 4.4.1

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

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

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

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

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.4.2

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

All of the neighborhood sites in the Highgrove Town Center community are currently designated and classified for varying levels of urban development, including Low-Density Residential and Light Industrial uses; however, future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would result in the development of apartments and

condominiums, including multi-story (3+) structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). This would permanently alter the existing visual character of the neighborhood sites and the surrounding area as well as contribute increased sources of lighting by densifying the existing urban environment, as new development and redevelopment would include higher densities, mixed-use, and new urban living elements generally on the vacant parcels intermixed with existing structures. Therefore, although the County's General Plan anticipated development of the neighborhood sites with urban uses, the land uses facilitated by 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 Highgrove Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. The Countywide Design Standards and Guidelines include requirements that address scale, intensity, architectural design, landscaping, sidewalks, trails, community logo, signage, and other visual design features, as well as standards for backlighting and indirect lighting to promote "night skies." Typical design modifications would include stepped setbacks for multistory 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 Highgrove Area Plan Policy HAP 1.1 requires that development applications incorporate to the maximum extent feasible elements of the existing orange groves as a design feature. The intent is to provide visual buffering that will sustain the traditional rural sense of place that has long defined Highgrove. Area Plan Policy HAP 1.3 states that development applications that propose more intense residential uses than otherwise allowed within the Highgrove Area Plan Land Use Plan must cluster dwelling units to promote protection of scenic values and provision of recreational open space.

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

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.4.3

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

The land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density, and thus an increase in lighting and glare, beyond that originally considered for the neighborhood sites. However, the neighborhood sites are not within an

4.4 HIGHGROVE AREA PLAN

Observatory Restriction Zone for the Palomar Observatory and increased nighttime lighting would not obstruct or hinder the views from the observatory.

GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1) requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area, which includes mitigating lighting impacts on surrounding properties. Additionally, County Ordinance No. 915, Regulating Outdoor Lighting, establishes a countywide standard for outdoor lighting that applies to all future development under the project. The ordinance regulates light trespass in areas that fall outside of the 45-mile radius of Ordinance No. 655, which addresses standards for development within 15 to 45 miles of the Palomar Observatory, and requires all outdoor luminaries to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way.

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

Mitigation Measures

None required.

AGRICULTURAL AND FORESTRY RESOURCES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	There is no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or adjacent to the neighborhood sites (County of Riverside 2015b).	No Impact
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	The zoning classifications of the neighborhood sites include Manufacturing-Service Commercial; Industrial Park; and Residential (R-1) classifications. None of the neighborhood sites are enrolled in a Williamson Act contract. Therefore, no conflict with agricultural zoning, use or Williamson Act contract would occur (County of Riverside 2015b).	No Impact
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include Manufacturing-Service Commercial; Industrial Park; and Residential (R-1) classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	No Impact
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include Manufacturing-Service Commercial; Industrial Park; and Residential (R-1) classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	No Impact
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	There is no farmland or forestland present on the neighborhood sites, which are infill development sites located along I-10, a major transportation corridor (County of Riverside 2015b).	No Impact

4.4 HIGHGROVE AREA PLAN

AIR QUALITY

Thresholds of Significance

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

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

BIOLOGICAL RESOURCES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or the US Fish and Wildlife Service (USFWS).	Impact Analysis 4.4.4	Less than Significant Impact
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	Impact Analysis 4.4.5	Less than Significant with Mitigation Incorporated
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	Impact Analysis 4.4.5	Less than Significant with Mitigation Incorporated
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Impact Analysis 4.4.6	Less than Significant Impact
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Impact Analysis 3.4.5 in Section 3.0 – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	No Impact
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	Impact Analysis 4.4.7	Less than Significant Impact

4.4 HIGHGROVE AREA PLAN

Methodology

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

Impact Analysis

Impact Analysis 4.4.4 Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the WRC-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold 1)

All of the neighborhood sites are located within the boundaries of the WRC-MSHCP, which provides for the protection of sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands (Conservation Area). The WRC-MSHCP defines two distinct processes to determine a development project's consistency, dependent on whether the project is located within or outside of a Criteria Area. Criteria Areas consist of 160-acre 'cells' with specific conservation objectives. None of the neighborhood sites are located within Criteria Areas (see **Appendix 4.0-1**).

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 (see **Appendix 4.0-1**). All of the neighborhood sites are within a survey area for burrowing owls (WRCRCA 2015). Therefore, depending on site conditions, surveys could be required for burrowing owls prior to future site development.

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

Therefore, impacts to covered species (candidate, sensitive, or special-status species) and their habitats, as well as riparian habitat, sensitive natural communities, and wildlife movement corridors, 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 4.4.5 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 WRC-MSHCP, which is designed to ensure conservation of covered species as well as the natural communities on which they depend, including riparian habitat and other sensitive habitats. In addition, as discussed further in Section 3.0, Countywide Impact Analysis, future development under the project would be required to comply with regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act and US Army Corps of Engineers protocol (Clean Water Act Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the CDFW and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.5** and **MM 3.4.6** (see Section 3.0) require an appropriate assessment to be prepared by a qualified professional as part of Riverside County's project review process if site conditions (for example, topography, soils, or vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands. The measures require project-specific avoidance measures to be identified or the project applicant to obtain the applicable permits prior to the issuance of any grading permit or other action that would lead to the disturbance of the riparian resource and/or wetland. Compliance with the above-listed existing regulations, as well as implementation of mitigation measures **MM 3.4.5** and **MM 3.4.6**, would ensure that impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level.

Mitigation Measures

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

Impact Analysis 4.4.6 Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the 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 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

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

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

Mitigation Measures

None required.

Impact Analysis 4.4.7

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

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

Mitigation Measures

None required.

CULTURAL RESOURCES

Thresholds of Significance

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

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

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

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

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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.	Impact Analysis 3.7.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable
2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Impact Analysis 3.7.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable

HAZARDS AND HAZARDOUS MATERIALS

Thresholds of Significance

The following table identifies the thresholds for determining the significance of hazardous material or hazard 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.	Impact Analysis 3.8.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Impact Analysis 3.8.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	Impact Analysis 3.8.2 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.	The DTSC EnviroStor database was reviewed and compared to the neighborhood sites. No open/active hazardous materials sites are located on the neighborhood sites. Therefore, the project would not create a significant hazard to the public or the environment as a result of being located on an existing hazardous materials site (DTSC 2015).	No Impact
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.	Impact Analysis 4.4.8	Less than Significant Impact
6) For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	No Impact
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Impact Analysis 3.8.4 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
8) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where	The neighborhood sites are not located in a wildfire hazard severity zone (County of Riverside 2015a).	No Impact

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

METHODOLOGY

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

Impact Analysis

Impact Analysis 4.4.8

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

The proposed neighborhood sites are not located within the March Joint Air Reserve Base Influence Area. According to Airport Land Use Compatibility Criteria (County of Riverside 2015a), there are no residential restrictions that would apply to the neighborhood sites. Therefore, this impact would be considered **less than significant**.

Mitigation Measures

None required.

HYDROLOGY AND WATER QUALITY

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	Impact Analysis 3.9.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	Impact Analysis 4.4.21 in Utilities and Service Systems sub-section	Less than Significant with Mitigation Incorporated
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Impact Analysis 3.9.5 in Section 3.0 – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
6) Otherwise substantially degrade water quality.	Impact Analysis 3.9.6 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the	Less than Cumulatively Considerable with

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Threshold	Analysis	Determination
	neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Mitigation Incorporated
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	Impact 4.4.9	Less than Significant Impact with Mitigation Incorporated
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	Impact 4.4.9	Less than Significant Impact with Mitigation Incorporated
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	The neighborhood sites are not located in an area susceptible to levee or dam failure (County of Riverside 2015a).	No Impact
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to tsunami or mudflow. In terms of seiche hazards, there are no significant documented hazards for any of the waterbodies in Riverside County. Based on morphology and hydrology, only two waterbodies in Riverside County, Lake Perris and Lake Elsinore, may have the potential for seismically induced seiche (County of Riverside 2015a). The neighborhood sites are not located in the vicinity of these waterbodies.	No Impact

METHODOLOGY

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

IMPACT ANALYSIS

Impact Analysis 4.4.9 Future development facilitated by the project would result in the placement of housing and structures within a 100-year floodplain. However, the County's pre-application procedure would ensure protection of future development against flood hazards. Therefore, this is a **less than significant** impact. (Thresholds 7 and 8)

The southern part of the Highgrove Area plan is within a floodplain area as shown by FEMA (see **Figure 4.4-3**). The FEMA Flood Insurance Rate Map for the project area (Map No. 06065C0065G) shows that the project site is in Flood Zone, indicating that it has a 1 percent annual chance of flooding. Many techniques may be used to address the danger of flooding, such as avoiding development in floodplains, altering water channels, applying specialized building techniques, elevating structures that are in floodplains, and enforcing setbacks.



Figure 4.4-3
Flood Zones in Highgrove Town Center

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

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

Further, mitigation measures **MM 3.9.15** through **MM 3.9.17** (see Section 3.0) would ensure that projects that cannot mitigate flooding hazards would 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.

In summary, the specifications, standards, and requirements of the General Plan, Ordinance No. 458, and mitigation measures **MM 3.9.15** through **MM 3.9.17** establish and implement measures that mitigate potential flood hazards in Riverside County. Collectively, these would serve to ensure that flooding risks, water flows, and runoff are managed appropriately to prevent hazards and undue risk of damage or harm to people, property, structures, and facilities of the neighborhood sites. As such, this impact would be reduced to a **less than significant** level.

Mitigation Measure

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

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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 vacant sites surrounded by other vacant sites and some urban development. Future development would be integrated with the existing community and would not divide it.	No Impact
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	Impact Analysis 4.4.10	Less than Significant Impact
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	Impact Analysis 4.4.7 in Biological Resources sub-section	Less than Significant Impact

METHODOLOGY

The land use and planning analysis considers the potential for changes to the Highgrove Town Center neighborhood in the Highgrove Area Plan to conflict with the County's planning and policy documents.

IMPACT ANALYSIS

Impact Analysis 4.4.10 Changes to the Highgrove Town Center neighborhood in the Highgrove 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 Highgrove Area Plan to articulate a more detailed vision for the future of the Highgrove Town Center neighborhood, as well as a change in land use designation and zone classification for 110.6 acres. These changes are intended to support the overall objective of the proposed project to bring the Housing Element into compliance with state housing law and to meet a statutory update requirement, as well as to help the County meet its state-mandated RHNA obligations. As the Highgrove 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 Highgrove 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.

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

NOISE

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Impact Analysis 4.4.11	Significant and Unavoidable
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	Impact Analysis 3.12.2 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	Impact Analysis 4.4.12	Significant and Unavoidable
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	Impact Analysis 3.12.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	Impact Analysis 4.4.13	Less than Significant Impact
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	No Impact

Methodology

All of the neighborhood sites in the Highgrove Town Center community are currently designated and classified for varying levels of urban development, including Low-Density Residential and Light Industrial uses (see Table 4 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

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

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

In addition, the neighborhood sites are located along and in the vicinity of State Route 91 and future development accommodated by the project could expose residents to existing and/or future roadway noise. This future development could result in an increase in ambient noise levels in the vicinity, as well as exposure of sensitive receptors to noise levels in excess of the Riverside County noise standards (identified in Ordinance No. 847).

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

In addition, mitigation measure **MM 3.12.1** (see Section 3.0) requires all new residential developments to conform to a noise exposure standard of 65 dBA L_{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 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.

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

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

As described under **Impact Analysis 4.4.11**, 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.

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,

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and viewsheds would result in noise penetrating the wall and affecting the receptor. Physically modifying existing buildings to mitigate noise would not address exposure to noise outside, or during times when windows would remain open for passive cooling. As noise mitigation practices/design cannot be guaranteed for reducing project-related noise exposure to existing uses, particularly from roadway noise or other noises generated outside of the neighborhood sites, noise impacts are considered **significant and unavoidable**.

Mitigation Measures

None feasible.

Impact Analysis 4.4.13 Future development facilitated by the project would not result in exposure of people to excessive airport noise. Therefore, impacts are **less than significant**. (Threshold 5)

The proposed neighborhood sites are located to the north of the March Air Reserve Base/Inland Port, in an undeveloped area with rural residential homes situated on large lots. According to the Riverside County Airport Land Use Compatibility Plan (ALUCP), the CNEL considered normally acceptable for new residential land uses in the vicinity of March Air Reserve Base/Inland Port is 65 dB (Countywide Policy 4.1.5). The ALUCP also indicates that single-event noise levels from nighttime activity by large aircraft at March Air Reserve Base/Inland Port warrants a greater degree of sound attenuation for the interiors of buildings housing certain uses. As such, the maximum, aircraft-related, interior noise level considered acceptable for all new residences is CNEL 40 dB.

The proposed neighborhood sites are located within Compatibility Zone E of the March Air Reserve Base Land Use Compatibility Plan. Noise impacts in this zone are considered “low,” beyond the 55 CNEL contour, with occasional overflights intrusive to some outdoor activities (RCALUC 2014). As such, future development facilitated by the project would be unlikely to result in the exposure of new noise-sensitive land uses to airport noise exceeding acceptable standards. In addition, implementation of the applicable policies contained in the GPA 960 and RCIP GP would ensure that all future development in the Highgrove Area Plan planning area, including the development of the neighborhood sites, meets applicable noise criteria for land use compatibility and includes noise attenuation features to meet applicable noise standards. For instance, GPA 960 Policy N 7.4 (RCIP GP Policy N 7.4) requires the County to check each development proposal to determine if it is located within an airport noise impact area as depicted in the applicable Area Plan’s Policy Area section regarding Airport Influence Areas. Development proposals within a noise impact area must comply with applicable airport land use noise compatibility criteria. GPA 960 Policy N 1.7 (RCIP GP Policy N 1.7) requires proposed land uses affected by unacceptably high noise levels to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem, and GPA 960 Policy N 2.2 (RCIP GP N 2.2) requires a qualified acoustical specialist to prepare acoustical studies for proposed noise-sensitive projects within noise-impacted areas to mitigate existing noise. GPA 960 Policy N 19.3 (RCIP GP N 18.3) requires the County to condition that prospective purchasers or end users of property be notified of overflight, sight, and sound of routine aircraft operations by all effective means, including a) requiring new residential subdivisions that are located within the 60 CNEL contour or are subject to overflight, sight, and sound of aircraft from any airport to have such information included in the State of California Final Subdivision Public Report and b) requiring that Declaration and Notification of Aircraft Noise and Environmental Impacts be recorded and made available to prospective purchasers or end users of property located within the 60 CNEL noise contour for any airport or air station that is subject to routine aircraft overflight. GPA 960 Policy N 7.1 (RCIP GP N 7.1) states that new land use development within Airport Influence Areas

have to comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area.

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

Mitigation Measures

None required.

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POPULATION AND HOUSING²

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Impact Analysis 4.4.14	Significant and Unavoidable
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact

Methodology

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

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

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

The proposed project would 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 4.4-4** shows the theoretical buildout projections for the Highgrove 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 2,609 more dwelling units and 7,955 more persons in comparison to the housing and population growth that could occur under the adopted Highgrove Area Plan/General Plan. This represents a 48 percent increase.

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**TABLE 4.4-4
THE HIGHGROVE AREA PLAN
THEORETICAL BUILD-OUT PROJECTIONS UNDER PROPOSED PROJECT**

Land Use	Project-Related Change in Acreage ¹	Acreage	Dwelling Units ²	Population
Agriculture Foundation Component		2	0	0
Rural Foundation Component		532	31	93
Rural Community Foundation Component		0	0	0
Open Space Foundation Component		1,514	0	0
Community Development Foundation Component				
Estate Density Residential (EDR)		0	0	0
Very Low Density Residential (VLDR)		50	37	114
Low Density Residential (LDR)	(-17.68)	208	312	953
Medium Density Residential (MDR)		1,264	4,425	13,494
Medium-High Density Residential (MHDR)		5	30	90
High Density Residential (HDR)		20	215	656
Very High Density Residential (VHDR)		15	247	753
Highest Density Residential (HHDR)	(+ 87.38)	89	2,681	8,177
Commercial Retail2 (CR)		57	N/A	N/A
Commercial Tourist (CT)		0	N/A	N/A
Commercial Office (CO)		5	N/A	N/A
Light Industrial (LI)	(-69.70)	104	N/A	N/A
Heavy Industrial (HI)		0	N/A	N/A
Business Park (BP)		39	N/A	N/A
Public Facilities (PF)		49	N/A	N/A
Community Center (CC)		0	0	0
Mixed Use Planning Area (MUPA)		N/A	N/A	N/A
Proposed Project Land Use Assumptions and Calculations Totals:		3,952	7,979	24,330
Current Highgrove Area Plan/General Plan Land Use Assumptions and Calculations Totals:		3,952	5,370	16,375
Increase		-	2,609	7,955

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

² 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 Highgrove Town Center neighborhoods in the Highgrove Area Plan consistent with Housing Element policies intended to encourage the provision of affordable housing (Policies 1.1 and 1.2). Furthermore, the neighborhood sites are all designated/classified

for urban development by both GPA 960 and the RCIP GP. By directing growth to existing urban areas and reviewing each development proposal for impacts to services consistent with the policy provisions of both GPA 960 and the RCIP GP, the County will ensure that future development meets demand through application of mitigation measures, conditions of approval, and impact fee programs.

However, the change in land use designation and zone classification would result in a 48 percent increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This may encourage additional growth in the Highgrove Town Center 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 Highgrove Town Center 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 available.

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PUBLIC SERVICES

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

Threshold	Analysis	Determination
<p>1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> • fire protection, • police protection, • schools, • parks, • other public facilities. <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"> • Fire Stations: One fire station per 2,000 dwelling units • Law Enforcement: 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers 	<p><u>Fire Protection</u> Impact Analysis 4.4.15</p> <p><u>Law Enforcement</u> Impact Analysis 4.4.16</p> <p><u>Public School Facilities</u> Impact Analysis 4.4.17</p> <p><u>Parks</u> Impact Analysis 4.4.18 under Recreation sub-section</p>	<p><u>Fire Protection</u> Less than Significant</p> <p><u>Law Enforcement</u> Less than Significant</p> <p><u>Public School Facilities</u> Less Than Significant</p>

Methodology

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

Impact Analysis

Fire Protection and Emergency Medical Services

Impact Analysis 4.4.15

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 (2,609 du/2,000 du = 1.6 stations) beyond those already anticipated for buildout of the neighborhood sites under the current land use designations. The RCFD reviewed the proposed project and confirmed that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review.

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

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

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

Mitigation Measures

None required.

Law Enforcement Services

Impact Analysis 4.4.16

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)

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The increase in density/intensity potential on the neighborhood sites would result in the need for 12 sworn police officers, 2 supervisors, 2 support staff, and 4 patrol vehicles beyond what has been anticipated for buildout of the sites under the current land use designations (see **Table 4.4-5**).

**TABLE 4.4-5
LAW ENFORCEMENT GENERATION FACTORS AND
THEORETICAL LAW ENFORCEMENT NEEDS UNDER PROPOSED PROJECT**

Personnel/Equipment	Generation Factor	Personnel/Equipment Needs – Proposed Project*
Sworn Officers	1.5 per 1,000 persons	12 sworn officers
Supervisors	1 per 7 officers	2 supervisors
Support Staff	1 per 7 officers	2 support staff
Patrol Vehicles	1 per 3 officers	4 patrol vehicles

* Numbers are rounded.

Source: County of Riverside 2015b

According to EIR No. 521, the RCSD's ability to support the needs of future growth is dependent upon the financial ability to hire additional deputies. As previously discussed, future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including law enforcement facilities. In addition, the costs associated with the hiring of additional officers would be funded through 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 property taxes and any facilities needed to accommodate the personnel would be subject to CEQA review, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of law enforcement services.

Mitigation Measures

None required.

Public School Facilities

Impact Analysis 4.4.17

Future development resulting from the project would be required to pay RUSD 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 RUSD schools serving the neighborhood sites, as shown in **Table 4.4-6**.

**TABLE 4.4-6
RUSD SCHOOL ENROLLMENT GENERATION FACTORS AND
STUDENT GENERATION OF PROPOSED PROJECT**

School	Generation Factor	Student Generation
Highgrove Elementary School	0.2470	644
University Middle School	0.0697	181
North High School	0.1674	436
Total Student Generation		1,261

Source: RUSD 2015

**TABLE 4.4-7
SCHOOL FACILITIES NEED RESULTING FROM PROPOSED PROJECT**

School Type	RUSD School Facility Design Capacity	Proposed Project Student Generation	School Facilities Need
Elementary School	750	644	0.85
Middle School	900	181	0.21
High School	2,400	1,261	0.52

Source: RUSD 2015

Expansion of an existing school or construction of a new school would have environmental impacts that would need to be addressed once the school improvements were 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.

The RUSD has indicated that new schools will be needed to serve the area currently served by Highgrove Elementary and North High. New student enrollment generated by the project would contribute to the need for these new school facilities.

Pursuant to the Leroy F. Greene School Facilities Act (Senate Bill 50), future development would be required to pay RUSD 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 RUSD, the County requires the applicant to obtain a Certificate of Compliance from the RUSD verifying that developer fees have been paid. Under CEQA, payment of RUSD 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.

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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.	Impact Analysis 4.4.18	Less than Significant Impact
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	Impact Analysis 4.4.18	Less than Significant Impact

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 Highgrove Plan Area based on generation factors identified by Riverside County.

Impact Analysis

Parks and Recreation

Impact Analysis 4.4.18

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

Future development of the neighborhood sites under the project would result in the need for 24 additional acres of parkland based on the County's parkland standard ($7.955 \times 3 = 23.86$ acres). Riverside County Parks and the Riverside County Planning Department enforce the Quimby Act standards enacted under Riverside County Ordinance No. 460 during review of development and building plans. Development applicants are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees that are then used to construct new or expanded facilities. Trail requirements and off-site improvement

contributions are also handled similarly (through mandatory Conditions of Approval). Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails. The construction of park and recreational facilities to serve future development resulting from the project could result in adverse impacts to the physical environment, which would be subject to CEQA review.

GPA 960 Policy OS 20.5 (RCIP GP Policy OS 20.5) requires that development of recreation facilities occur concurrent with other development, and GPA 960 Policy OS 20.6 (RCIP GP Policy OS 20.6) requires new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.

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

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

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

Mitigation Measures

None required.

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TRANSPORTATION/TRAFFIC

Thresholds of Significance

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

Threshold	Analysis	Determination
<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>Impact Analysis 4.4.19</p>	<p>Significant and Unavoidable</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>Impact Analysis 4.4.19</p>	<p>Significant and Unavoidable</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 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>No Impact</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>Impact Analysis 3.16.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</p>
<p>5) Result in inadequate emergency access.</p>	<p>Impact Analysis 3.16.4 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</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.	Impact Analysis 3.16.5 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
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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 Highgrove 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 4.4.19 The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on two roadway segments within the Highgrove Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a **significant** impact. (Thresholds 1 and 2)

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

EIR No. 521 projected future traffic operating conditions under buildout of the existing General Plan land uses. **Table 4.4-8** below summarizes traffic volumes and LOS on roadway segments in the Highgrove Area Plan under buildout of existing General Plan land uses and under buildout of the proposed project. The addition of project-related traffic would increase traffic volumes on two roadway segments within the Highgrove Area Plan already projected to operate at an unacceptable level (North Orange Street to Iowa Street and Center Street/Pigeon Pass Road to Main Street). This is a **significant** impact.

**TABLE 4.4-8
TRAFFIC OPERATING CONDITIONS UNDER BUILD-OUT OF
GPA 960 AND PROPOSED PROJECT**

Roadway Segment	Limits	GPA 960 (Build-Out)				Housing Element Update (Build-Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
Center Street	California Ave to Garfield Ave	4	Secondary	18,500	D or better	4	Secondary	400	18,900	D or Better
Center Street	N Orange Street to Iowa Street	4	Secondary	26,800	D or Better	4	Secondary	400	27,200	F
Mount Vernon Avenue	Center Street-Pigeon Pass Road To Main Street	4	Secondary	48,800	F	4	Secondary	1600	50,400	F

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Source: Urban Crossroads 2015

Each future development project on the neighborhood sites would be required to prepare focused traffic impact analyses which would address site- and project-specific traffic impacts; as County General Plan Policy C 2.5 (RCIP GP Policy C 2.5) states that cumulative and indirect traffic impacts of development may be mitigated through the payment of impact mitigation fees, traffic impacts resulting from future development would be mitigated to the greatest extent feasible. However, one roadway segment with project-related traffic volumes is already projected to operate at LOS F under buildout of existing General Plan land use designations. Therefore, the added increase in traffic volume resulting from future development associated with the increase in density/intensity potential on the neighborhood sites would be **significant and unavoidable**.

Mitigation Measures

None feasible.

UTILITIES AND SERVICE SYSTEMS

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	Impact Analysis 3.17.1 in Section 3.0 – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Impact Analysis 4.4.20 and Impact Analysis 4.4.21	<u>Wastewater</u> Significant and Unavoidable <u>Water</u> Less than Significant with Mitigation Incorporated
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Impact Analysis 3.17.3 in Section 3.0 – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	Impact Analysis 4.4.21	Less than Significant with Mitigation Incorporated
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.	As the neighborhood sites are located in an area where sanitary sewer connections and treatment are not available, the project would have no impact on existing or future wastewater treatment providers, but would instead require construction of an individual or community OWTS or alternative system as part of their implementation.	No Impact
6) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.	Impact Analysis 4.4.22	Less than Significant with Mitigation Incorporated

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Threshold	Analysis	Determination
7) Comply with federal, state, and local statutes and regulations related to solid waste.	Impact Analysis 4.4.22	Less than Significant with Mitigation Incorporated

Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to exceed the capacity of utility and service systems in the Highgrove Area Plan planning area based on generation factors identified in Riverside County EIR No. 521.

Impact Analysis

Wastewater

Impact Analysis 4.4.20 County regulation of the construction of septic tanks in future development resulting from the project would ensure both adequate capacity for wastewater treatment and the protection of water quality consistent with all applicable wastewater treatment requirements; however, 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. Therefore, this impact would be **significant**. (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 on-site wastewater treatment system (OWTS) or alternative system as part of its 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 assured 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 4.4.21 Implementation of the proposed project will increase the amount of allowable development in the Highgrove Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. However, adequate water supply and delivery infrastructure exists to accommodate the increased demand associated with the proposed project actions. This is considered a **less than significant** impact. (Thresholds 2 and 4)

Potable water is provided to the neighborhood sites by the RPU; the primary source of water supply for the RPU is groundwater pumped from the Bunker Hill, Riverside North, and Riverside South (RPU 2010) with additional water available from the Rialto-Colton Basin, recycled water from the City of Riverside's Regional Water Quality Control Plant, and imported water from the Western Municipal Water District through a connection at the Metropolitan Water District of Southern California's Henry J. Mills Treatment Plant.

Riverside County EIR No. 521 uses a residential generation factor of 1.01 acre feet yearly (AFY) per dwelling unit to determine projected theoretical water supply needs. Using that factor, the project would result in the need for 2,635.09 AFY beyond water supply demand originally anticipated (2,609 x 1.01 AFY = 2,635.09 AFY).

An increase of 2,635.09 AFY represents only 2 percent of the current RPU water supply of 129,076 AF and only 1.8 percent of the 143,226 AF water supply anticipated in 2035. This is not considered substantial.

4.4 HIGHGROVE AREA PLAN

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 RPU prior to the approval of any future development on the neighborhood sites. Additionally, Ordinance No. 659, DIF Program, is intended to mitigate growth impacts in Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. This would include any potential future expansion of RPU water supply facilities.

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

Compliance with these existing regulations, mitigation measure **MM 3.9.5**, and review by the RPU will ensure that future development is not approved without adequate water supplies and the incorporation of feasible water conservation features. Furthermore, the projected increase of water demand associated with the potential development of 2,609 residential units in the Highgrove Area Plan is not substantial. As a result, this impact is would be reduced to a **less than significant** level.

Mitigation Measures

MM 3.9.5 (see Section 3.0)

Solid Waste

Impact Analysis 4.4.22

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**. (Threshold 6 and 7)

Future development would generate solid waste that would be disposed of in the Badlands 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 1069.69 tons of waste per year beyond that already planned for the sites (2,609 du x 0.41 tons per du = 1069.69 tons).

As discussed in the Setting sub-section above, the serving landfill has remaining capacity (6.478 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 of the landfill

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

In addition, as discussed in **Impact 3.14.4** 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 Highgrove 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)

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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.	Impact Analysis 3.18.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable

4.4.4 REFERENCES

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4.5 HARVEST VALLEY/WINCHESTER AREA PLAN

4.5.1 PROJECT DESCRIPTION

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

Text Revisions

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

LOCAL LAND USE POLICIES

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

The Harvest Valley/Winchester Area Plan Land Use Plan identifies two Community Center Overlays within its planning area—as shown in Figure 4, Overlays and Policy Areas. The

Community Center Overlay land use designations allow a unique mix of employment, commercial, public, and residential uses. In order to promote a compact mixing of these uses, voluntary incentives may be necessary. The Community Center Overlay also allows development to meet the standards of the underlying land use designation.

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

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

Section 4.5 Harvest Valley/Winchester Area Plan

4.5.1 Project Description

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

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

NOP Comment Letters - Summary of the letters received in response to the Notice of Preparation pertaining to the Harvest Valley/Winchester Area Plan.

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

4.5.3 Project Impact Analysis

Thresholds of Significance

Methodology

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

4.5.6 References

4.5 HARVEST VALLEY/WINCHESTER AREA PLAN

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

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

Winchester Town Center

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

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

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

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

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

Winchester Town Center and its nine neighborhoods will benefit from the reduced distances between housing, workplaces, retail business, and other amenities and destinations. In addition, a walkable, bicycle-friendly environment with increased accessibility via transit will result in more transportation options and reduced transportation costs for the community's residents and employees.

Highest Density Residential Area:

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

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

Policy:

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

Mixed-Use Areas:

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

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

4.5 HARVEST VALLEY/WINCHESTER AREA PLAN

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

Policy:

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

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

Policy:

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

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

Policy:

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

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

Policy:

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

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

Policy:

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

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

Policies:

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

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

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

Policy:

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

4.5 HARVEST VALLEY/WINCHESTER AREA PLAN

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

Policies:

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

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

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

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

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

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

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

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

- HVWAP 8.24 Where necessary to ensure compatible transitions between land use types, development adjoining existing single family residential uses should utilize should use a combination of low-profile (usually one or two story) buildings, trails, parks and recreation areas, and other compatible, low profile uses to ensure appropriate transitions and buffering between differing uses.
- HVWAP 8.25 Include local neighborhood parks and as appropriate, community parks and recreation facilities, and convenient pedestrian, bicycle, and as appropriate, bus transit and automobile access to them from surrounding neighborhoods and community areas.
- HVWAP 8.26 Locate and design all businesses and other land uses that attract high traffic volumes away from existing and planned elementary, middle, and high schools.
- HVWAP 8.27 Non-HHDR development within Mixed-Use Area neighborhoods should utilize mutually supportive mixes of retail, commercial, office, industrial, civic, park and recreational, and other types of uses that result in vibrant compatible neighborhoods.
- HVWAP 8.28 Legally existing uses may either remain, or they may be converted, with applicable land use entitlements, into other land use types that are supportive of the neighborhoods in which they are located, and the broader Winchester community.

Winchester Community - Western Area (Mixed-Use Area)

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

Policies:

- HVWAP 8.29 The Winchester West Neighborhood [Neighborhood 1] shall a minimum of 25% HHDR development (as measured in both gross and net acres). The remainder of the neighborhood may be developed in a mixture of lower residential densities (lower than HHDR), park and recreation and trail facilities, schools and community facilities, and very limited commercial services, all of which are supportive of the primary residential nature of this neighborhood and the surrounding community.
- HVWAP 8.30 Design and locate all development in all neighborhoods in such a manner to provide for walkable connections between on-site uses, and convenient pedestrian and bicycle connections, and as feasible and appropriate, bus and transit shuttle connections to adjacent and nearby communities, businesses, parks and open space areas, and transit access opportunities.

4.5 HARVEST VALLEY/WINCHESTER AREA PLAN

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

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

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

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

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

4.5 HARVEST VALLEY/WINCHESTER AREA PLAN

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

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
Agriculture Foundation Component Sub-Total:	0	0	0	0
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	1,408	196	541	NA
Rural Mountainous (RM)	3,394	155	428	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Sub-Total:	4,802	351	969	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	1,732	559	1,546	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA
Low Density Residential (RC-LDR)	380	518	1,433	NA
Rural Community Foundation Sub-Total:	2,112	1,077	2,979	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	909	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	3,003	NA	NA	NA
Open Space-Water (OS-W)	2,748	NA	NA	NA
Open Space-Recreation (OS-R)	1,741	NA	NA	261
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
Open Space Foundation Sub-Total:	8,401	0	0	261
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	1,261	905	2,501	NA
Low Density Residential (LDR)	1,180 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 ² (CR)	361 342	N/A	N/A	7,668 3,523
Commercial Tourist (CT)	400	N/A	N/A	6,539
Commercial Office (CO)	131 83	N/A	N/A	19,609 17,290

4.5 HARVEST VALLEY/WINCHESTER AREA PLAN

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

Change of Land Use Designation and Zone Classification

In addition to the proposed text revisions, the project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate approximately 537.96 acres within the Harvest Valley/Winchester Policy Area to HHDR or MUA. The parcels identified for redesignation are separated into nine neighborhoods within the Winchester Town Center and one neighborhood in the Winchester Community (Western Area) as shown in **Figures 4.5-1a** and **4.5-1b**. To implement the change in land use designation, the zoning classifications for these neighborhoods will be changed to the new Mixed Use zone classification (areas designated MUA) or the new R-7 zone classification (areas designated HHDR). Detailed information regarding specific parcels identified for changes in land use designation and zone classification are detailed in Table 5 in **Appendix 2.1-2** of this EIR.

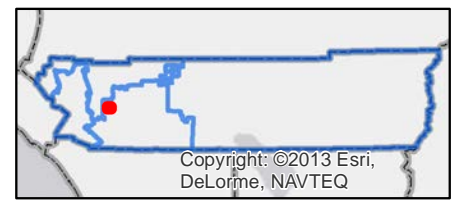
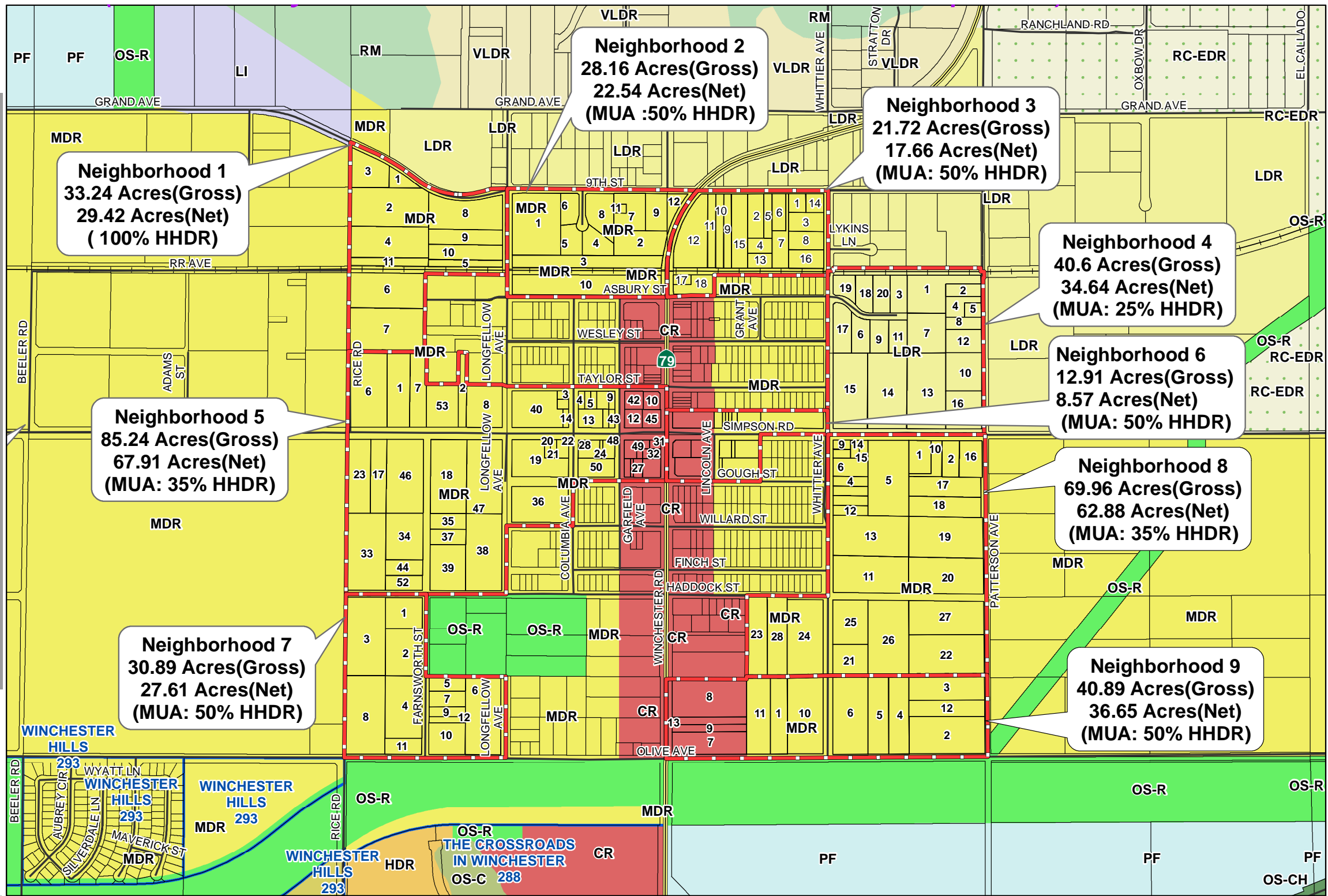
**Supervisorial District 3
Harvest Valley/Winchester
Area Plan**

**Riverside County
General Plan Housing Element**

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

General Plan Land Use

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



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

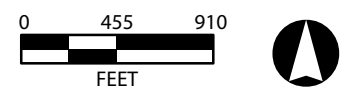



















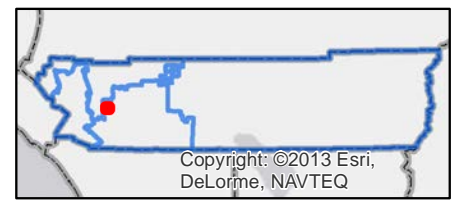


Figure 4.5-1a
Winchester TC Neighborhood Sites

**Supervisorial District 3
Harvest Valley/Winchester
Area Plan**

**Riverside County
General Plan Housing Element**

-  Proposed HHDR/MUA Neighborhoods
-  Roads
-  Rail Roads
-  Supervisorial District
-  PARCELS
-  Cities
-  Area Plans
-  Specific Plan
- General Plan Land Use**
-  Very Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Medium High Density Residential
-  High Density Residential
-  Very High Density Residential
-  Commercial Retail
-  Light Industrial
-  Public Facilities
-  Conservation
-  Open Space Recreation



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Source: Riverside County 2015

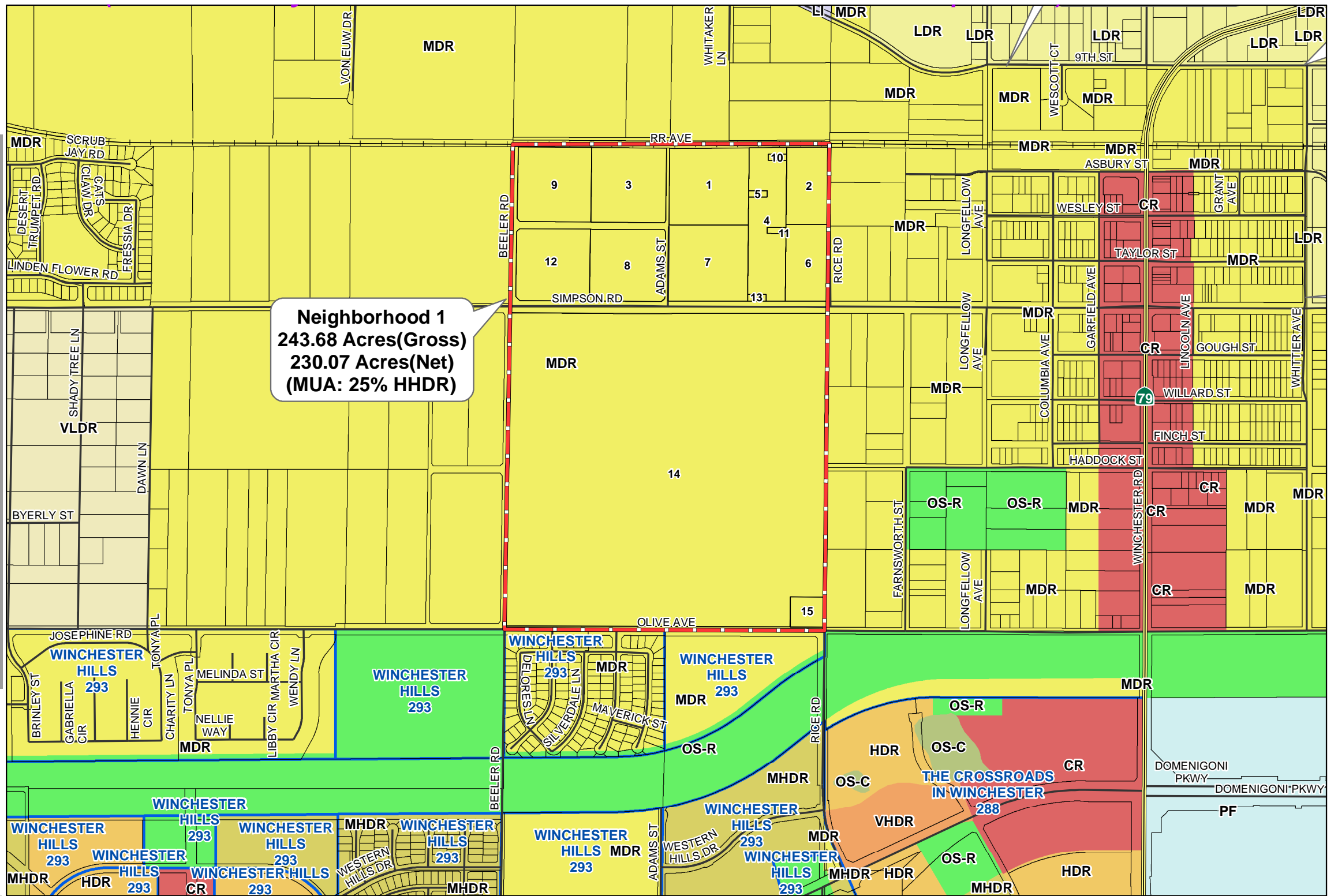
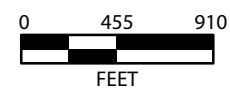


Figure 4.5-1b
Winchester Community Neighborhood Sites

NOTICE OF PREPARATION COMMENT LETTERS

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

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

4.5.2 SETTING

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

HEMET-RYAN AIRPORT

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

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

MARCH JOINT AIR RESERVE BASE

The former March Air Force Base is located northwest of the Lakeview/Nuevo Area Plan planning area. The base was established in 1918 and was used until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. A four-party Joint Powers Authority (JPA), comprising the County of Riverside and the cities of Moreno Valley, Perris, and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, known as the March Inland Port. The JPA's land use jurisdiction and March Joint Air Reserve Base encompass 6,500 acres of land, including the active cargo and military airport. The airfield consists of two runways. The primary runway (Runway 14-32) is oriented north-northwest/south-southwest and, at 13,300 feet, is the longest runway open to civilian use in the state. The second runway (Runway 12-30) is just over 3,000 feet; its use is and will continue to be restricted to military-related light aircraft (primarily Aero Club activity).

4.5 HARVEST VALLEY/WINCHESTER AREA PLAN

The majority of Neighborhood site #1 within the Harvest Valley is located in Compatibility Zone E of the March Joint Air Reserve Base Airport Influence Area (RCALUC 2014).

PUBLIC SERVICES AND UTILITIES

Fire Protection

Two Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 34 at 32655 Haddock Street in Winchester and Station 76 at 29950 Menifee Road in Menifee. Station 34 is staffed by one captain, two engineers, and two firefighter/Advanced Life Support (ALS) every day, and Station 76 is staffed by one captain and/or engineer, and two firefighters/ALS every day. The average response time standards to the project areas within the Harvest Valley and Winchester Area Plans are 1:44 minutes for Station 34 and 5:33 minutes for Station 76. Both stations strive to meet these standards 90 percent of the time (RCFD 2015).

Law Enforcement

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

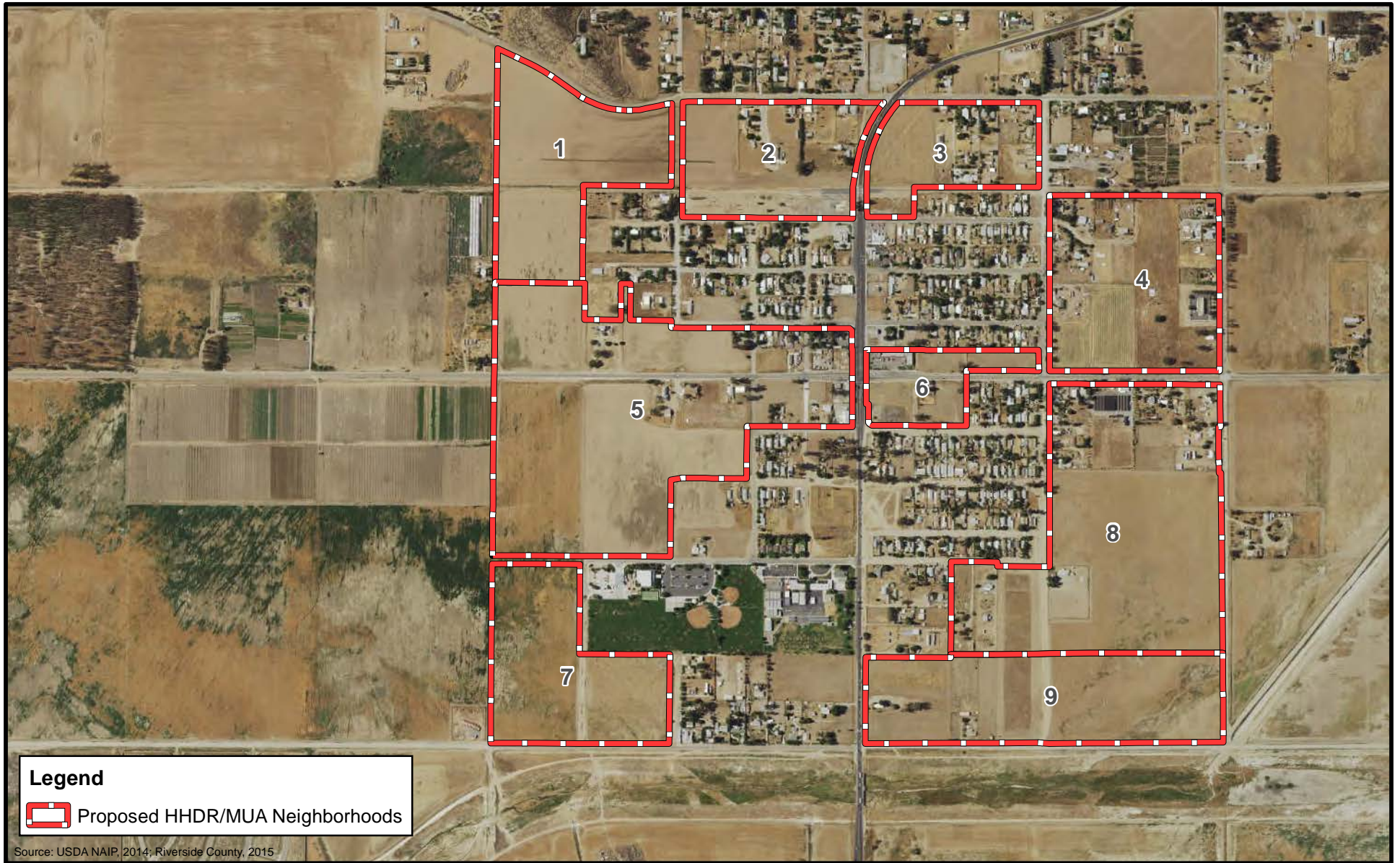


Figure 4.5-2a
Aerial of Winchester Town Center

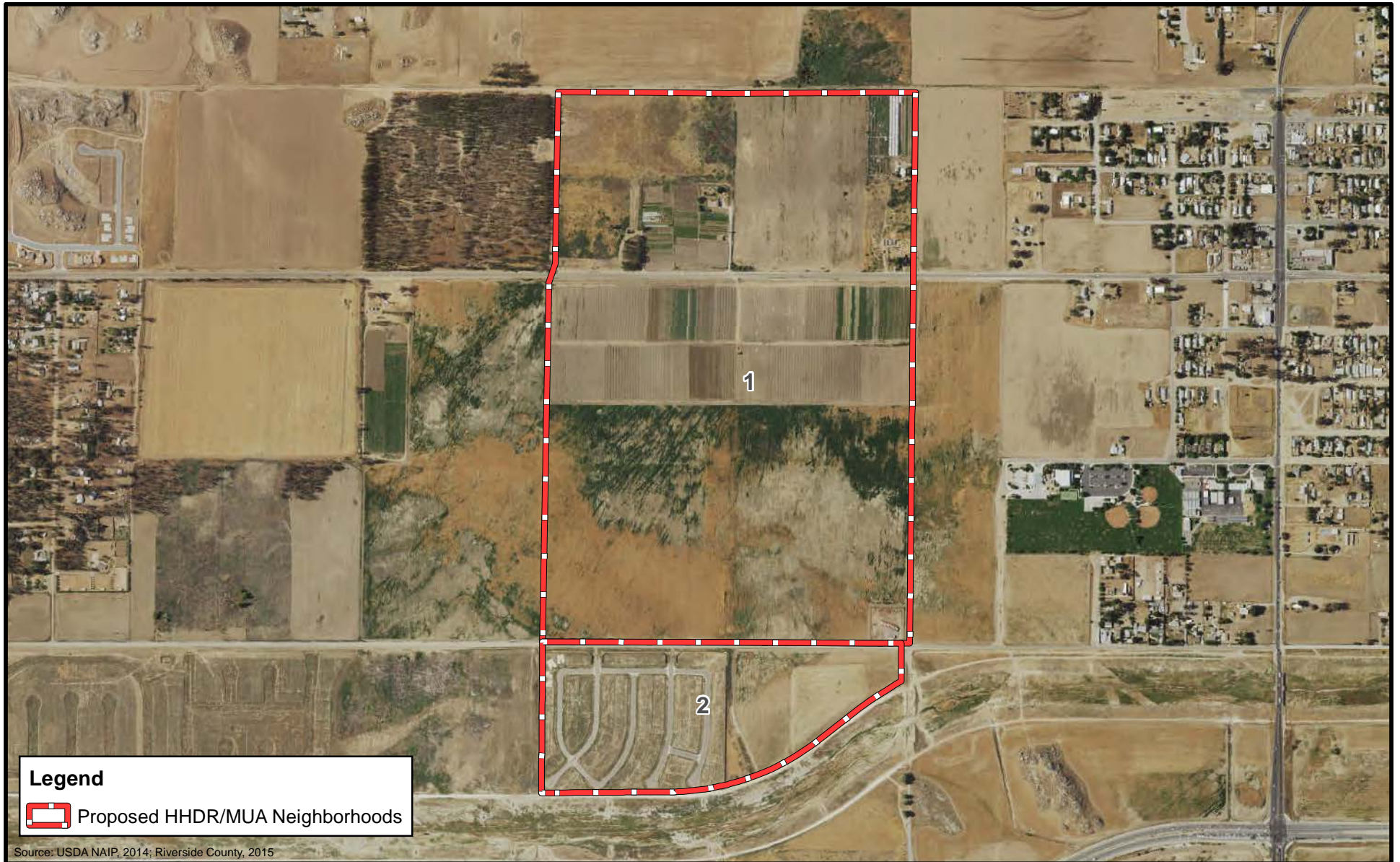


Figure 4.5-2b
Aerial of Winchester Community, Western Area

Public Schools

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

**TABLE 4.5-1
HUSD SCHOOLS SERVING PROPOSED PROJECT**

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

*2012-13

Source: HUSD 2015

Parks and Recreation

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

Water and Wastewater

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

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

4.5 HARVEST VALLEY/WINCHESTER AREA PLAN

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

Solid Waste

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

Badlands Landfill

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

Lamb Canyon Landfill

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

El Sobrante Landfill

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

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

4.5.3 PROJECT IMPACT ANALYSIS

AESTHETICS, LIGHT, AND GLARE

Thresholds of Significance

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

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

Methodology

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

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

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

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

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

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

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.5.2 Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would permanently alter the existing visual character of the neighborhood sites and the surrounding area. This impact would be reduced to a **less than significant** level. (Threshold 3)

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

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

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

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

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.5.3

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

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

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

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

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

Mitigation Measures

None required.

AGRICULTURAL AND FORESTRY RESOURCES

Thresholds of Significance

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

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

METHODOLOGY

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

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

Impact Analysis

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

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

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

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

Mitigation Measures

None required.

AIR QUALITY

Thresholds of Significance

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

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

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

Methodology

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

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

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

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

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

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

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Mitigation Measures

None required.

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

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

Mitigation Measures

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

Impact Analysis 4.5.7 Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the CV-MSHCP. However, compliance with existing laws and regulatory programs would ensure that this impact is **less than significant**. (Threshold 4)

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

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

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

Mitigation Measures

None required.

Impact Analysis 4.5.8

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

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

Mitigation Measures

None required.

CULTURAL RESOURCES

Thresholds of Significance

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

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

GEOLOGY AND SOILS

Thresholds of Significance

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

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

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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>Impact Analysis 3.6.4 in Section 3.0 – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less Than Cumulatively Considerable with Mitigation Incorporated</p>
<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>Impact Analysis 3.6.5 in Section 3.0 – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less Than Cumulatively Considerable</p>
<p>6) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>Impact Analysis 3.6.6 in Section 3.0 – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for paleontological resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less Than Cumulatively Considerable</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.	Impact Analysis 3.7.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable
2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Impact Analysis 3.7.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable

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

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

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

Impact Analysis

Impact Analysis 4.5.9

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

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

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

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

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

Mitigation Measures

None required.

Significant Risk of Loss Due to Wildland Fire

Impact Analysis 4.5.10

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

In consideration of the proposed project resulting in residential development within existing city limits, the size of the community and number of existing fire stations, compliance with the California Fire Code, and the existing urban characteristics, development allowed under the proposed project will not result in a significant risk of exposure of individuals or structures to the threat of wildfire. Therefore, the impact would be **less than significant**.

Mitigation Measures

None required.

HYDROLOGY AND WATER QUALITY

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	Impact Analysis 3.9.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	Impact Analysis 4.5.20 in Utilities and Service Systems sub-section	Less than Significant with Mitigation Incorporated
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Impact Analysis 3.9.5 in Section 3.0 – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated

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

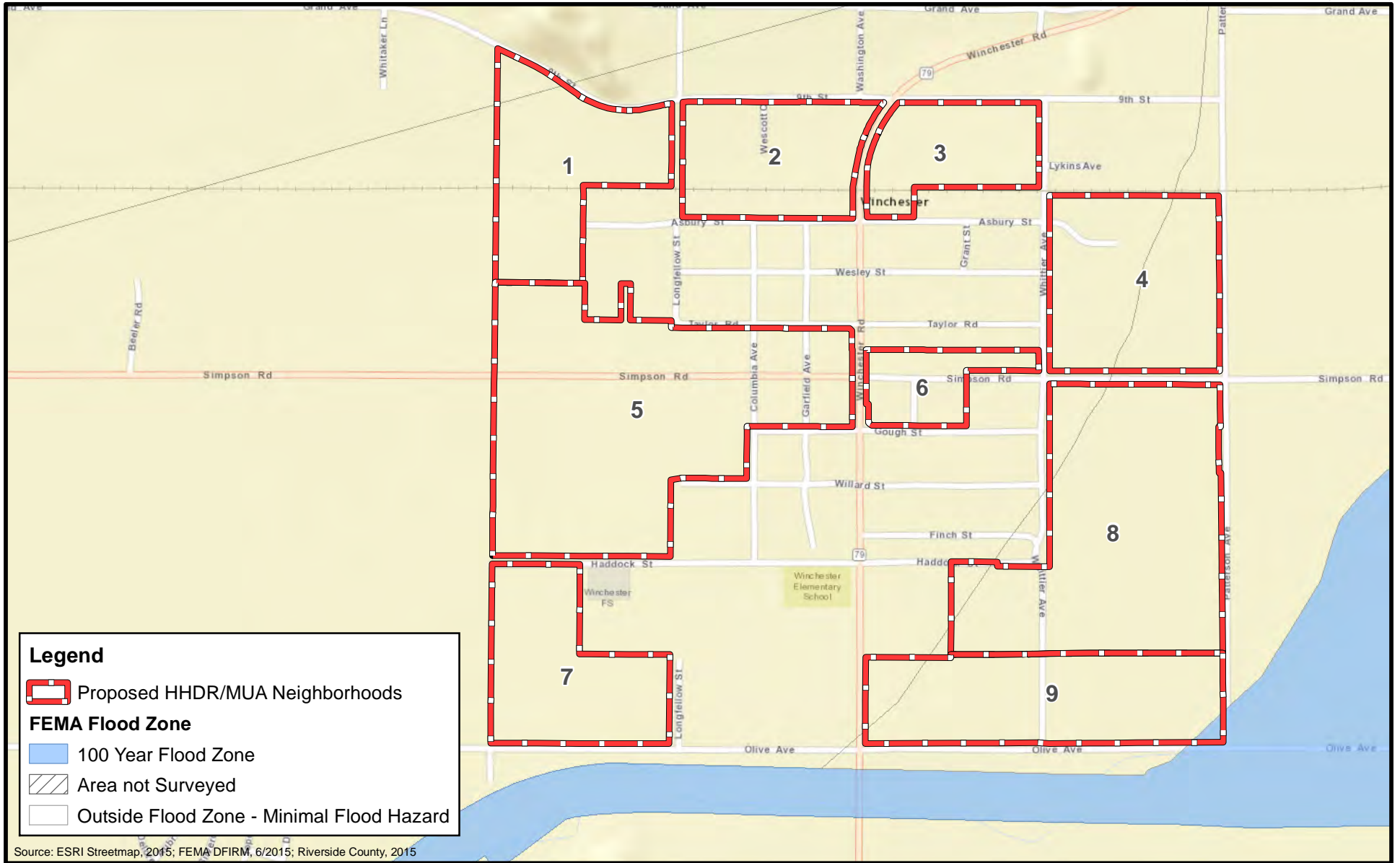
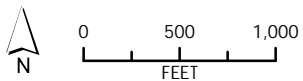


Figure 4.5-3a
Flood Zones in Winchester Town Center



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



LAND USE AND PLANNING

Thresholds of Significance

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

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

METHODOLOGY

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

Impact Analysis

Impact Analysis 4.5.11 Changes to the Harvest Valley/Winchester Policy Area Plan would not conflict with the County’s General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 2)

The project consists of revisions to the Harvest Valley and Winchester Policy Area Plan to articulate a more detailed vision for Harvest Valley and Winchester’s future, as well as a change in land use designation and zone classification for 537.96 acres within the Harvest Valley/Winchester Policy Area HHDR [20-40 DU/acre] or MUA. These changes are intended to support the overall objective of the proposed project to bring the Housing Element into compliance with state housing law and to meet a statutory update requirement, as well as to help the County meet its state-mandated RHNA obligations. As the Harvest Valley/Winchester Area Plan is an extension of the County of Riverside General Plan, and the proposed project would implement and enhance, rather than conflict with, the land use plans, policies, and programs of the remainder of the General Plan, changes to Harvest Valley/Winchester Area Plan would not conflict with the County’s General

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

Mitigation Measures

None required.

MINERAL RESOURCES

Thresholds of Significance

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

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

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

Methodology

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

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

Impact Analysis

Impact Analysis 4.5.11 Future development facilitated by the project could result in an increase in ambient noise levels in the vicinity, as well as exposure of sensitive receptors to noise levels in excess of the Riverside County noise standards. The proposed project could result in groundborne noise vibrations and potentially result in temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. This is a **significant** impact. (Thresholds 1 and 3)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. Future development facilitated by the project would increase noise levels via stationary noise sources (HVAC units, motors, appliances, lawn and garden equipment, etc.) and through the generation of additional traffic volumes on area roadways. In addition, the neighborhood sites are located along and in the vicinity of Highway 79 and future development accommodated by the project could expose residents to existing and/or future roadway noise.

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

In Section 3.0, Countywide Impact Analysis, mitigation measure **MM 3.12.1** requires all new residential developments to conform to a noise exposure standard of 65 dBA L_{dn} for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA 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** 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** require acoustical studies for all new noise-sensitive projects that may be affected by existing noise from stationary sources, and require that effective mitigation measures be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.

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

Existing sensitive uses, particularly residences, however, would also be subject to project-related traffic noise increases. It is possible that full mitigation of noise impacts to existing uses resulting from traffic increases would be infeasible due to cost or design obstacles associated with

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

Mitigation Measures

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

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

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

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

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

Mitigation Measures

None required.

POPULATION AND HOUSING¹

Thresholds of Significance

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

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

Methodology

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

¹ An analysis of housing and population growth anticipated as a result of the overall Riverside County 2013-2021 Housing Element update as compared to regional growth forecasts from the Southern California Association of Governments (SCAG) is included in the Cumulative Section of this EIR (Section 3.0). SCAG does not provide population and housing projections at the Area Plan level.

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

Impact Analysis

Impact Analysis 4.5.13 Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites in comparison to the current designations/zoning classifications and would therefore have the potential to result in more housing units and population. **Table 4.5-2** shows the theoretical buildout projections for the Harvest Valley/Winchester Area Plan recalculated based on land use designations included in the proposed project. As shown, future development of the neighborhood sites under the proposed project could result in up to 7,737 more dwelling units and 21,385 more persons in comparison to the housing and population growth that could occur under the adopted Harvest Valley/Winchester Area Plan/General Plan. This represents a 22 percent increase.

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

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

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

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

² Projected dwelling units and population were calculated using the methods, assumptions and factors included in the County's General Plan (Appendix E-1).

Source: County of Riverside 2015a

The change in zoning would increase the potential for high-density housing in the Harvest Valley/Winchester area consistent with specific Housing Element policies intended to encourage the provision of affordable housing (Policies 1.1 and 1.2). A range of housing types could result in the need for additional services such as schools, parks, and public safety, in addition to the need for additional water, wastewater, and other utilities. The change in zoning may encourage additional growth that could also result in new nonresidential and employment growth occurring to serve new residents. By directing growth to existing urban areas and reviewing each development proposal impacts to services, the County will ensure that future development meets demand through application of mitigation measures, conditions of approval, and impact fee programs.

However, the change in land use designation and zone classification would result in a 22 percent increase in population and housing potential beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This may encourage additional growth in the area, with new nonresidential and employment development occurring to serve new residents. Future development could result in the need for additional public services and utility infrastructure, such as new or expanded roadways, schools, parks, and public safety facilities, in addition to the need for additional water, wastewater, and other utility infrastructure.

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

Mitigation Measures

None feasible.

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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"> • fire protection, • police protection, • schools, • parks, • other public facilities. <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"> • Fire Stations: One fire station per 2,000 dwelling units • Law Enforcement: 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers 	<p><u>Fire Protection</u> Impact Analysis 4.5.14</p> <p><u>Law Enforcement</u> Impact Analysis 4.5.15</p> <p><u>Public School Facilities</u> Impact Analysis 4.5.16</p> <p><u>Parks</u> Impact Analysis 4.5.17 under Recreation sub-section</p>	<p><u>Fire Protection</u> Less than Significant</p> <p><u>Law Enforcement</u> Less than Significant</p> <p><u>Public School Facilities</u> Less Than Significant</p>

Methodology

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

Impact Analysis

Fire Protection and Emergency Medical Services

Impact Analysis 4.5.14

Future development resulting from the project would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees; construction of any RCFD facilities would be subject to CEQA review; and compliance with existing regulations would reduce the impacts of providing fire protection services. Therefore, the proposed increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services. (Threshold 1)

The proposed project would result in the need for four new fire stations (7,737du/2,000 du = 3.87 stations) beyond those already anticipated for buildout of the neighborhood sites under the current land use designations. The RCFD reviewed the proposed project and confirmed that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review.

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

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

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

Mitigation Measures

None required.

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Law Enforcement Services

Impact Analysis 4.5.15

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

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

**TABLE 4.5-3
LAW ENFORCEMENT GENERATION FACTORS AND
THEORETICAL LAW ENFORCEMENT NEEDS UNDER PROPOSED PROJECT**

Personnel/Equipment	Generation Factor	Personnel/Equipment Needs – Proposed Project*
Sworn Officers	1.5 per 1,000 persons	32 sworn officers
Supervisors	1 per 7 officers	5 supervisors
Support Staff	1 per 7 officers	5 support staff
Patrol Vehicles	1 per 3 officers	11 patrol vehicles

* Numbers are rounded.

Source: County of Riverside 2015b

According to EIR No. 521, the RCSD's ability to support the needs of future growth is dependent upon the financial ability to hire additional deputies. Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including law enforcement facilities. In addition, the costs associated with the hiring of additional officers would be funded through Board decision on the use of general fund monies (i.e., property and tax).

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

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

Mitigation Measures

None required.

Public School Facilities

Impact Analysis 4.5.16

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

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

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

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

Source: HUSD 2015

**TABLE 4.5-5
SCHOOL FACILITIES NEED RESULTING FROM PROPOSED PROJECT**

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

Source: HUSD 2015

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

Pursuant to the Leroy F. Greene School Facilities Act (Senate Bill 50), future development would be required to pay HUSD residential and commercial/industrial development mitigation fees to fund school construction. In order to obtain a building permit for projects located within the boundary of the HUSD, the County requires the applicant to obtain a Certificate of Compliance from the HUSD verifying that developer fees have been paid. Under CEQA, payment of HUSD development fees is considered to provide full mitigation for the impact of the proposed project

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

Mitigation Measures

None required.

RECREATION

Thresholds of Significance

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

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

Methodology

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

Impact Analysis

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

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

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

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

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

Mitigation Measures

None required.

TRANSPORTATION AND TRAFFIC

Thresholds of Significance

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

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

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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 Harvest Valley/Winchester Area Plan planning area. The analysis is based in part on traffic projections prepared by Urban Crossroads in 2015 (**Appendix 3.0-3**).

Impact Analysis

Impact Analysis 4.5.18 The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on five roadway segments within the Harvest Valley and Winchester Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a **significant** impact. (Thresholds 1 and 2)

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

EIR No. 521 projected future traffic operating conditions under buildout of the existing General Plan land uses. **Table 4.5-6** below summarizes traffic volumes and LOS on roadway segments in the Winchester and Harvest Valley Area Plan under buildout of existing General Plan land uses and under buildout of the proposed project. As shown, traffic volumes would be reduced on one roadway segment under buildout of the proposed project. However, the addition of project-related traffic would increase traffic volumes on five roadway segments within the Harvest Valley and Winchester Area Plan already projected to operate at an unacceptable level. This is a **significant** impact.

**TABLE 4.5-6
TRAFFIC OPERATING CONDITIONS UNDER BUILD-OUT OF
GPA 960 AND PROPOSED PROJECT**

Roadway Segment	Limits	GPA 960 (Build-Out)				Housing Element Update (Build-Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
Beeler Road	Simpson Road to Olive Avenue	4	Secondary	12,700	D or Better	4	Secondary	1700	14,400	D or Better
Grand Avenue	Rice Road to SR-79	6	Urban Arterial	54,000	E	6	Urban Arterial	2700	56,700	F
Olive Avenue	Beeler Road to Rice Road	4	Secondary	17,500	D or Better	4	Secondary	4400	21,900	D or Better
Olive Avenue	Rice Road to SR-79	4	Secondary	7,800	D or better	4	Secondary	2600	10,400	D or Better
Rice Road	Simpson Road to Olive Road	4	Secondary	5,600	D or Better	4	Secondary	(1000)	4,600	D or Better
Simpson Road	Beeler Road to Rice Road	4	Major	31,900	E	4	Major	4,400	36,300	F
Simpson Road	Rice Road to Patterson Avenue	4	Major	27,400	D or Better	4	Major	3900	31,300	E

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Roadway Segment	Limits	GPA 960 (Build-Out)				Housing Element Update (Build-Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
SR-79	Grand Avenue to Olive Avenue	4	Major	49,600	F	4	Major	5000	54,600	F
Briggs Road	Olive Avenue to Simpson Road	4	Major	32,900	E	4	Major	100	33,000	E
Domenigoni Parkway	1.14 Mi. East of Patterson Avenue to Patterson Avenue	6	Urban Arterial	36,600	D or Better	6	Urban Arterial	2600	39,200	D or Better
Domenigoni Parkway	Winchester Road to 0.74 Mi. East of Leon Road	6	Urban Arterial	40,600	D or better	6	Urban Arterial	2500	43,100	D or better
Grand Avenue	Leon Road to 1 Mi. West of Winchester Road	6	Urban Arterial	54,700	E	6	Urban Arterial	3700	58,400	F
Grand Avenue	Winchester Road to 0.99 Mi. West of Winchester Road	6	Urban Arterial	49,700	D or better	6	Urban Arterial	4700	54,400	E

Source: *Urban Crossroads 2015*

Each future development project on the neighborhood sites would be required to prepare a focused traffic impact analysis addressing site- and project-specific traffic impacts and to make a "fair share" contribution to required intersection and/or roadway improvements. As GPA 960 Policy C 2.5 (RCIP GP Policy C 2.5) states that cumulative and indirect traffic impacts of development may be mitigated through the payment of impact mitigation fees, traffic impacts resulting from future development would be mitigated to the greatest extent feasible. However, five roadway segments with project-related traffic volumes are already projected to operate at LOS E or F under buildout of existing General Plan land use designations. Therefore, the added increase in traffic volume resulting from future development associated with the increase in density/intensity potential on the neighborhood sites would be **significant and unavoidable**.

Mitigation Measures

None feasible.

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UTILITIES AND SERVICE SYSTEMS

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	Impact Analysis 3.17.1 in Section 3.0 – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Impact Analysis 4.5.19 and 4.5.20	<u>Wastewater</u> Significant and Unavoidable <u>Water</u> Less than Significant with Mitigation Incorporated
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Impact Analysis 3.17.3 in Section 3.0 – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Impact Analysis 4.5.20	Significant and Unavoidable
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.	As the neighborhood sites are located in an area where sanitary sewer connections and treatment are not available, the project would have no impact on existing or future wastewater treatment providers, but would instead require construction of an individual or community OWTS or alternative system as part of their implementation.	No Impact
6) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.	Impact Analysis 4.5.21	Less than Significant with Mitigation Incorporated
7) Comply with federal, state, and local statutes and regulations related to solid waste.	Impact Analysis 4.5.21	Less than Significant with Mitigation Incorporated

Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to exceed the capacity of utility and service systems in the Harvest Valley/Winchester Area Plan planning area based on generation factors identified in Riverside County EIR No. 521.

Impact Analysis

Wastewater

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

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

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

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

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

Mitigation Measures

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

Water Supply and Service

Impact Analysis 4.5.20

Implementation of the proposed project will increase the amount of allowable development in the Harvest Valley/Winchester Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. However, adequate water supply and delivery infrastructure exists to accommodate the increased demand associated with the proposed project actions. Therefore, impacts are considered **less than significant**. (Thresholds 2 and 4)

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

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

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

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

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

Compliance with these existing regulations, mitigation measure **MM 3.9.5**, and EMWD review will ensure that future development is not approved without adequate water supplies and the incorporation of feasible water conservation features. Furthermore, the projected increase of water demand associated with the potential development of 7,737 residential units in the Harvest Valley and Winchester Area Plan is not substantial. As a result, this impact would be reduced to a **less than significant** level.

Mitigation Measures

MM 3.9.5 (see Section 3.0)

Solid Waste

Impact Analysis 4.5.21

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

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

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

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

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

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

Mitigation Measures

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

ENERGY CONSUMPTION

Thresholds of Significance

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

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

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4.5.4 REFERENCES

- Caltrans (California Department of Transportation). 2015. <http://www.dot.ca.gov/>
- CCVC (Coachella Valley Conservation Commission). 2007. *Coachella Valley Multiple Species Habitat Conservation Plan*.
- County of Riverside. 2002. *Riverside County Integrated Project, General Plan, Final Program, Environmental Impact Report No. 441, State Clearinghouse Number 2002051143*.
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4.6 SOUTHWEST AREA PLAN

4.6.1 PROJECT DESCRIPTION

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

Text Revisions

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

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

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

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

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

Section 4.6 Southwest Area Plan

4.6.1 Project Description

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

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

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

4.6.3 Project Impact Analysis

Thresholds of Significance

Methodology

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

4.6.4 References

4.6 SOUTHWEST AREA PLAN

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

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

Highest Density Residential Development (HHDR) area:

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

Policy:

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

Mixed-Use Area:

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

Policies:

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

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

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

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

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

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

4.6 SOUTHWEST AREA PLAN

Table 2: Statistical Summary of the Southwest Area Plan

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

4.6 SOUTHWEST AREA PLAN

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

Change of Land Use Designation and Zone Classification

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

4.6 SOUTHWEST AREA PLAN

4.6.2 SETTING

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

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

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

FRENCH VALLEY AIRPORT

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

PUBLIC SERVICES AND UTILITIES

Fire Protection










Two Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 83 at 37500 Sky Canyon Drive #401 in Murrieta and Station 73 at 27415 Enterprise Circle in West Temecula. Station 83 is staffed by one captain, one engineer, and one firefighter/Advanced Life Support (ALS) every day, and Station 73 is staffed by one captain, one engineer, and two firefighters/ALS every day. The average response time standards are 3:21 minutes for Station 83 and 9:26 minutes for Station 73. Both stations strive to meet these standards 90 percent of the time (RCFD 2015).

Law Enforcement









Ten sheriff stations are located throughout Riverside County to provide area-level community service. The Southwest Station, located at 30755-A Auld Road in Murrieta, provides services to the City of Temecula and to the De Luz Community Services District, as well as the unincorporated communities of French Valley, Murrieta Hot Springs, and Pechanga (RCSD 2015). The Riverside County Sheriff's Department (RCSD) also operates five adult correction or detention centers and the Riverside County Probation Department operates the juvenile detention facilities (County of Riverside 2015b).

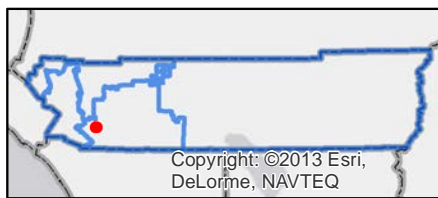
**Supervisorial District 3
Southwest Area Plan**

**Riverside County
General Plan Housing Element**

-  Proposed HHDR/MUA Neighborhoods
-  Blue Lines
-  Roads
-  Supervisorial District
-  PARCELS
-  Flood Sensitivity
-  Cities
-  Area Plans
-  Specific Plan

General Plan Land Use

-  Low Density Residential
-  Medium Density Residential
-  Medium High Density Residential
-  Light Industrial
-  Business Park
-  Public Facilities
-  Conservation
-  Open Space Recreation



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

Source: Riverside County 2015

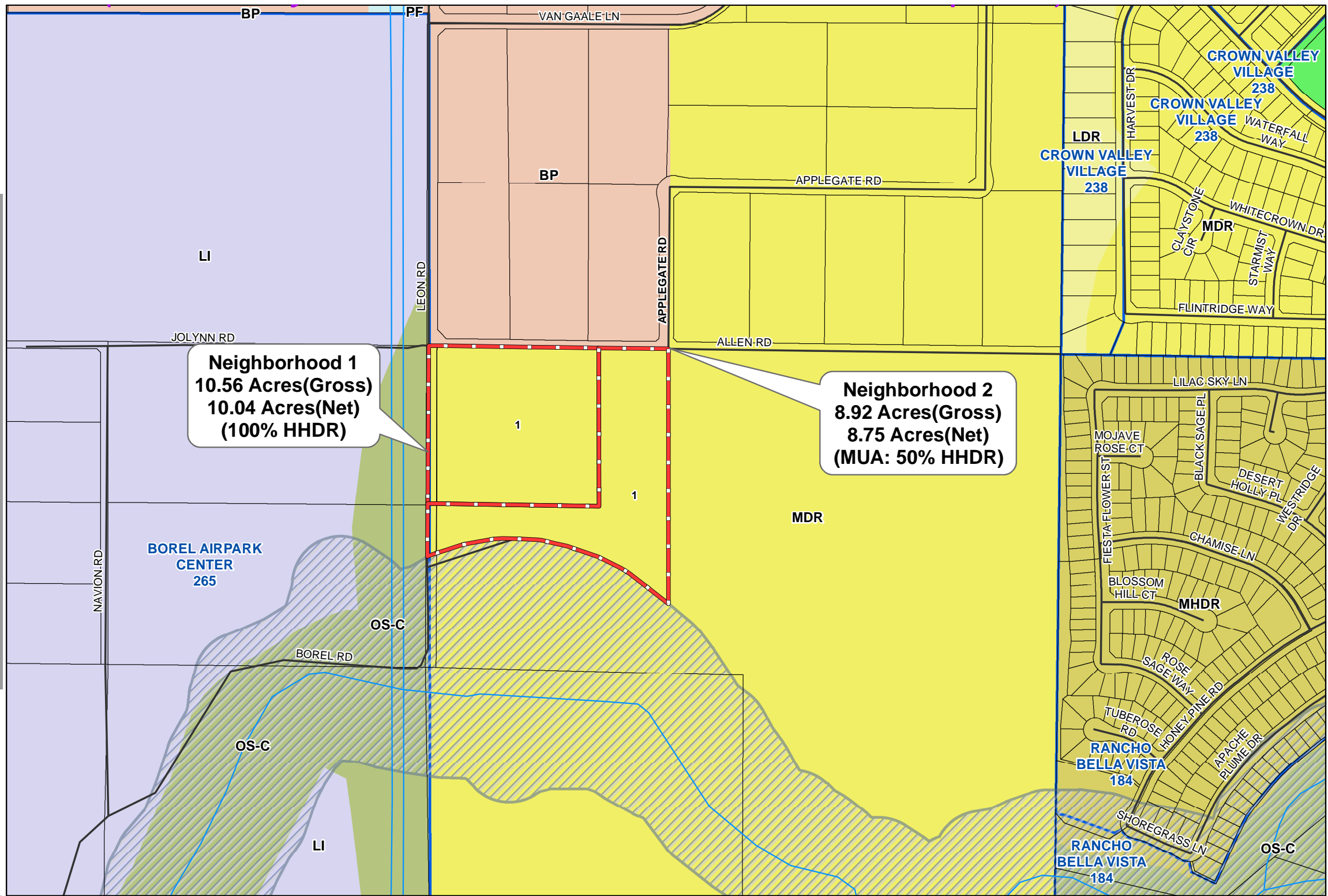
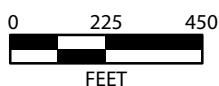


Figure 4.6-1
French Valley Airport Vicinity Neighborhood Sites

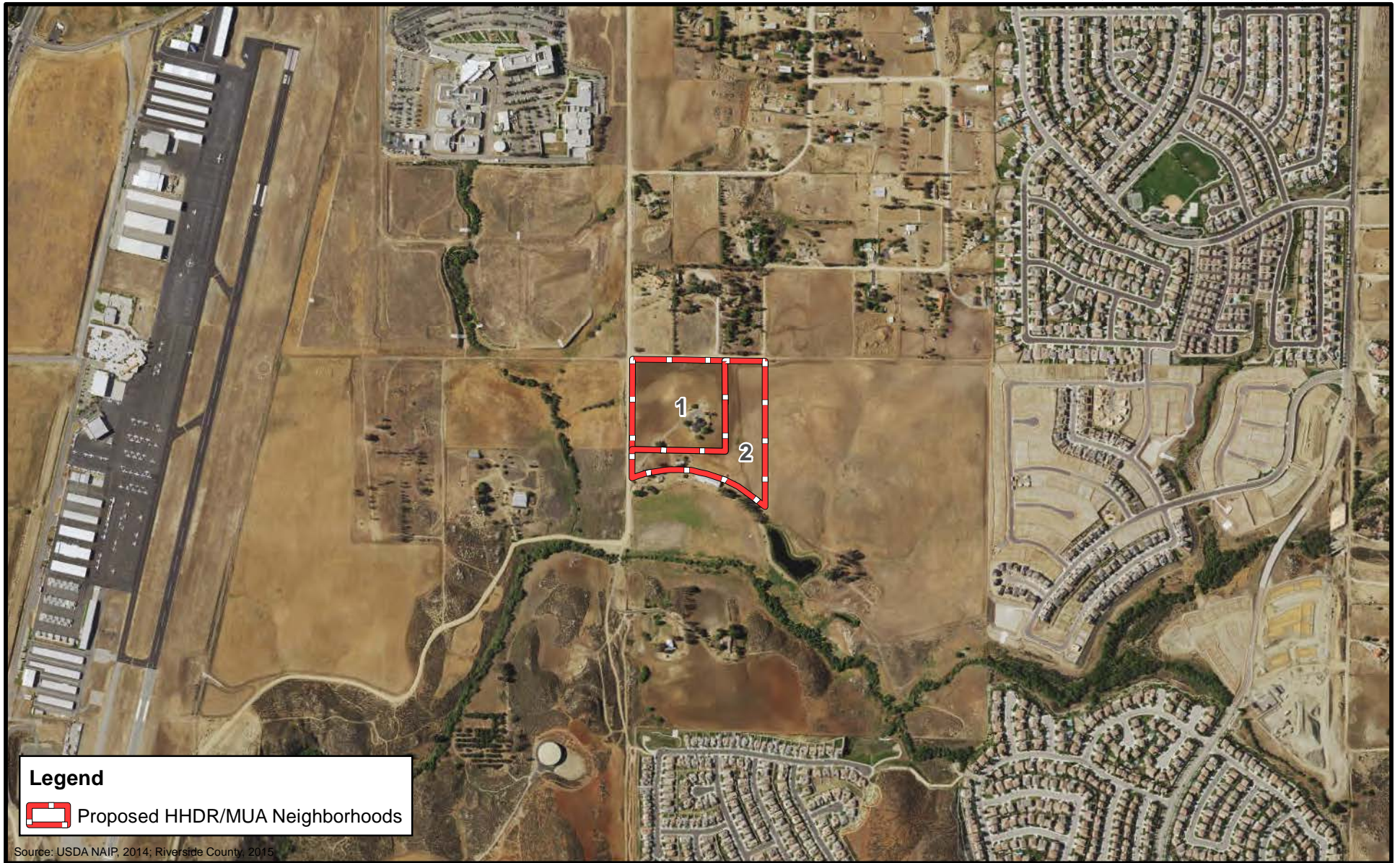


Figure 4.6-2
Aerial of French Valley Airport Vicinity

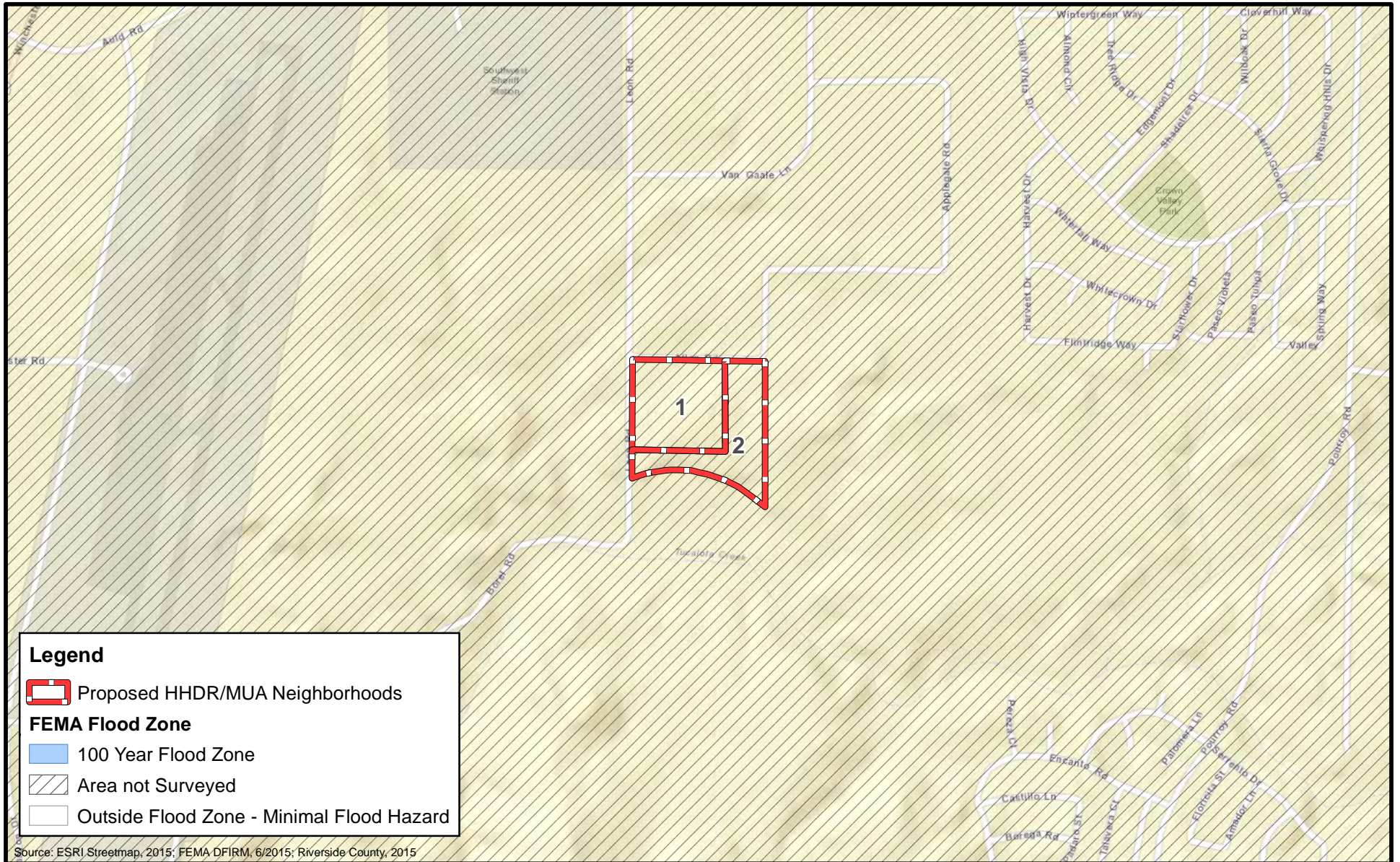


Figure 4.6-3
Flood Zones in French Valley Airport Vicinity

Public Schools

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

Table 4.6-1
TVUSD SCHOOLS SERVING PROPOSED PROJECT

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

Source: TVUSD 2015a, 2015b

Parks and Recreation

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

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

Water and Wastewater

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

4.6 SOUTHWEST AREA PLAN

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

Solid Waste

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

Badlands Landfill

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

Lamb Canyon Landfill

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

4.6.3 PROJECT IMPACT ANALYSIS

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

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

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

¹ December 8, 2015

4.6 SOUTHWEST AREA PLAN

AESTHETICS, LIGHT, AND GLARE

Thresholds of Significance

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

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

METHODOLOGY

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

Impact Analysis

Impact Analysis 4.6.1

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

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

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

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

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.6.2

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

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

4.6 SOUTHWEST AREA PLAN

the HHDR and MUA designations/zoning classifications would result in an increase in density and massing beyond that originally considered.

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

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

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

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.6.3

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

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

the usage of low-pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/ industrial uses. Ordinance No. 655 also requires all outdoor luminaries to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way. All future development would go through the County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348), and development review process, which would ensure consistency with all County General Plan policies and regulations intended to protect visual character and scenic resources. Furthermore, GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1) requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, which includes mitigating lighting impacts on surrounding properties.

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

Mitigation Measures

None required.

4.6 SOUTHWEST AREA PLAN

AGRICULTURAL AND FORESTRY RESOURCES

Thresholds of Significance

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

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

METHODOLOGY

All of the neighborhood sites in the Southwest Area Plan are currently designated by the General Plan for medium-density residential uses (see Table 6 in **Appendix 2.1-2**). As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 prepared for the GPA 960, as well as in EIR No. 441, which was certified for the 2003 RCIP GP. These previous analyses were considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory

compliance measures would reduce impacts associated with agricultural and/or forestry resources resulting from buildout of GPA 960 to a less than significant level. EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce agricultural and/or forestry resource impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

Impact Analysis

Impact Analysis 4.6.4 Implementation of the proposed project could conflict with existing agricultural zoning. However, General Plan provisions allow for urban development on agriculturally zoned uses. Therefore, this is a **less than significant** impact. (Thresholds 2 and 5)

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

The project proposes to rezone approximately 18.79 acres of land zoned Light Agriculture within the Southwest Area Plan to the new Mixed Use zone classification (neighborhood site designated MUA) and/or the new R-7 zone classification in order to accommodate residential development.

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

Mitigation Measures

None required.

4.6 SOUTHWEST AREA PLAN

AIR QUALITY

Thresholds of Significance

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

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

BIOLOGICAL RESOURCES

Thresholds of Significance

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

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

4.6 SOUTHWEST AREA PLAN

Methodology

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

Impact Analysis

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

All of the neighborhood sites are located within the boundaries of the WRC-MSHCP, which provides for the protection of sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands (Conservation Area). The WRC-MSHCP defines two distinct processes to determine a development project's consistency, dependent on whether the project is located within or outside of a Criteria Area. Criteria Areas consist of 160-acre 'cells' with specific conservation objectives. Several of the individual parcels within the neighborhood sites are located partially or fully within Criteria Areas as indicated by the Cell and Cell Groups² in **Table 4.6-2**. The Criteria Area does not impose land use restrictions; however, development projects inside Criteria Areas are subject to the Habitat Acquisition and Negotiation Strategy (HANS), a consistency analysis based on an examination of the MSHCP reserve assembly, other plan requirements, and the Joint Project Review process and permittee MSHCP findings.

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

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

TABLE 4.6-2
WRC-MSHCP CRITERIA AREAS

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

Source: WRCRCA 2015

TABLE 4.6-3
WRC-MSHCP SURVEY AREAS

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

Source: WRCRCA 2015

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

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

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

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

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

Mitigation Measures

None required.

Impact Analysis 4.6.6 Impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level. (Thresholds 2 and 3)

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

Mitigation Measures

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

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

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

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

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

Mitigation Measures

None required.

Impact Analysis 4.6.8

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

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

Mitigation Measures

None required.

4.6 SOUTHWEST AREA PLAN

CULTURAL RESOURCES

Thresholds of Significance

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

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

GEOLOGY AND SOILS

Thresholds of Significance

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

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

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

GREENHOUSE GAS EMISSIONS

Thresholds of Significance

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

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

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

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

METHODOLOGY

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

Impact Analysis

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

The proposed neighborhood sites are located within Compatibility Zone D of the French Valley Airport Land Use Compatibility Plan (ALUCP). The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. According to Airport Land Use Compatibility Criteria (County of Riverside 2015a), residential density greater than five dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres) is permitted in Zone D. Furthermore, according to the ALUCP’s Compatibility Guidelines for Specific Land Uses, high-density residential development (greater than 15 dwelling units per acre) is generally compatible in Zone D (RCALUC 2004).

Southwest Area Plan Policy SWAP 11.1 requires development, including future development resulting from the project, to comply with the policies in the ALUCP for French Valley Airport, as well as policies related to airport safety in the Land Use, Circulation, Safety and Noise Elements of the GPA 960 and 2003 RCIP GP. These policies would minimize safety hazards for people living within the neighborhood sites in proximity to the French Valley Airport. Specifically, these policies would ensure that future development proposals on the neighborhood sites would be subject to review by the Riverside County Airport Land Use Commission (ALUC), which seeks to ensure safety and minimize risks both to people and property in the vicinity of airports. ALUCP policies include compatibility criteria and conditions of approval for development with regulations governing such issues as development intensity, density, and height of structures.

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

Mitigation Measures

None required.

4.6 SOUTHWEST AREA PLAN

HYDROLOGY AND WATER QUALITY

Thresholds of Significance

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

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

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

METHODOLOGY

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

Impact Analysis

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

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

4.6 SOUTHWEST AREA PLAN

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

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

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

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

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

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

Mitigation Measures

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

LAND USE AND PLANNING

Thresholds of Significance

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

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

METHODOLOGY

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

IMPACT ANALYSIS

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

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

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

Mitigation Measures

None required.

MINERAL RESOURCES

Thresholds of Significance

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

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

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

Methodology

The neighborhood sites are designated by GPA 960 for medium-density residential uses (see Table 6 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 prepared for the GPA 960, as well as in EIR No. 441, which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the noise impacts associated with the proposed project. EIR No. 521 determined that buildout of GPA 960 land uses would result in the generation or exposure of existing uses to excessive noise in some areas and would result in a substantial permanent or temporary increase in ambient noise levels, particularly those from increased traffic volumes. EIR

No. 521 determined that these impacts would be significant and unavoidable. EIR No. 441 determined that implementation of RCIP GP policies and mitigation measures would reduce short-term construction and long-term mobile, stationary, and railroad noise impacts to less than significant levels.

Impact Analysis

Impact Analysis 4.6.12 Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a **significant** impact. (Threshold 1)

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

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

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

In addition, mitigation measure **MM 3.12.1** (see Section 3.0) requires all new residential developments to conform to a noise exposure standard of 65 dBA L_{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 for all new noise-sensitive projects that may be affected by existing noise from stationary sources, and require that effective mitigation measures be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.

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

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

Mitigation Measures

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

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

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

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

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

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

Mitigation Measures

None feasible.

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

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

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

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

Mitigation Measures

None required.

4.6 SOUTHWEST AREA PLAN

POPULATION AND HOUSING³

Thresholds of Significance

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

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

Methodology

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

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

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

Impact Analysis

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

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

4.6 SOUTHWEST AREA PLAN

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

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

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

² Rounded.

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

Source: County of Riverside 2015a

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

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

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

Mitigation Measures

None available.

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PUBLIC SERVICES

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

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

Methodology

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

Impact Analysis

Fire Protection and Emergency Medical Services

Impact Analysis 4.6.16 Future development resulting from the project would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees; construction of any RCFD facilities would be subject to CEQA review;

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

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

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

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

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

Mitigation Measures

None required.

Law Enforcement Services

Impact Analysis 4.6.17

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

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

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

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

* Numbers are rounded.

Source: County of Riverside 2015b

According to EIR No. 521, the RCSD's ability to support the needs of future growth is dependent upon the financial ability to hire additional deputies. Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including law enforcement facilities. In addition, the costs associated with the hiring of additional officers would be funded through Board decision on the use of general fund monies (i.e., property and tax).

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

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

Mitigation Measures

None required.

Public School Facilities

Impact Analysis 4.6.18 Future development resulting from the project would be required to pay TVUSD development fees to fund school construction. This is a **less than significant** impact. (Threshold 1)

If fully developed, the proposed project could result in new student enrollment at TVUSD schools serving the neighborhood sites. The TVUSD uses generation rates shown in **Table 4.6-6** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using TVUSD student generation rates, future development of the neighborhood sites under the proposed project would be expected to result in up to 236 additional students in

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

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

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

Source: TVUSD 2015b

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

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

Mitigation Measures

None required.

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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.	Impact Analysis 4.6.19	Less than Significant Impact
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	Impact Analysis 4.6.19	Less than Significant Impact

Methodology

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

Impact Analysis

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

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

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

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

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

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

Mitigation Measures

None required.

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TRANSPORTATION/TRAFFIC

Thresholds of Significance

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

Threshold	Analysis	Determination
<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>Impact Analysis 4.6.20</p>	<p>Significant and Unavoidable</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>Impact Analysis 4.6.20</p>	<p>Significant and Unavoidable</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>No Impact</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>Impact Analysis 3.16.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</p>
<p>5) Result in inadequate emergency access.</p>	<p>Impact Analysis 3.16.4 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</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>Impact Analysis 3.16.5 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</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 Southwest Plan planning area. The analysis is based in part on traffic projections prepared by Urban Crossroads in 2015 (**Appendix 3.0-3**).

Impact Analysis

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

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

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

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**TABLE 4.6-7
TRAFFIC OPERATING CONDITIONS UNDER BUILDOUT OF
GPA 960 AND PROPOSED PROJECT**

Roadway Segment	Limits	GPA 960 (Build Out)				Housing Element Update (Build Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
Leon Road	Allen Rd to N of Borel Rd	4	Secondary	15,800	D or Better	4	Secondary	0	15,800	D or Better
Clinton Keith Road	1.6 Mi. W of Leon Rd to 0.88 Mi. E of Meadowlark Ln - Whitewood Rd	6	Urban Arterial	59,400	F	6	Urban Arterial	4,800	64,200	F

Source: *Urban Crossroads 2015*

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

Mitigation Measures

None feasible.

UTILITIES AND SERVICE SYSTEMS

Thresholds of Significance

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

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

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Threshold	Analysis	Determination
7) Comply with federal, state, and local statutes and regulations related to solid waste.	Impact Analysis 4.6.23	Less than Significant with Mitigation Incorporated

Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to exceed the capacity of utility and service systems in the Southwest Area Plan planning area based on generation factors identified in Riverside County EIR No. 521.

Impact Analysis

Wastewater

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

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

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

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

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

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

Mitigation Measures

None required.

Water Supply and Service

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

The EMWD is responsible for the water supply within the Southwest Area Plan. The EMWD potable water supply sources generally consists of water produced from potable water wells, desalination plants (fed by brackish water wells), and imported water from the Colorado River Aqueducts and the State Water Project. The EMWD operates a number of water treatment/supply facilities. The Robert A. Skinner Water Treatment Plant, Perris/Meniffee Desalters, and Perris Water Filtration Plant would service the proposed neighborhood sites. Riverside County EIR No. 521 uses a residential generation factor of 1.01 acre feet yearly (AFY) per dwelling units to determine projected theoretical water supply needs. Using that factor, the project would result in the need for 373.7 AFY beyond water supply demand originally anticipated ($370 \times 1.01 \text{ AFY} = 373.7 \text{ AFY}$).

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

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

Compliance with County- and state-required water management and conservation regulations would assist in reducing the amount of water supplies required by future development on the neighborhood sites. These regulations are discussed in more detail in Section 2.3, Regulatory Framework. For example, GPA 960 Policy OS 2.2 (RCIP GP Policy OS 2.1) encourages the installation

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of water-conserving systems, such as dry wells and graywater systems, in new developments. The development review process would ensure consistency with these County General Plan policies. Additionally, Ordinance No. 859, Water-Efficient Landscape Requirements, requires new development projects to install water-efficient landscapes, thus limiting water applications and minimizing water runoff and water erosion in landscaped areas. Mitigation measure **MM 3.9.5** (see Section 3.0) ensures that applicants for future development would submit evidence to Riverside County that all applicable water conservation measures have been met.

Compliance with these existing regulations, mitigation measure **MM 3.9.5**, and EMWD review will ensure that future development is not approved without adequate water supplies and the incorporation of feasible water conservation features. Furthermore, the projected increase of water demand associated with the potential development of 370 residential units in the Southwest Area Plan is not substantial. As a result, this impact is considered **less than significant**.

Mitigation Measures

MM 3.9.5 (see Section 3.0)

Solid Waste

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

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

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

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

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

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

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

Mitigation Measures

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

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ENERGY CONSUMPTION

Thresholds of Significance

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

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

4.6.4 REFERENCES

- Caltrans (California Department of Transportation). 2015.
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4.7 WESTERN COACHELLA VALLEY AREA PLAN

4.7.1 PROJECT DESCRIPTION

The project consists of both revisions to the Western Coachella Valley Policy Area to articulate a more detailed vision for the future of the communities in the Western Coachella Valley, as well as a change in land use designation and zone classification for 969.39 acres within the Western Coachella Valley Plan to Highest Density Residential (HHDR [20-40 DU/acre]) or Mixed-Use Area (MUA). Each of these components is discussed below.

TEXT REVISIONS

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

Mixed Use Areas/Highest Density Residential Development Town Centers

Thousand Palms Town Center

The **Thousand Palms Town Center** (Figure 3 – Detail) consists of approximately 602 gross acres consisting of six neighborhood nodes 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.

This 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 are 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.

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 Western Coachella Valley Area Plan. The section is organized as follows:

Section 4.7 Western Coachella Valley Area Plan

4.7.1 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 Western Coachella Valley Area Plan.

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

4.7.3 Project Impact Analysis

Thresholds of Significance

Methodology

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

4.7.4 References

4.7 WESTERN COACHELLA VALLEY AREA PLAN

The goals for this Town Center are to concentrate the community's future higher intensity development along Ramon and Varner Roads while protecting the view sheds 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 Area Zone Classification or a specific plan, wherever possible. There are three neighborhood groupings in this Town Center. Each community node should be planned as a unit with a common theme that reflects the Thousand Palms Community. The 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.

Highest Density Residential Development (HHDR) areas:

The **Desert Moon East Neighborhood** [Neighborhood 4] contains about 10 gross acres (about nine net acres). It is located near the eastern edge of the Thousand Palms Town Center commercial core and can accommodate Highest Density Residential Development.

Policy:

WCVAP 8.1 The Desert Moon East Neighborhood shall accommodate 100% HHDR development.

Mixed-Use Areas (MUAs):

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 minimum of 50% HHDR development required.

Policy:

WCVAP 8.2 The Monterey Avenue/Varner Road Neighborhood shall include at least 50% development (as measured in both gross and net acres).

The **Boca Chica Trail/Varner Road Neighborhood** [Neighborhood 5] contains about 192 gross acres (about 178 net acres), and is designated as a Mixed-Use Area, with a minimum of 50% HHDR development required.

Policy:

WCVAP 8.3 The Bolsa Chica/Varner Road Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

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 minimum of 50% HHDR development required.

Policy:

WCVAP 8.4 The Ivey Ranch Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

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 minimum of 25% HHDR development required.

Policy:

WCVAP 8.5 The Ramon Road Neighborhood shall include at least 25% HHDR development (as measured in both gross and net acres).

The **Desert Moon West Neighborhood** [Neighborhood 3] contains about 120 gross acres (about 112 net acres), and is designated as a Mixed-Use Area, with a minimum of 25% HHDR development required.

Policy:

WCVAP 8.6 The Desert Moon West Neighborhood shall include at least 25% HHDR development (as measured in both gross and net acres).

WCVAP 8.7 Local serving commercial and tourist commercial uses are encouraged to establish within these neighborhoods.

The following policies shall apply to all development, as appropriate, in all six neighborhoods in Thousand Palms Town Center:

WCVAP 8.8 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 8.9 Encourage active mobility by providing adequate non-motorized infrastructure such as sidewalks, trails and bikeways.

WCVAP 8.10 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.

4.7 WESTERN COACHELLA VALLEY AREA PLAN

WCVAP 8.11 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 8.12 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 8.13 Incorporate educational kiosks and public art that highlights viewsheds and community focal points along trails and within developments.

WCVAP 8.14 Use public art to create a sense of place.

WCVAP 8.15 Create visual interest by providing varied roof lines and adhere to the signage policies WCVAP 15.1 through WCVAP 15.4.

WCVAP 8.16 Use single storied construction and lower building heights when development is immediately adjacent to existing single family residential dwellings.

WCVAP 8.17 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

The following policies shall apply to all Mixed-Use Area development within the Thousand Palms Town Center:

WCVAP 8.18 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 8.19 The neighborhoods shall be developed through a Specific Plan application or Implementation of the Mixed Use Area Zone Classification.

WCVAP 8.20 Encourage vertical mixed uses to incorporate commercial, business and public facilities with residential uses through multi-storied construction.

WCVAP 8.21 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.

WCVAP 8.22 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in any of the five Mixed-Use Area neighborhoods, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

Thousand Palms Community: I-10/Cook Street Vicinity (Mixed-Use Area)

The Thousand Palms Community (I-10/Cook Street Vicinity) (figure 3 – Detail) 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. Commercial uses are encouraged along Varner Road with the residential component generally located within the northern section of the MUA.

Policies:

- WCVAP 8.23 The I-10/Cook Street Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).
- 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 shall be processed through a Specific Plan application or implementation of the Mixed Use Planning Area 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 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.
- 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.

4.7 WESTERN COACHELLA VALLEY AREA PLAN

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

WCVAP 8.35 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in any of the five Mixed-Use Area neighborhoods, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

Desert Edge/Southeast Desert Hot Springs Community (Mixed-Use Areas)

The Desert Edge/Southeast Desert Hot Springs Community (figure 3 – detail) 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.

Mixed-Use Areas:

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 minimum of 50% HHDR development required. The neighborhood covers about 10 gross acres (about nine net acres).

Policy:

WCVAP 8.36 The Mountain View/Dillon Roads SW Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

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 minimum of 50% HHDR development required. The neighborhood covers about 10 gross acres (about nine net acres).

Policy:

WCVAP 8.37 The Mountain View/Dillon Roads NE Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

The following policies apply to both Mixed-Use Area neighborhoods of the Desert Edge/Southeast Desert Hot Springs Community:

WCVAP 8.38 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 8.39 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 8.40 The neighborhoods should be developed through implementation of the Mixed-Use Area Zone classification.
- WCVAP 8.41 Work with local transit agencies to design convenient bus stops close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities.
- WCVAP 8.42 Provide 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 8.43 Encourage vertical mixed uses to incorporate commercial, businesses, and public facilities with residential uses through multi-storied construction.
- WCVAP 8.44 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.
- WCVAP 8.45 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either of the two Mixed-Use Area neighborhoods, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

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 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, with a requirement for 75% HHDR development. The area extends westerly from Haugen-Lehmann Way to Cottonwood Road, and from a minimum of 75% HHDR development. 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.

Policies:

- WCVAP 8.46 The Haugen Lehmann/Tamarack Neighborhood shall include at least 75% HHDR development (as measured in both gross and net acres).

4.7 WESTERN COACHELLA VALLEY AREA PLAN

WCVAP 8.47 Additional 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 8.48 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

WCVAP 8.49 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either of the two Mixed-Use Area neighborhoods, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

North Palm Springs Community (Mixed-Use Areas)

North Palm Springs Community (Figure 3 – Detail): In order to stimulate growth and development in the community of North Palm Springs, a total of about 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.

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 minimum of 50% HHDR development required. 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 8.50 The Pierson Blvd.-Indian Canyon Drive/Karen Avenue Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

WCVAP 8.51 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 8.52 Additional uses in the remainder of this neighborhood could 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 minimum of 50% HHDR development required. Its southerly border would be a westerly extension of 13th 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 8.53 The Indian Canyon Drive West Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

WCVAP 8.54 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 8.55 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 8.56 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 8.57 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

WCVAP 8.58 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either of the two Mixed-Use Area neighborhoods, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

Rushmore/Kimdale Community (Highest Density Residential)

Rushmore/Kimdale Community (Figure 3 – Detail): The small community of Friendly Estates, a 72-acre area located easterly of Rushmore Avenue in the San Gorgonio 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

4.7 WESTERN COACHELLA VALLEY AREA PLAN

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.

WCVAP 8.59 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.

WCVAP 8.60 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

WCVAP 8.61 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either of the two Mixed-Use Area neighborhoods, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

Table 2: Statistical Summary of Western Coachella Valley Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
Agriculture Foundation Component Sub-Total:	0	0	0	0
RURAL FOUNDATION COMPONENT				
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
Rural Foundation Sub-Total:	32,517	3,616	8,796	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	215	75	183	NA
Very Low Density Residential (RC-VLDR)	746 756	560 567	1,361 1,379	NA
Low Density Residential (RC-LDR)	0	0	0	NA
Rural Community Foundation Sub-Total:	961 971	635 642	1,544 1,562	0
OPEN SPACE FOUNDATION COMPONENT				
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
Open Space Foundation Sub-Total:	183,184	1,652	4,018	351
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)	7,559 7,989	26,455 27,963	64,339 68,005	NA
Medium-High Density Residential (MHDR)	1,077 1,501	7,000 9,755	17,024 23,724	NA
High Density Residential (HDR)	1,096 1,099	12,057 12,085	29,324 29,390	NA
Very High Density Residential (VHDR)	169	2,866	6,970	NA
Highest Density Residential (HHDR)	82 0.5	2,450 14	5,957 35	NA
Commercial Retail ² (CR)	311 460	NA	NA	4,668 6,920
Commercial Tourist (CT)	358	NA	NA	5,850
Commercial Office (CO)	29	NA	NA	1,097

4.7 WESTERN COACHELLA VALLEY AREA PLAN

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
Light Industrial (LI)	4,529	NA	NA	58,229
Heavy Industrial (HI)	36	NA	NA	314
Business Park (BP)	85 119	NA	NA	1,382 1,943
Public Facilities (PF)	2,162	NA	NA	2,162
Community Center (CC)	0	0	0	0
Mixed Use Planning Area (MUPA)	1,012 42	13,626 0	33,139 0	3,496 679
Community Development Foundation Sub-Total:	20,234 20,222	65,564 53,793	159,452 130,823	77,195 77,194
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	<u>236,896</u> 236,894	<u>71,467</u> 59,703	<u>173,810</u> 145,199	<u>77,546</u> 77,545

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 969.39 acres within the Western Coachella Valley Area to HHDR or MUA. The parcels identified for redesignation are separated into 13 neighborhoods as shown in **Figures 4.7-1a** through **4.7-1f**. 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 7 in **Appendix 2.1-2** of this EIR.

NOTICE OF PREPARATION COMMENT LETTERS

On July 30, 2015, a letter was received from Jennifer Henke with the Coachella Valley Mosquito and Vector Control. Her letter requested that any future development construct stormwater structures that would minimize development for mosquitoes.

All letters were received that were more general comments or that addressed countywide issues were included in the analysis of this EIR.

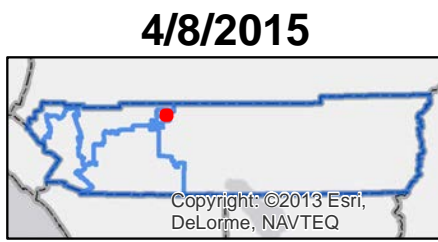
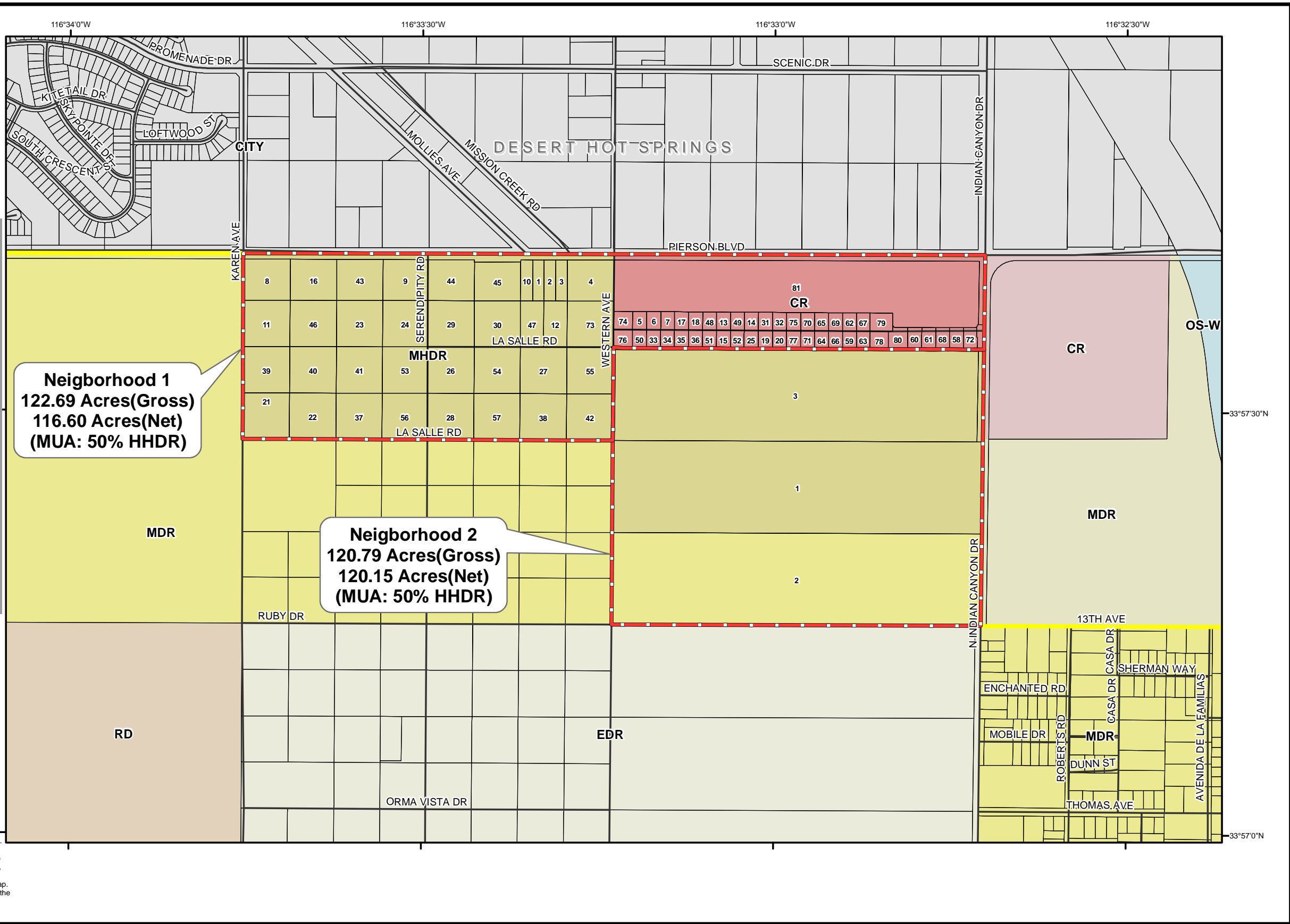
**Supervisorial District 5
Western Coachella Valley
Area Plan**

**Riverside County
General Plan Housing Element**

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

General Plan Land Use

- Estate Residential
- Medium Density Residential
- Medium High Density Residential
- Commercial Retail
- Rural Desert
- Water
- CITY



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Source: Riverside County 2015

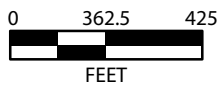


Figure 4.7-1a
North Palm Springs Community Neighborhood Sites

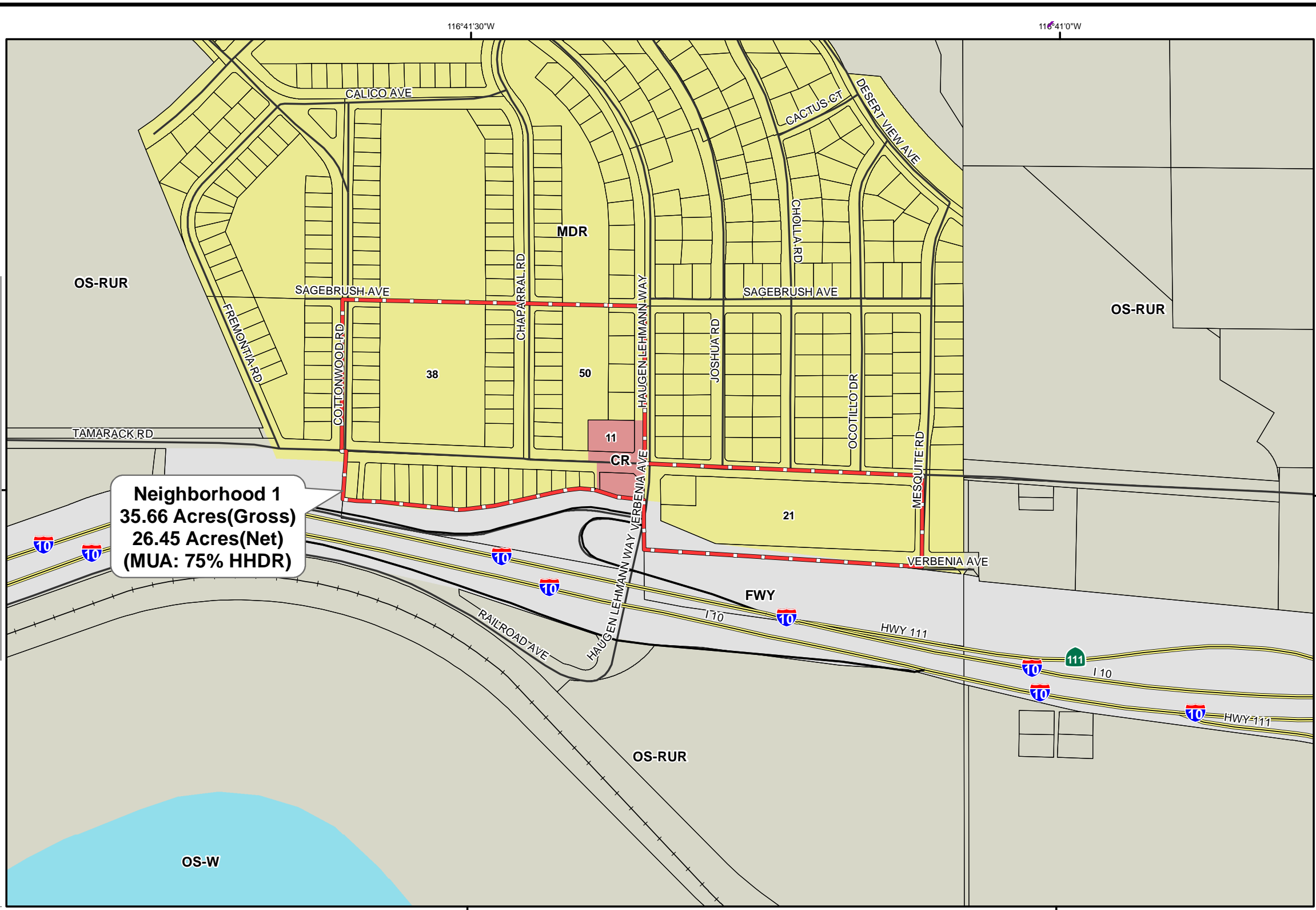
**Supervisorial District 5
Western Coachella Valley
Area Plan**

**Riverside County
General Plan Housing Element**

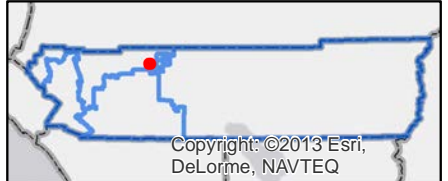
- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Area Plans

General Plan Land Use

- Medium Density Residential
- Commercial Retail
- Open Space Rural
- Water
- Freeway



4/8/2015



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Source: Riverside County 2015

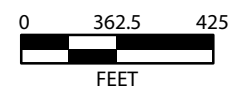
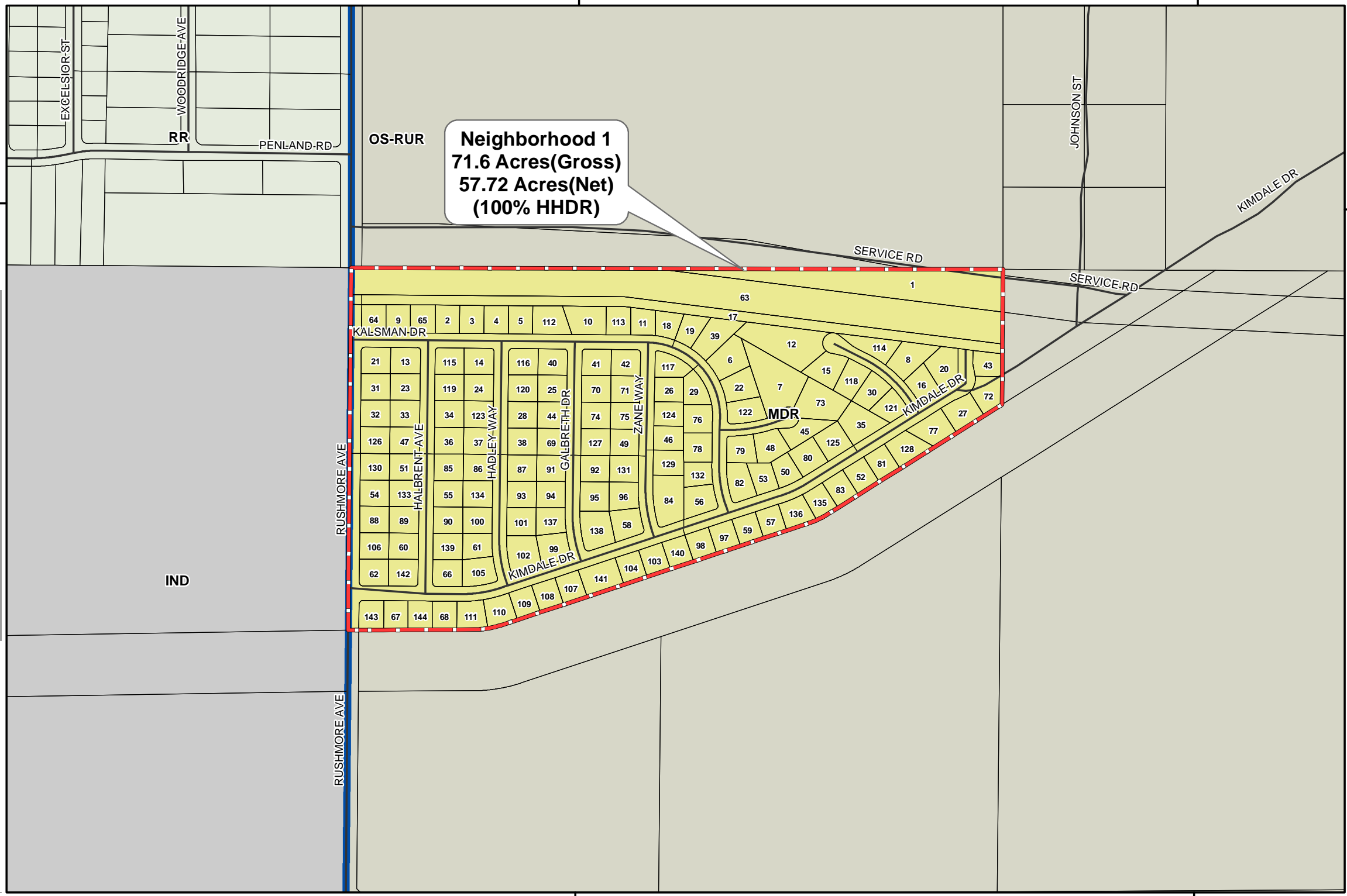


Figure 4.7-1b
I-10 Haugen Lehmann Ave Neighborhood Sites

116°43'0"W

116°42'30"W

33°56'0"N



**Supervisorial District 5
Western Coachella Valley
Area Plan**

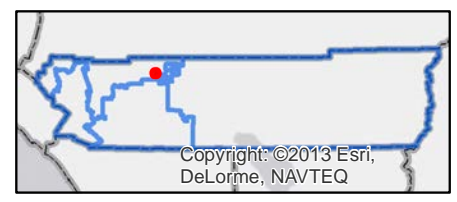
**Riverside County
General Plan Housing Element**

- Proposed HHDR/MUPA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Area Plans

General Plan Land Use

- Medium Density Residential
- Rural Residential
- Open Space Rural
- Indian Lands

4/8/2015



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Source: Riverside County 2015

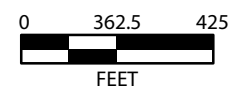













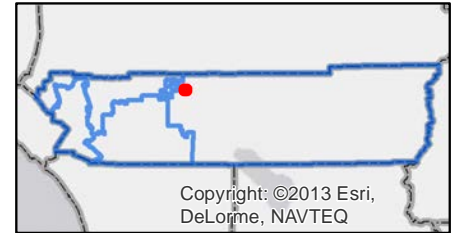


Figure 4.7-1c
Rushmore Kimdale Community Neighborhood Sites

**Supervisorial District 4
Western Coachella Valley
Area Plan**

**Riverside County
General Plan Housing Element**

-  Proposed HHDR/MUA Neighborhoods
-  Supervisorial District
-  Roads
-  PARCELS
-  Rail Roads
-  Cities
-  Area Plans
-  Specific Plan
- General Plan Land Use**
-  Medium Density Residential
-  Medium High Density Residential
-  High Density Residential
-  Commercial Retail
-  Rural Residential



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Source: Riverside County 2015

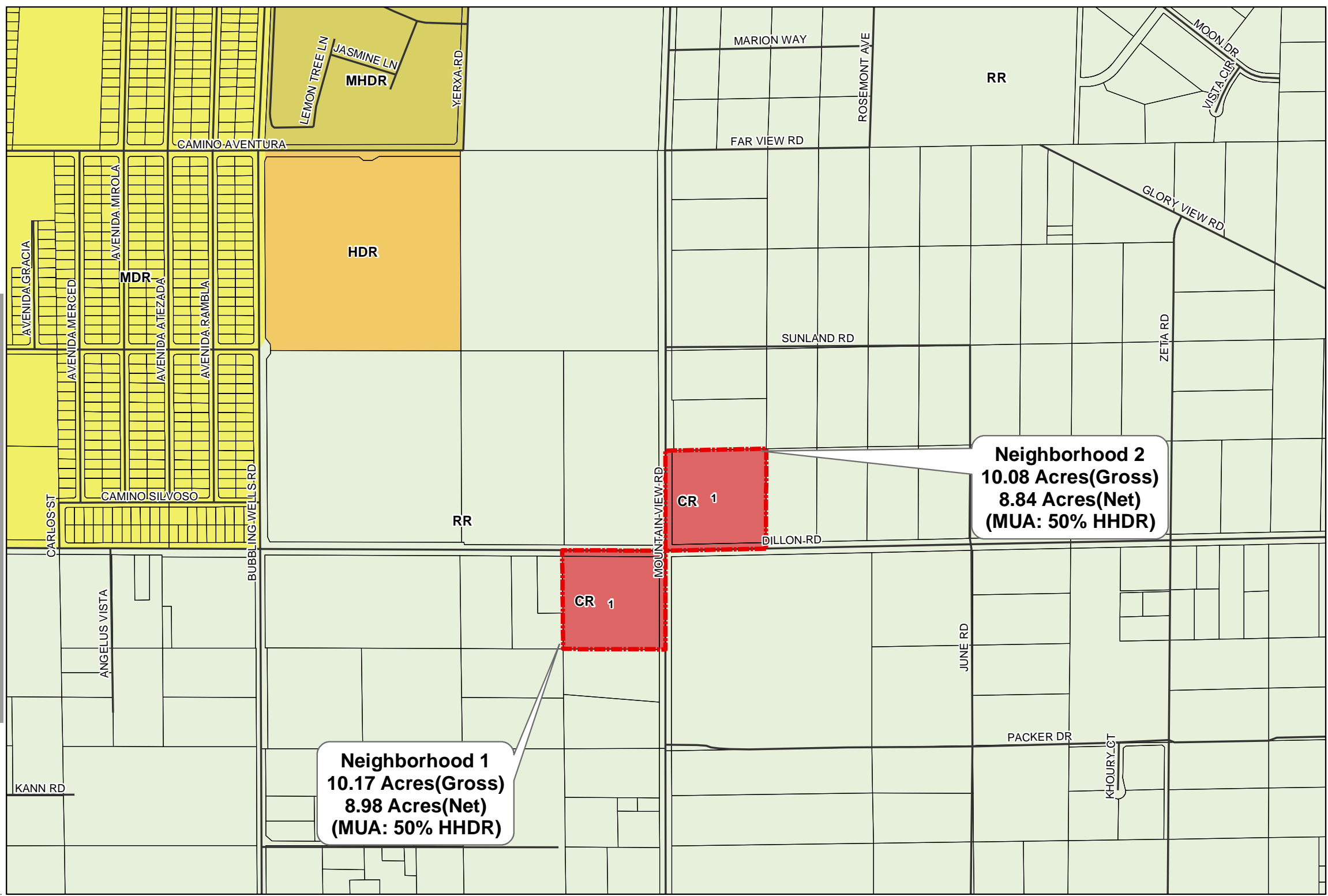
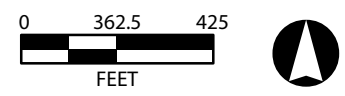


Figure 4.7-1d
Desert Edge Southeast Desert Hot Springs Neighborhood Sites

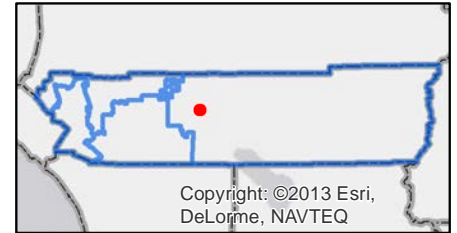
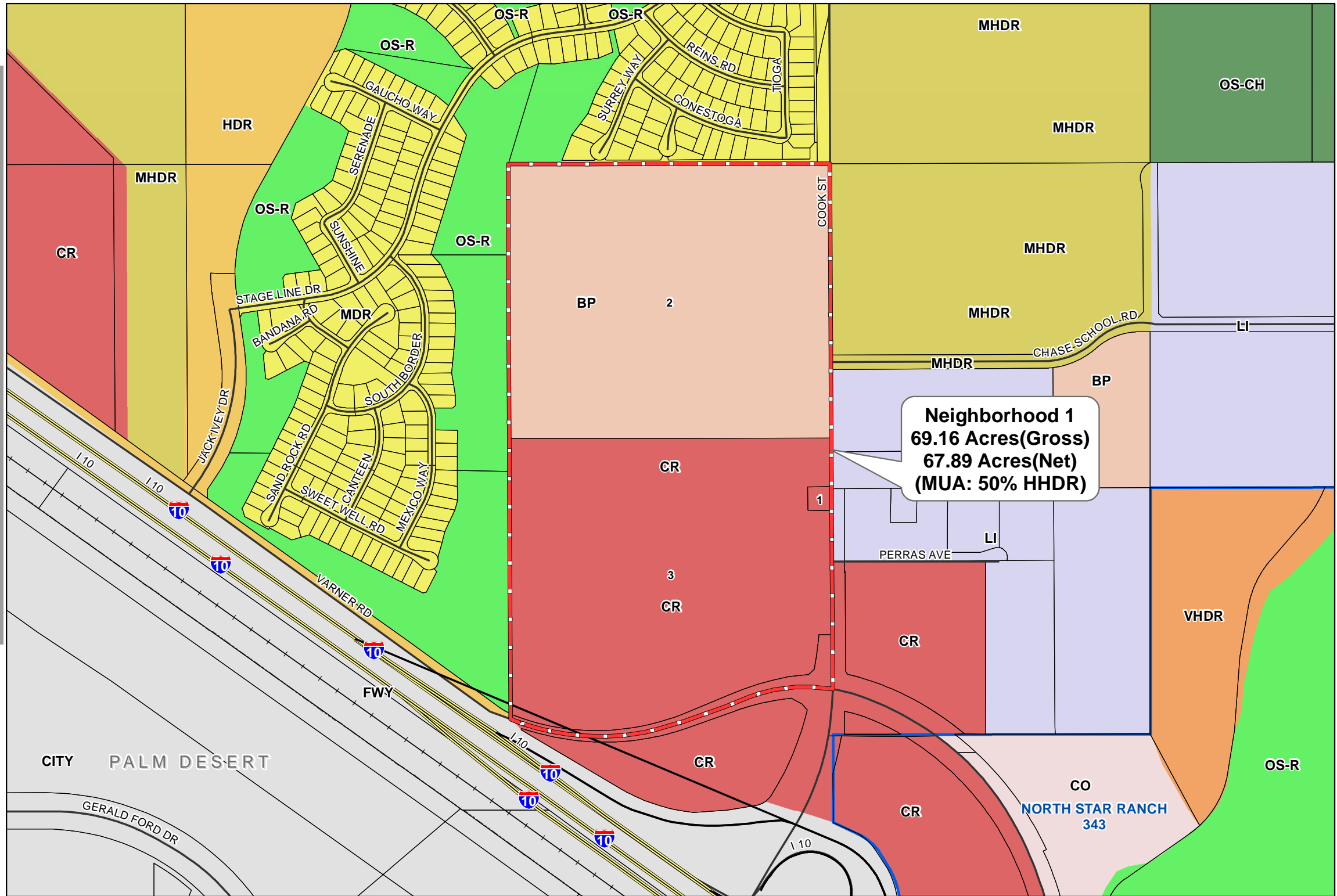
**Supervisorial District 4
Western Coachella Valley
Area Plan**

**Riverside County
General Plan Housing Element**

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

General Plan Land Use

- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Commercial Office
- Light Industrial
- Business Park
- Conservation Habitat
- Open Space Recreation
- CITY
- Freeway



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Source: Riverside County 2015

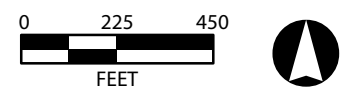


Figure 4.7-1e
Thousand Palms Community Neighborhood Sites

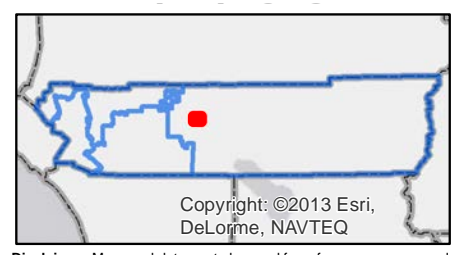
**Supervisorial District 4
Western Coachella Valley
Area Plan**

**Riverside County
General Plan Housing Element**

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

General Plan Land Use

- Very Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Light Industrial
- Business Park
- Public Facilities
- Rural Residential
- Conservation Habitat
- Open Space Recreation
- CITY
- Freeway



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Source: Riverside County 2015

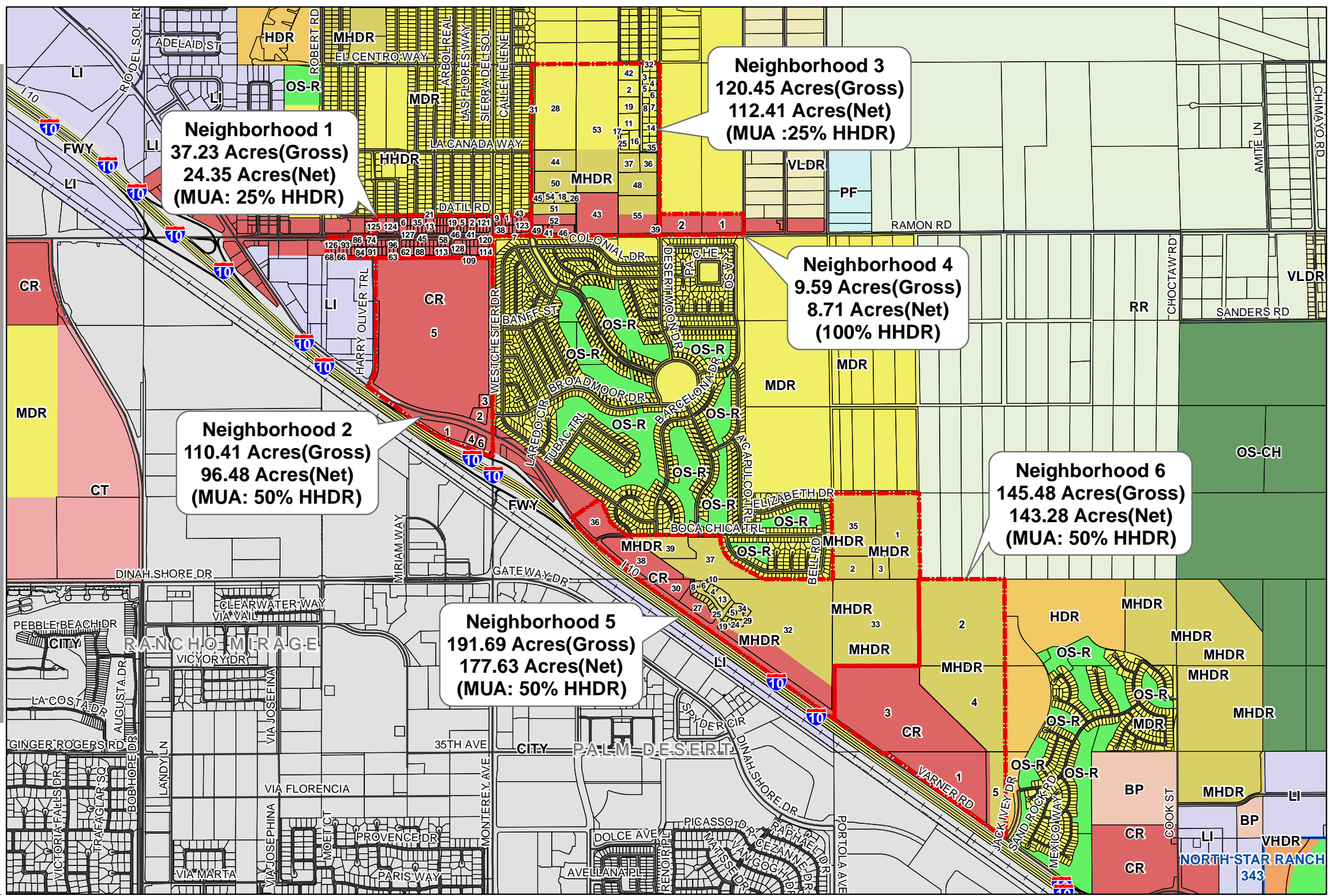
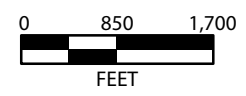


Figure 4.7-1f

Thousand Palms TC Neighborhood Sites

4.7.2 SETTING

The Western Coachella Valley 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. As the entryway to the vast desert areas of eastern Riverside County, Western Coachella Valley is surrounded by the mountainous area covered by the Riverside Extended Mountain Area Plan (REMAP) to the west and southwest, the Pass Area to the west, the Eastern Coachella Valley to the east, and San Bernardino County and the Joshua Tree National Park to the northeast. The Western Coachella Valley is characterized by a variety of contrasting and dramatic geographic features. Aerial views of the neighborhood sites are shown in **Figures 4.7-2a** through **4.7-2f**. The visual character in the immediate vicinity of the proposed neighborhood sites and surrounding area is currently characterized by a mix of vacant land and single-family homes.

NORTH PALM SPRINGS

North Palm Springs is a small community located along Dillon Road and Indian Avenue between Desert Hot Springs and Palm Springs. It is characterized by scattered suburban and rural residential areas, with commercial and small-scale industrial uses.

THOUSAND PALMS

The Thousand Palms area is located along Interstate 10 (I-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 I-10 with Ramon Road and, to a lesser extent, Monterey Avenue.

WEST PALM SPRINGS VILLAGE

West Palm Springs Village is a medium-density residential community located north of I-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.

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 Gorgonio 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 location of the 100-year floodplain is shown in **Figures 4.7-3a** through **4.7-3f**.

BERMUDA DUNES AIRPORT

Situated in the center of the Coachella Valley, privately owned Bermuda Dunes Airport is a major point of general aviation access to the surrounding desert communities of eastern Riverside

4.7 WESTERN COACHELLA VALLEY AREA PLAN

County. The airport occupies only about 100 acres of land. It is privately owned by the Bermuda Dunes Airport Corp.

PALM SPRINGS INTERNATIONAL AIRPORT

Palm Springs International Airport, the sole air carrier airport in Riverside County, provides both scheduled airline and general aviation access to the Coachella Valley and surrounding desert region. Together with general aviation activity, total aircraft operations reached nearly 110,000. Some 127 general aviation aircraft are based at the airport.

PUBLIC SERVICES AND UTILITIES

Fire Protection

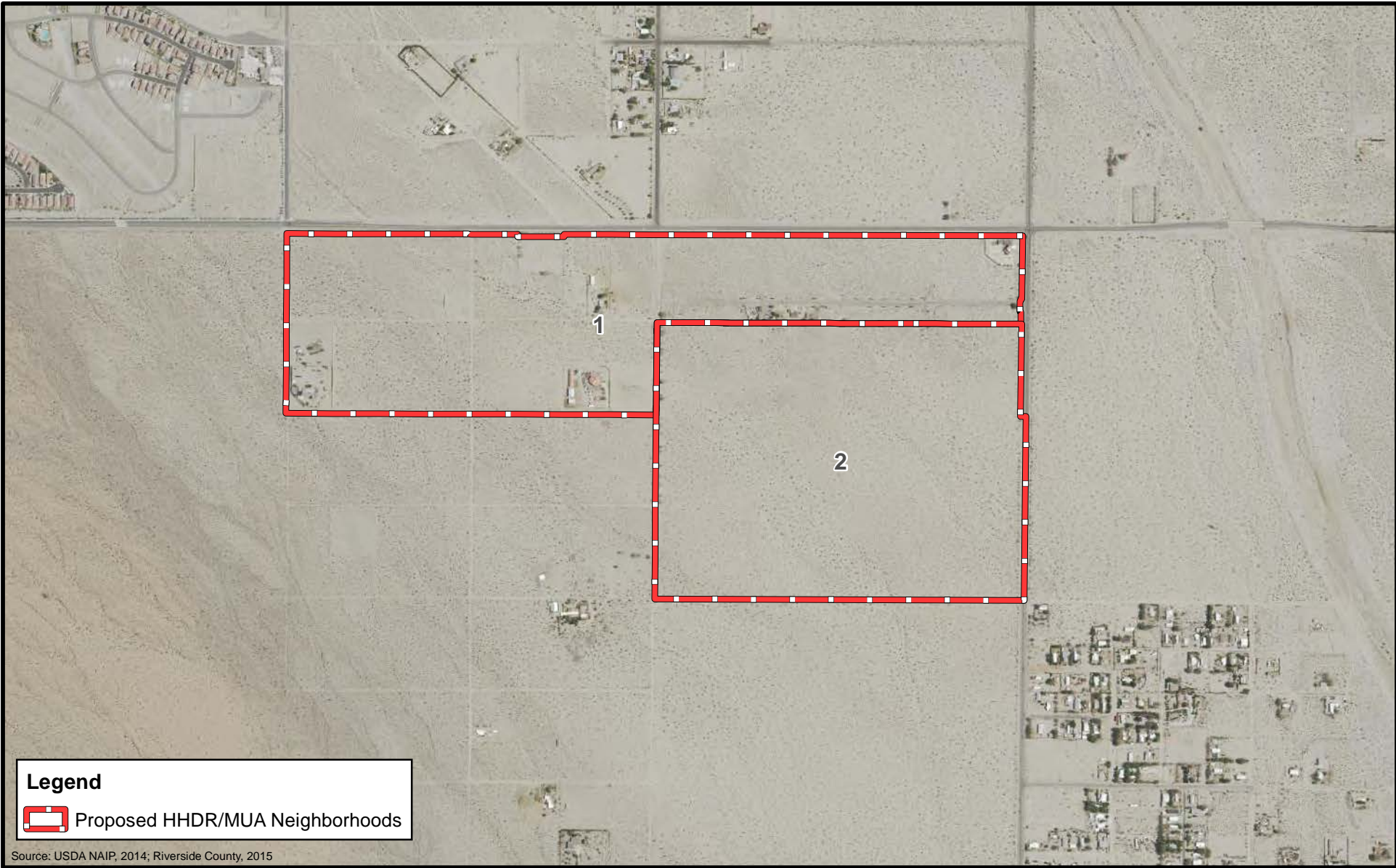
Four Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 71 at 73995 Country Club Drive at Palm Desert, Station 81 at 37-955 Washington Street in Palm Desert, Station 36 at 11535A Karen Avenue in Desert Hot Springs, and Station 37 at 65958 Pierson Boulevard in Desert Hot Springs. Station 71 is staffed by one captain and/or one engineer, and two firefighter/Advanced Life Support (ALS) every day. Station 81 is staffed by one captain, two engineers, and two firefighters/ALS every day. Station 36 is staffed by one captain, engineer, and one firefighter/ALS everyday. Station 37 is staffed by one captain and/or engineer and two firefighters/ALS every day. The average response time standards to the project areas are 4:01 minutes for Station 71; 4:11 minutes for Station 81; 1:15 minutes for Station 36; and 4:39 minutes for Station 37. All of the stations strive to meet these standards 90 percent of the time (RCFD 2015).

Law Enforcement

Ten sheriff stations are located throughout Riverside County to provide area-level community service. The Thermal Station, located at 86625 Airport Boulevard in Thermal, provides services to Arabia, Augustine, Bermuda Dunes, Chiriaco Summit, Coachella, Cottonwood Spring, Desert Beach, Desert Haven, Flowing Wells, Hundred Palms, Indio Hills, Joshua Tree, La Quinta, Mecca, North Shore, Oasis, Salton Sea, Southern Coachella Valley communities, Sun City, Thermal, Torres-Martinez, and Twentynine Palms. The Palm Desert Station, located at 73705 Gerald Ford Drive in Palm Desert, provides services to Thousand Palms, Agua Caliente, Andreas Hills, Indian Wells, Joshua Tree National Park, North Palm Springs, Painted Hills, Palm Desert, Pinyon Pines, Rancho Mirage, and Sky Valley (RCSD 2015). The Forensic Services section, which is responsible for the collection, preservation, and identification of evidence for all sheriff stations in the western end of the County, also operates out of the Perris Station, located at 137 North Perris Boulevard in Perris. The Riverside County Sheriff's Department (RCSD) also operates five adult correction or detention centers and the Riverside County Probation Department operates the juvenile detention facilities (County of Riverside 2015b).

Public Schools

The project site is within the boundaries of the Palm Springs Union School District (PSUSD), which operates four K-5 schools, two 6-8 middle schools and two high schools. Schools serving the proposed neighborhood sites, along with the current enrollment and capacity numbers, are shown in **Table 4.7-1** below.



Legend

 Proposed HHDR/MUA Neighborhoods

Source: USDA NAIP, 2014; Riverside County, 2015

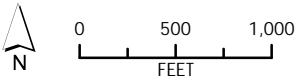


Figure 4.7-2a
Aerial of North Palm Springs Community



Figure 4.7-2b
Aerial of I-10/Haugen Lehmann Avenue Community

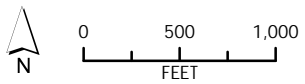
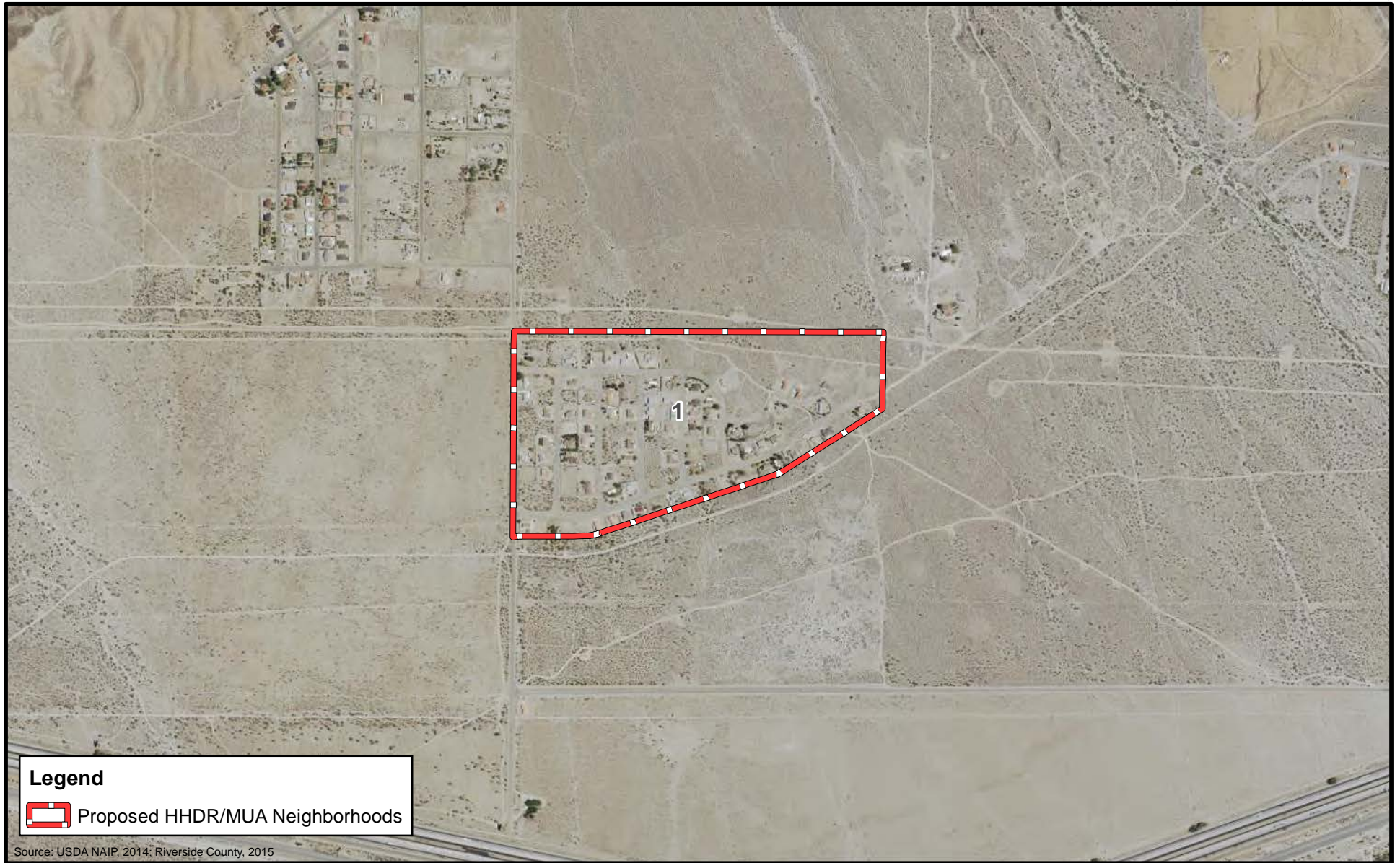


Figure 4.7-2c
Aerial of Rushmore/Kindale Community

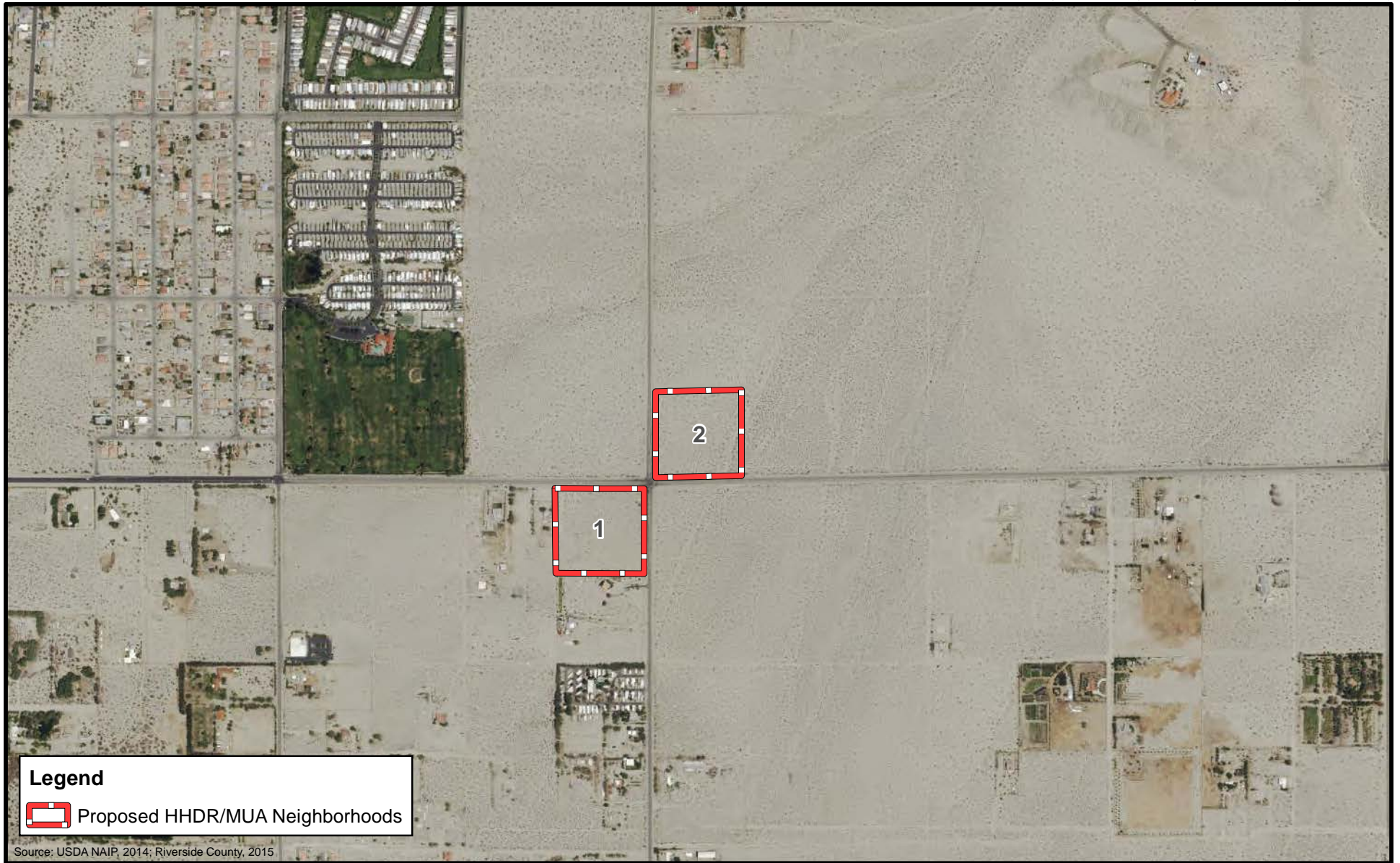


Figure 4.7-2d
Aerial of Desert Edge/Desert Hot Springs Communities

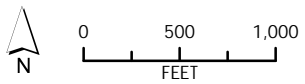


Figure 4.7-2e
Aerial of Thousand Palms Community, I-10/Cook Street Vicinity

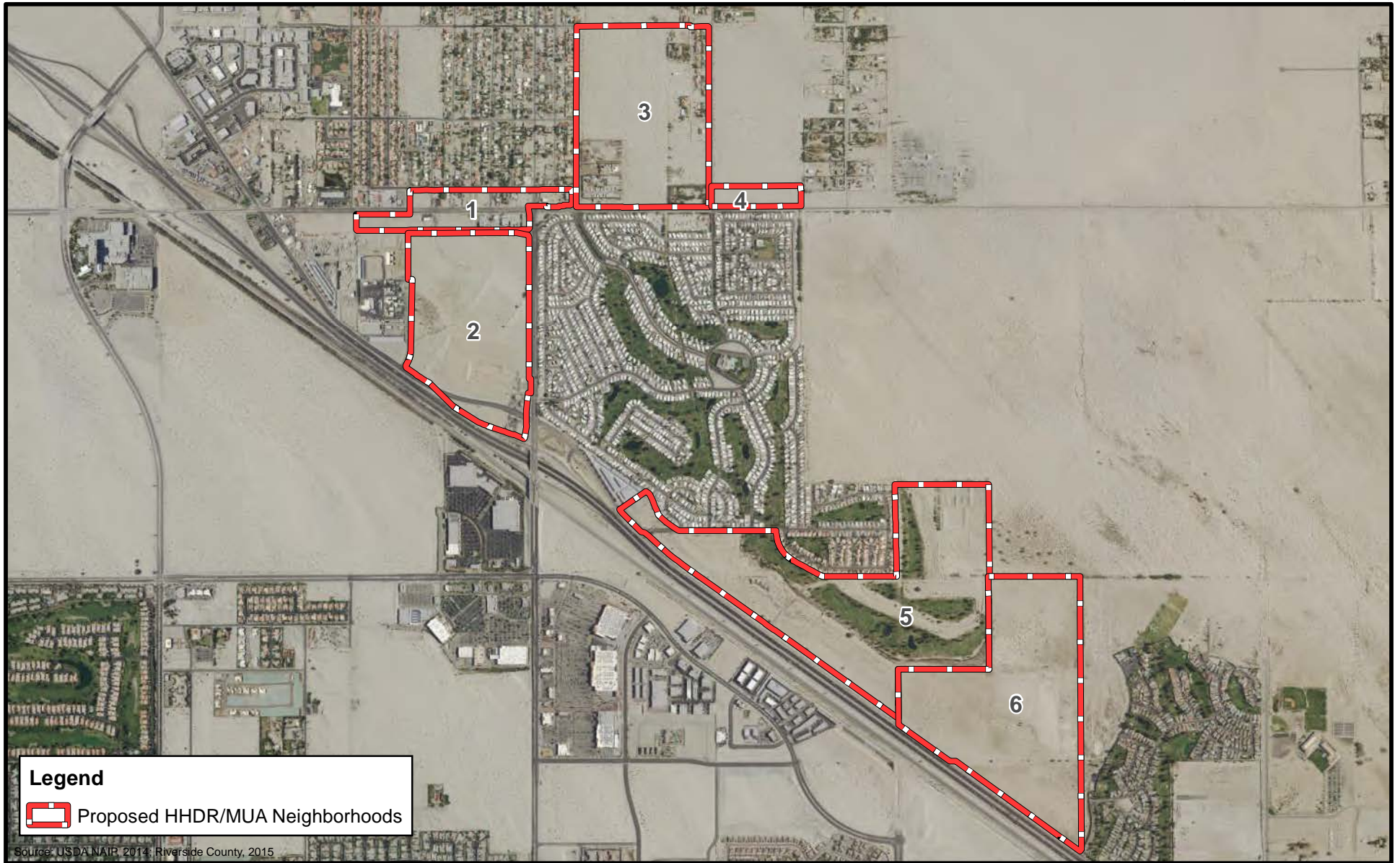


Figure 4.7-2f
Aerial of Thousand Palms Town Center

**TABLE 4.7-1
PSUSD SCHOOLS SERVING PROPOSED PROJECT**

School	Address	Enrollment	Capacity	Existing Surplus/Deficit
Della S. Lindley Elementary School	31-495 Robert Road, Thousand Palm Springs	653	1,015	362
Cabot Yerxa Elementary	67067 Desert View Avenue	796	2,581	1,785
James Workman Middle School	69-300 30 th Avenue, Cathedral City	1,408	1,566	158
Desert Hot Springs High	65850 Pierson Blvd., Desert Hot Springs	1,683	2,581	898
Rancho Mirage High School	31001 Rattler Road, Rancho Mirage	1,142	2,295	1,153
Totals		5,862	10,038	4,356

Source: SDFA 2012; PSUSD 2015

Parks and Recreation

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.

Water

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

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

Therefore, the only direct water source for urban water use is local groundwater. None of the groundwater basins in the Coachella Valley are adjudicated, meaning that there are no legal agreements limiting CVWD's pumping from the basins. **Table 4.7-2** presents the projected CVWD water supplies and demand for urban water use through 2035 as determined by the most recent Urban Water Management Plan (UWMP). As shown, the CVWD's UWMP assumes total water

4.7 WESTERN COACHELLA VALLEY AREA PLAN

supplies are equal to total urban water demand. Since groundwater is the principal source of water supplies and the groundwater basin is not adjudicated, actual water supply of the basin is dependent on replenishment and production by other water users of the groundwater basin (i.e., hydrologic balance of the groundwater basin and water management). Water management is discussed further below.

According to the UWMP, although the groundwater basin has been overdrafted historically, groundwater is a reliable water supply that is relatively invulnerable to seasonal or climatic variation due to the large storage volume (about 30 million acre-feet). The groundwater supply is replenished by Colorado River and SWP Exchange water. The Colorado River water supply is also considered to be relatively invulnerable to seasonal or climatic variation due to both California's and CVWD's high priority allocation. SWP Exchange water is subject to both climatic and operational variations; however, this source is used only for groundwater replenishment. Desalinated drain water is considered to be a reliable source since it is not subject to climatic variations. Therefore, all of CVWD's future water supplies except SWP Exchange water are considered reliable and do not vary whether in an average water year, single dry water year, or multiple dry water years (CVWD 2011).

**TABLE 4.7-2
PROJECTED WATER SUPPLIES – URBAN WATER USE
COACHELLA VALLEY WATER DISTRICT**

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

Source: CVWD 2011

Water Management

As actual water supply of the groundwater basin is dependent on water management activities (balance of production and replenishment to prevent overdraft), the CVWD has the legal authority to manage the groundwater basins within its service area. For purposes of water management, the CVWD divides the Coachella Valley into the West Valley and the East Valley. The proposed neighborhood sites are located in the West Valley, which includes the cities of Palm Springs, Cathedral City, Rancho Mirage, Indian Wells, and Palm Desert, a portion of the city of Indio, and the unincorporated communities of Sun City and Thousand Palms. Water demand in the West Valley is supplied by several sources: groundwater, surface water from local streams, and recycled water.

The Coachella Valley's principal groundwater basin, the Whitewater River (Indio¹) Subbasin, extends from Whitewater in the northwest to the Salton Sea. The CVWD has prepared a water management plan for the Whitewater River Subbasin, the Coachella Valley Water Management Plan Update (2012).

According to the Water Management Plan (WMP) Update, the demand for groundwater has annually exceeded the limited natural recharge of the groundwater basin. The average annual overdraft of the basin for 2000 through 2009 was estimated to be 70,000 acre-feet per year (AFY) (CVWD 2012). The plan identifies the need for additional water supplies to both meet projected supply demands and to manage current and future groundwater overdraft.

Conservation and Supply Development

Table 4.7-3 presents a summary comparison of the water conservation and potential supply sources and quantities considered in the WMP, along with technical feasibility, reliability, potential environmental impacts, required permitting, and public acceptance.

**TABLE 4.7-3
ALTERNATIVE WATER SUPPLIES
COACHELLA VALLEY WATER DISTRICT**

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

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

4.7 WESTERN COACHELLA VALLEY AREA PLAN

Supply Element	Potential Supply (AFY)		Technical Feasibility	Reliability	Environmental	Permitting	Public Acceptance
	2020	2045					
					water quality impacts		
Fargo Canyon Groundwater	0	9,000	Yield undetermined	Unknown	Unknown	Moderate	High
Stormwater Capture	Unknown	Unknown	Diversion, storage and recharge facilities required	Poor – highly variable flow	Unknown site-specific impacts	Unknown	Moderate
Water Transfers – Lease/Purchase	50,000	50,000	No significant issues	Depends on the transfer terms	Delta and/or area of origin impacts	DWR Approval	Moderate
SWP Existing Table A with Delta Conveyance	0	33,000	Significant issues with Delta conveyance	50 percent improvement	Impacts mitigated by BDCP	Significant permitting by others	Unknown
Water Transfers – Lease/Purchase with Delta Conveyance	0	25,000	Significant issues with Delta conveyance	50 percent improvement	Delta and/or area of origin impacts	DWR Approval	Moderate
Desalinated Drain Water	5,000	90,000	Brine disposal issues	High	Brine disposal; energy use	Significant	Low-Moderate
Desalinated Ocean Water	0	100,000	Exchange agreements	High	Seawater intakes, brine disposal, energy use	Significant	Low - Moderate due to high cost

Source: CVWD 2012

Groundwater Overdraft – Source Substitution and Recharge

Table 4.7-4 presents a summary of the potential source substitution and recharge sources as identified in the WMP. Source substitution and recharge sources are intended to offset current or future groundwater pumping.

**TABLE 4.7-4
ALTERNATIVE WATER SUPPLIES
COACHELLA VALLEY WATER DISTRICT**

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

4.7 WESTERN COACHELLA VALLEY AREA PLAN

Delivery Option	Potential Overdraft Reduction (AFY)		Technical Feasibility	Reliability	Environmental	Permitting	Public Acceptance
	2020	2045					
Canal Water - New Urban Potable	30,000	90,000	No technical issues	High but may be susceptible to delivery interruptions	Brine disposal; siting	DPH approval required	Good
Canal Water - Oasis Area	0	23,000 – 28,000	Extensive infrastructure	High but may be susceptible to delivery interruptions	Construction impacts	Minimal permitting	Good
East Valley Recycled Water - Existing Canal Delivery System	16,000 – 24,000	32,000 – 48,000	Requires separate "purple pipe" system	High – recycled water flow is relatively continuous	No significant impacts if built during development	Regional Board permit required	Moderate
East Valley Recycled Water - Separate Delivery System	16,000 – 24,000	32,000 – 48,000	Requires separate "purple pipe" system	High – recycled water flow is relatively continuous	No significant impacts if built during development	Regional Board permit required	Moderate
Mid-Valley Pipeline - Canal and RW	32,000	45,000	Requires separate "purple pipe" system	High – dual sources improves reliability	Construction impacts in developed urban area	Regional Board permit may be required	Good
West Valley Recycled Water - System Expansions	10,000 ¹	16,000 ¹	Requires separate "purple pipe" system	High – recycled water flow is relatively continuous	No net effect on overdraft	Regional Board permit amendment required	Good
Groundwater Recharge							
SWP Exchange - Whitewater	67,000	60,000 – 100,000	Existing facility	Depends on Metropolitan's operations	Existing program	Existing program	Good; tribal concern about salinity
Desalinated Drain Water – Whitewater	0 – 20,000	0 – 30,000	Requires transfer and exchange for Colorado River water with Metropolitan	Depends on Metropolitan's operations	Brine disposal; reduced flow to Salton Sea; CRA pumping	Minimal permitting	Good
Canal Water – LEVY – Existing	32,500	32,500	Existing facility	High but may be susceptible to delivery interruptions	Existing program	Existing program	Good; tribal concern about salinity
Canal Water – LEVY – Expansion	7,500	7,500	Requires additional pumping station and pipeline	High but may be susceptible to delivery interruptions	Expansion of existing program; construction impacts	Minimal permitting	Good; tribal concern about salinity
Canal Water - Indio	10,000	10,000	Depends on site location; may require demonstration facility	High but may be susceptible to delivery interruptions	Changes in water levels; construction impacts	Minimal permitting	Good

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

¹ Option offsets pumping but does not reduce overdraft since unused recycled water is percolated.

² TBD – To be determined. This is a future option that requires additional investigation to evaluate feasibility.

³ DPH – California Department of Public Health.

Source: CVWD 2012

Wastewater

Most CVWD domestic water customers also receive sewer services from the water district. The CVWD provides wastewater service to more than 91,000 home and business accounts. The CVWD operates 6 water reclamation plants and maintains more than 1,000 miles of sewer pipelines and 37 lift stations that collect and transport wastewater to the nearest regional water reclamation facility (RWRF). The current and planned treatment capacity at each of the reclamation plants is shown in **Table 4.7-5** below.

**TABLE 4.7-5
COACHELLA VALLEY WATER DISTRICT
WASTEWATER TREATMENT FACILITIES**

Plant #	Current		Planned		Total Capacity (mgd)
	Treatment	Capacity / Ave. (mgd)	Additional Capacity (mgd)	Treatment	
1	WRP-1 Secondary	0.15	-	-	0.15
2	WRP-2 Secondary	0.18 / 0.03 ave	-	-	0.18
3	WRP-4 Secondary	9.9 / 4.75 ave	Tertiary	-	9.90
4	WRP-7 Secondary and Tertiary	5.0 and 2.5 / 3.0 ave	Tertiary	5.0 additional	7.50

Plant #	Current		Planned		Total Capacity (mgd)
	Treatment	Capacity / Ave. (mgd)	Additional Capacity (mgd)	Treatment	
5	WRP-9 Secondary	0.40 / 0.33	-	-	0.40
6	WRP-10 Secondary and Tertiary	18.0 and 10.8 / 10.8 ave	-	-	18.50
Totals		31.63	-	5.0	36.63

Source: CVWD 2012

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 RCWMD also oversees several transfer station leases, as well as a number of recycling and other special waste diversion programs. All of the private haulers serving unincorporated Riverside County ultimately dispose of their waste to County-owned or contracted facilities and, in general, waste originating anywhere in the County may be accepted for disposal at any of the landfill sites. In practice, however, each landfill has a service area in order to minimize truck traffic and vehicular emissions (County of Riverside 2015b). The Western Coachella Valley communities, including the neighborhood sites, are within the service areas of various transfer stations such as the Perris Transfer Station, Coachella Transfer Station, Pinon Flats Transfer Station, and Edom Hill Transfer Station.

4.7.3 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 960². 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.

² December 8, 2015

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AESTHETICS, LIGHT, AND GLARE

Thresholds of Significance

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

Threshold	Regulatory Framework	Determination
Aesthetics, Light, and Glare		
1) Have a substantial adverse effect on a scenic vista.	Impact Analysis 4.7.1	Less than Significant Impact with Mitigation Incorporated
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	Impact Analysis 4.7.2	Less than Significant Impact
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	Impact Analysis 4.7.3	Less than Significant Impact with Mitigation Incorporated
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Impact Analysis 4.7.4	Less than Significant Impact

Methodology

All of the neighborhood sites in the Western Coachella Valley Area Plan are designated by GPA 960 and classified for varying levels of urban development, including medium-high-density and medium-density residential, commercial, and business park uses (see Table 7 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Western Coachella Valley Area Plan 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 (County of Riverside 2002).

Impact Analysis

Impact Analysis 4.7.1

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 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 rugged San Jacinto, Santa Rosa, and Little San Bernardino Mountains and low-lying desert flatlands, sloping dunes, and rolling foothills 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 Western Coachella Valley 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 4.7.2

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)

Several of the neighborhood sites are located along a portion of I-10 that has been designated as a County-eligible scenic highway. 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, Western Coachella Valley Area Plan Policy WCVAP 19.1 requires the protection of 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. Compliance with these policies would

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ensure that future development would preserve scenic resources along I-10 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 4.7.3

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 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 Western Coachella Valley 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, Western Coachella Valley Area Plan Policy WCVAP 8.6 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** (discussed above) 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 4.7.4

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, among other requirements. Western Coachella Valley Area Plan Policy WCVAP 16.2 requires development to adhere to the lighting requirements of County ordinances for standards intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory. Therefore, Ordinance No. 655 Observatory Restriction Zone B standards would apply to future development under the project.

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).	No Impact
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	The zoning classifications of the neighborhood sites include Controlled Development, General Commercial, Rural Residential, Scenic Highway Commercial, Industrial Park, and various 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).	No Impact
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include Controlled Development, General Commercial, Rural Residential, Scenic Highway Commercial, Industrial Park, and various 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).	No Impact
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include Controlled Development, General Commercial, Rural Residential, Scenic Highway Commercial, Industrial Park, and various 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).	No Impact
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	There is no farmland or forestland present on the neighborhood sites, which are infill development sites located along I-10, a major transportation corridor (County of Riverside 2015b).	No Impact

AIR QUALITY

Thresholds of Significance

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

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

4.7 WESTERN COACHELLA VALLEY AREA PLAN

BIOLOGICAL RESOURCES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or the US Fish and Wildlife Service (USFWS).	Impact Analysis 4.7.5	Less than Significant
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	Impact Analysis 4.7.6	Less than Significant with Mitigation Incorporated
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	Impact Analysis 4.7.6	Less than Significant with Mitigation Incorporated
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Impact Analysis 4.7.7	Less than Significant
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Impact Analysis 3.4.5 in Section 3.0 – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	No Impact
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	Impact Analysis 4.7.8	Less than Significant

Methodology

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

BIOLOGICAL RESOURCES

Impact Analysis 4.7.5 Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the CV-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold 1)

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

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

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

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

As described above, all of the neighborhood sites are located within the boundaries of the CV-MSHCP, which is designed to ensure conservation of covered species as well as the natural communities on which they depend, including riparian habitat and other sensitive habitats. In addition, as discussed further in Section 3.0, Countywide Impact Analysis, future development under the project would be required to comply with regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act and US Army Corps of Engineers protocol (Clean Water Act Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the California Department of Fish and Wildlife (CDFW) and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.3** 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 4.7.7 Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the CV-MSHCP. However, compliance with existing laws and regulatory programs would ensure that this impact is **less than significant**. (Threshold 4)

Residential development has the potential to result in the creation of new barriers to animal movement in the urbanizing areas. However, impacts to wildlife movement associated with development in the Coachella Valley are mitigated due to the establishment of 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 4.7.8

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

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

Mitigation Measures

None required.

4.7 WESTERN COACHELLA VALLEY AREA PLAN

CULTURAL RESOURCES

Thresholds of Significance

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

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

GEOLOGY AND SOILS

Thresholds of Significance

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

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

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

GREENHOUSE GAS EMISSIONS

Thresholds of Significance

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

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

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

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HYDROLOGY AND WATER QUALITY

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	Impact Analysis 3.9.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	Impact Analysis 4.7.19 in Utilities and Service Systems sub-section	Significant and Unavoidable
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Impact Analysis 3.9.5 in Section 3.0 – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated

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Threshold	Analysis	Determination
6) Otherwise substantially degrade water quality.	Impact Analysis 3.9.6 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	As shown in Figures 4.7-3a through 3f , none of the neighborhood sites are within the 100-year flood hazard area.	No Impact
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	As shown in Figures 4.7-3a through 3f , none of the neighborhood sites are within the 100-year flood hazard area.	No Impact
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	The neighborhood sites are not located in an area susceptible to levee or dam failure (County of Riverside 2015a).	No Impact
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to tsunami or mudflow. In terms of seiche hazards, there are no significant documented hazards for any of the waterbodies in Riverside County. Based on morphology and hydrology, only two waterbodies in Riverside County, Lake Perris and Lake Elsinore, may have the potential for seismically induced seiche (County of Riverside 2015a). The neighborhood sites are not located in the vicinity of these waterbodies.	No Impact

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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 in the vicinity of I-10. Future development would be integrated with the existing community and would not divide it.	No Impact
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	Impact Analysis 4.7.9	Less than Significant
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	Impact Analysis 4.7.8 in Biological Resources sub-section	Less than Significant

METHODOLOGY

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

Impact Analysis 4.7.9 Changes to the Western Coachella Valley Area Plan would not conflict with the County's General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 2)

The project includes revisions to the Western Coachella Valley Area Plan Area Plan to articulate a more detailed vision for Western Coachella Valley's future, as well as a change in land use designation and zone classification for 332.11 acres within the Western Coachella Valley Area Plan 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 Western Coachella Valley Area Plan is an extension of the County of Riverside General Plan, and the proposed project would implement and enhance, rather than conflict with, the land use plans, policies, and programs of the remainder of the General Plan, changes to Western Coachella Valley Area Plan would not conflict with the County's General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, this would be a **less than significant** impact.

Mitigation Measures

None required.

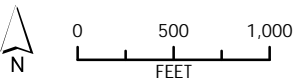


Figure 4.7-3a
Flood Zones in North Palm Springs Community



Figure 4.7-3b
Flood Zones in I-10/Haugen Lehmann Avenue Community



Figure 4.7-3c
Flood Zones in Rushmore/Kimdale Community

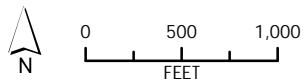
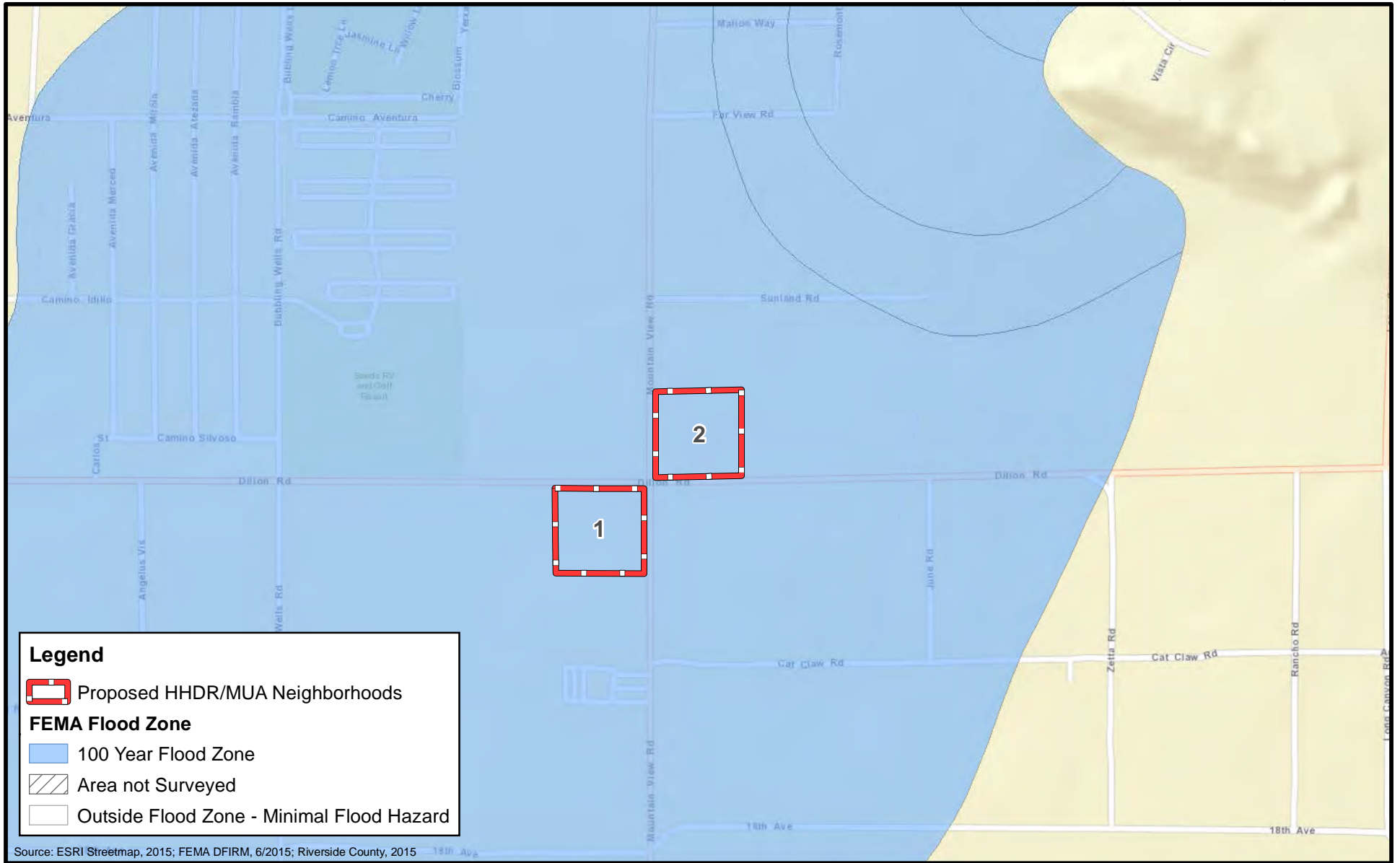


Figure 4.7-3d
Flood Zones in Desert Edge/Desert Hot Springs Communities



Figure 4.7-3e
Flood Zones in Thousand Palms Community, I-10/Cook Street Vicinity

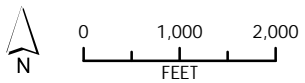
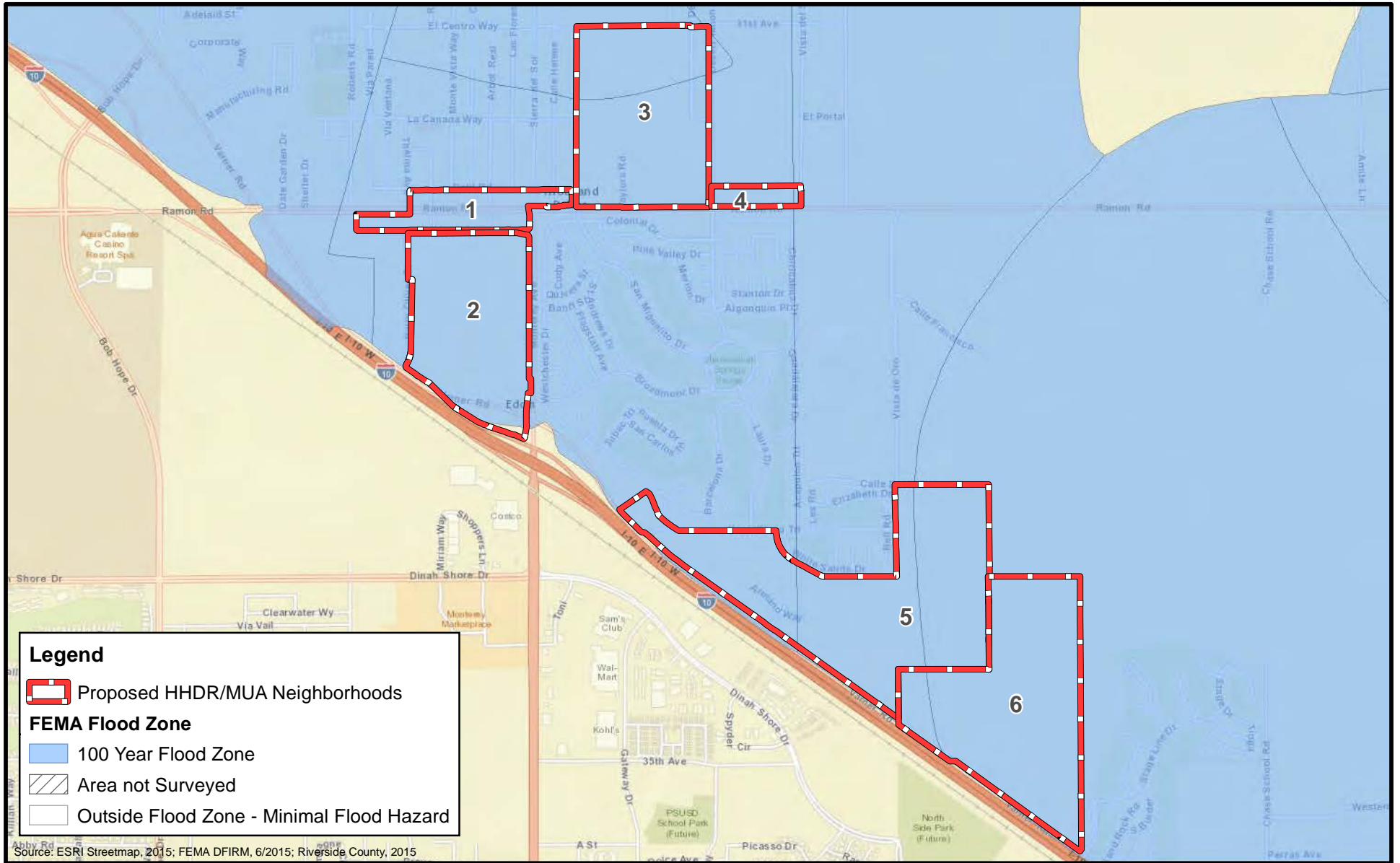


Figure 4.7-3f
Flood Zones in Thousand Palms Town Center

MINERAL RESOURCES

Thresholds of Significance

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

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

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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.	Impact Analysis 4.7.10	Significant and Unavoidable
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	Impact Analysis 3.12.2 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	Impact Analysis 4.7.11	Significant and Unavoidable
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	Impact Analysis 3.12.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	The neighborhood sites are not located within the airport influence areas for either the Palm Springs International or Bermuda Dunes Airport as identified by the airport land use plans (County of Riverside 2015a).	No Impact
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	No Impact

Methodology

All of the neighborhood sites in the Western Coachella Valley Area Plan are designated by GPA 960 and classified for varying levels of urban development, including medium-high-density and medium-density residential, commercial, and business park uses (see Table 7 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Western Coachella Valley Area Plan 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 4.7.10 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 Western Coachella Valley Area Plan 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 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 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 measures **MM 3.12.3** and **MM 3.12.4** (see Section 3.0) require acoustical studies for all new noise-sensitive projects that may be affected by existing noise from stationary sources, and require that effective mitigation measures be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.

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

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

Mitigation Measures

MM 3.12.1, MM 3.12.2, MM 3.12.3, and MM 3.12.4

Impact Analysis 4.7.11 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-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 HOUSING³

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Impact Analysis 4.7.12	Significant and Unavoidable
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact

Methodology

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

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

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

Impact Analysis 4.7.12 Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites in comparison to the current designations/zoning classifications and would therefore have the potential to result in more housing units and population. **Table 4.7-6** shows the theoretical buildout projections for the Western Coachella Valley Area Plan recalculated based on land use designations included in the proposed project. As shown, future development of the neighborhood sites under the proposed project could result in up to 19,988 more dwelling units and 48,610 more persons in comparison to the housing and population growth that could occur under the adopted Western Coachella Valley Area Plan/General Plan. This represents an 33 percent increase.

**TABLE 4.7-6
THE WESTERN COACHELLA VALLEY AREA PLAN
THEORETICAL BUILDOUT PROJECTIONS UNDER PROPOSED PROJECT**

Land Use	Project-Related Change in Acreage ¹	Acreage	Dwelling Units ²	Population
Agriculture Foundation Component		0	0	0
Rural Foundation Component		32,516	3,617	8,796
Rural Community Foundation Component		971	642	1,562
Open Space Foundation Component		183,184	1,652	4,018
Community Development Foundation Component				
Estate Density Residential (EDR)		1,024	359	872
Very Low Density Residential (VLDR)		408	306	744
Low Density Residential (LDR)		297	445	1,083
Medium Density Residential (MDR)	(-179.81)	7,810	27,336	66,480
Medium-High Density Residential (MHDR)	(-418.48)	1,083	7,036	17,112
High Density Residential (HDR)		1,099	12,085	29,390
Very High Density Residential (VHDR)		169	2,866	6,970
Highest Density Residential (HHDR)	(+777.83)	778	23,335	56,750
Commercial Retail ² (CR)	(-162.34)	298	N/A	N/A
Commercial Tourist (CT)		358	N/A	N/A
Commercial Office (CO)		29	N/A	N/A
Light Industrial (LI)		4,529	N/A	N/A
Heavy Industrial (HI)		36	N/A	N/A
Business Park (BP)	(-17.2)	102	N/A	N/A
Public Facilities (PF)		2,162	N/A	N/A
Community Center (CC)		0	0	0

4.7 WESTERN COACHELLA VALLEY AREA PLAN

Land Use	Project-Related Change in Acreage ¹	Acreage	Dwelling Units ²	Population
Mixed Use Planning Area (MUPA)		42	0	0
Proposed Project Land Use Assumptions and Calculations Totals:		236,894	79,679	193,778
Current Western Coachella Valley Area Plan/General Plan Land Use Assumptions and Calculations Totals:		236,894	59,691	145,168
Increase		-	19,988	48,610

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

² Projected dwelling units and population were calculated using the methods, assumptions, and factors included in the County's General Plan (Appendix E-1).

Source: County of Riverside 2015a

The change in land use designation and zone classification would increase the potential for high-density housing in the Western Coachella Valley area consistent with Housing Element policies intended to encourage the provision of affordable housing (GPA 960 and RCIP Policies 1.1 and 1.2). Furthermore, the neighborhood sites are all currently designated/classified for urban development and located in the "urban center" of either North Palm Springs, Desert Edge, Thousand Palms, or Southwest Hot Springs Communities 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, 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 population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This may encourage additional growth in the Western Coachella Valley area, with new nonresidential and employment development occurring to serve new residents. Future development could result in the need for additional public services and utility infrastructure, such as new or expanded roadways, schools, parks, and public safety facilities, in addition to the need for additional water, wastewater, and other utility infrastructure.

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

Mitigation Measures

None feasible.

PUBLIC SERVICES

Thresholds of Significance

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

Threshold	Analysis	Determination
<p>1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> • fire protection, • police protection, • schools, • parks, • other public facilities. <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"> • Fire Stations: One fire station per 2,000 dwelling units • Law Enforcement: 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers 	<p><u>Fire Protection</u> Impact Analysis 4.7.13</p> <p><u>Law Enforcement</u> Impact Analysis 4.7.14</p> <p><u>Public School Facilities</u> Impact Analysis 4.7.15</p> <p><u>Parks</u> Impact Analysis 4.7.16 under Recreation sub-section</p>	<p><u>Fire Protection</u> Less than Significant</p> <p><u>Law Enforcement</u> Less than Significant</p> <p><u>Public School Facilities</u> Less Than Significant</p>

Methodology

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

4.7 WESTERN COACHELLA VALLEY AREA PLAN

Fire Protection and Emergency Medical Services

Impact Analysis 4.7.13

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 proposed project would result in the need for 10 new fire stations (19,988 du/2,000 du = 9.99 stations) beyond those already anticipated for buildout of the neighborhood sites under the current land use designations. The RCFD reviewed the proposed project and confirmed that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review.

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

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

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

Mitigation Measures

None required.

Law Enforcement Services

Impact Analysis 4.7.14

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)

The increase in density/intensity potential on the neighborhood sites would result in the need for 73 sworn police officers, 11 supervisors, 11 support staff, and 25 patrol vehicles beyond what has been anticipated for buildout of the site under the current land use designations (see **Table 4.7-7**).

**TABLE 4.7-7
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	73 sworn officers
Supervisors	1 per 7 officers	11 supervisors
Support Staff	1 per 7 officers	11 support staff
Patrol Vehicles	1 per 3 officers	25 patrol vehicles

* Numbers are rounded.

Source: County of Riverside 2015b

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

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

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

Mitigation Measures

None required.

4.7 WESTERN COACHELLA VALLEY AREA PLAN

Public School Facilities

Impact Analysis 4.7.15 Future development resulting from the project would be required to pay PSUSD 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 PSUSD schools serving the neighborhood sites. The PSUSD uses the generation rates shown in **Table 4.7-8** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using PSUSD student generation rates, future development of the neighborhood sites under the proposed project would be expected to result in up to 9,239 additional students in attendance at PSUSD 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 1.5 elementary schools, one-half of a new middle school, and one-half of a new high school (**Table 4.7-9**).

TABLE 4.7-8
SCHOOL ENROLLMENT GENERATION FACTORS AND
STUDENT GENERATION OF PROPOSED PROJECT

School	Generation Factor	Student Generation
Della S. Lindley Elementary School	.137	2,738
Cabot Yerxa Elementary	.137	2,738
James Workman Middle School	.0453	905
Desert Hot Springs High	.0715	1,429
Rancho Mirage High School	.0715	1,429
	Total Student Generation	9,239

Source: PSUSD 2015

TABLE 4.7-9
SCHOOL FACILITIES NEED RESULTING FROM PROPOSED PROJECT

School Type	PSUSD School Facility Design Capacity	Proposed Project Student Generation	School Facilities Need
Elementary School	3,596	5,476	1.52
Middle School	1,566	905	0.57
High School	4,876	2,858	0.58

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 PSUSD 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 PSUSD, the County requires the applicant to obtain a Certificate of Compliance

from the PSUSD verifying that developer fees have been paid. Under CEQA, payment of PSUSD 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.

4.7 WESTERN COACHELLA VALLEY AREA PLAN

RECREATION

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Riverside County uses the thresholds/generation factor of 3 acres per 1,000 persons to determine projected theoretical need for additional parkland.	Impact Analysis 4.7.16	Less than Significant Impact
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	Impact Analysis 4.7.16	Less than Significant Impact

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 Western Coachella Valley Area Plan planning area based on generation factors identified by Riverside County.

Impact Analysis

Impact Analysis 4.7.16 Implementation of the proposed project would increase the population that will be served by parks and recreation facilities. This impact is considered to be **less than significant**. (Thresholds 1 and 2)

Future development of the neighborhood sites under the project would result in the need for 145.83 additional acres of parkland based on the County's parkland standard ($48.61 \times 3 = 145.83$ acres). New housing projects are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees which are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails.

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

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

Mitigation Measures

None required.

4.7 WESTERN COACHELLA VALLEY AREA PLAN

TRANSPORTATION/TRAFFIC

Thresholds of Significance

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

Threshold	Analysis	Determination
<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>Impact Analysis 4.7.17</p>	<p>Significant and Unavoidable</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>Impact Analysis 4.7.17</p>	<p>Significant and Unavoidable</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>No Impact</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>Impact Analysis 3.16.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</p>
<p>5) Result in inadequate emergency access.</p>	<p>Impact Analysis 3.16.4 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</p>

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

Methodology

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

Impact Analysis

Impact Analysis 4.7.17 The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on seven roadway segments within the Western Coachella Valley Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a **significant** impact. (Thresholds 1 and 2)

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

EIR No. 521 projected future traffic operating conditions under buildout of the existing General Plan land uses. **Table 4.7-9** below summarizes traffic volumes and LOS on roadway segments in the Western Coachella 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 eleven roadway segments within the West Coachella Valley Area Plan already projected to operate at an unacceptable level (Cook Street from Varner Road to 0.55 Mi. N of Varner Road; the Verbania Avenue from Tamarack Road to I-10 WB ramps; Indian Avenue from Pierson Blvd to 13th Avenue; Ramon Road from Robert Road to Vista Del Sol; Ramon Road from .34 Mi West of Monterey Ave- Sierra Del Sol to Monterey Ave- Sierra Del Sol; Ramon Road from Los Alamos Road- Vista Chino to Bob Hope Drive; Ramon Road to Monterey Avenue-Sierra Del Sol to Desert Moon Drive; Ramon Road to Unknown to Los Alamos Road- Vista Chino; Tamarack Road to Rushmore Avenue to Haugen-Lehmann Way; Varner Road to Harry Oliver Trail to Jack Ivey Drive; and Varner Road to .25 Mi East of Cook Street to Cook Street). This is a **significant** impact.

4.7 WESTERN COACHELLA VALLEY AREA PLAN

Table 4.7-10
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
13 th Avenue	Indian Avenue to E of Indian Avenue	4	Major	10,700	D or Better	4	Major	1,300	12,000	D or Better
Cook Street	Varner Road to 0.55 Mi. N of Varner Road	4	Arterial	35,000	E	4	Arterial	5,400	40,400	F
Dillon Road	.25 Mi W of Mountain View Road to E of Mountain View Road	4	Arterial	20,300	D or Better	4	Arterial	400	20,700	D or Better
Verbania Avenue	Tamarack Road to I-10 WB Ramps	4	Major	43,700	F	4	Major	1,600	45,300	F
Indian Avenue	Pierson Blvd to 13 th Avenue	4	Arterial	40,900	F	4	Arterial	(600)	40,300	F
Monterey Avenue	Ramon Road to I-10 WB Ramps	4	Major	19,100	D or Better	4	Major	3,000	22,100	D or Better
Mountain View Road	.25 Mi. North of Dillon Road to South of Dillon Rd	4	Arterial	14,900	D or Better	4	Arterial	100	15,000	D or Better
Pierson Blvd	Karen Avenue to Indian Avenue	4	Major	23,400	D or Better	4	Major	1,100	24,500	D or Better
Portola Road	Varner Road to Dinah Shore Drive	4	Arterial	23,100	D or Better	4	Arterial	1,600	24,700	D or Better
Ramon Road	Robert Road to Vista Del Sol	4	Arterial	35,400	E	4	Arterial	5,200	40,600	F
Ramon Road	.34 Mi West of Monterey Ave-Sierra Del Sol to Monterey Ave- Sierra Del Sol	4	Arterial	38,700	F	4	Arterial	3,800	42,500	F
Ramon Road	I-10 EB Off ramp at Ramon Road to Bob Hope Drive	4	Arterial	32,800	D or Better	4	Arterial	(1,000)	31,800	D or Better
Ramon Road	Los Alamos Road- Vista Chino to Bob Hope Drive	6	Urban Arterial	55,900	E	6	Urban Arterial	(1,600)	54,300	E
Ramon Road	Monterey Avenue-Sierra Del Sol to	4	Arterial	39,300	E	4	Arterial	5,200	44,500	F

4.7 WESTERN COACHELLA VALLEY AREA PLAN

Roadway Segment	Limits	GPA 960 (Build Out)				Housing Element Update (Build Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
	Desert Moon Drive									
Ramon Road	Unknown to Los Alamos Road- Vista Chino	6	Urban Arterial	51,600	E	6	Urban Arterial	(200)	51,400	E
Ramon Road	Varner Road to I-10 EB Off ramp at Ramon Road	4	Arterial	25,400	D or Better	4	Arterial	2,000	27,400	D or better
Sierra Del Sol	Datil Way to Ramon Road	4	Secondary	12,800	D or Better	4	Secondary	1,200	14,000	D or better
Tamarack Road	Rushmore Avenue to Haugen-Lehmann Way	4	Secondary	40,000	F	4	Secondary	(500)	39,500	F
Varner Road	Harry Oliver Trail to Jack Ivey Drive	4	Secondary	29,200	F	4	Secondary	1,000	30,200	F
Varner Road	.25 Mi East of Cook Street to Cook Street	4	Secondary	30,500	F	4	Secondary	700	31,200	F

Source: *Urban Crossroads 2015*

Future development projects on the neighborhood sites would be required to prepare focused traffic impact analyses which would address site- and project-specific traffic impacts; and as County General Plan Policy C 2.5 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, six roadway segments with project-related traffic volumes are 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. Therefore, the added increase in traffic volume resulting from future development associated with the increase in density/intensity potential on the neighborhood sites would be **significant and unavoidable**.

Mitigation Measures

None feasible.

4.7 WESTERN COACHELLA VALLEY 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.	Impact Analysis 3.17.1 in Section 3.0 – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Impact Analysis 4.7.18 and Impact Analysis 4.7.19	<u>Wastewater</u> Less than Significant Impact <u>Water</u> Significant and Unavoidable
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Impact Analysis 3.17.3 in Section 3.0 – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	Impact Analysis 4.7.19	Significant and Unavoidable
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.	Impact Analysis 4.7.18	Less than Significant
6) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.	Impact Analysis 4.7.20	Less than Significant with Mitigation Incorporated

Threshold	Analysis	Determination
7) Comply with federal, state, and local statutes and regulations related to solid waste.	Impact Analysis 4.7.20	Less than Significant with Mitigation Incorporated

Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to exceed the capacity of utility and service systems in the Western Coachella Valley Area Plan planning area based on generation factors identified in Riverside County EIR No. 521.

Impact Analysis

Wastewater

Impact Analysis 4.7.18 The proposed project will slightly increase wastewater flows. The increase represented by the proposed project will require additional infrastructure or treatment capacity. However, adequate capacity exists to treat wastewater any potential development associated with the proposed project. Therefore, impacts are **less than significant**. (Thresholds 2 and 5)

Future development of the neighborhood sites under the project would contribute to increased generation of wastewater needing treatment. As previously described, the CVWD treats approximately 36.63 mgd via six RWRFs. 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).

The 4.59724 mgd wastewater demand generated by the proposed project would represent approximately 12.5 percent of the current design capacity at the CVWD RWF. 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 RWF in the CVWD's jurisdiction. Actual expansion of any RWF would be subject to subsequent project-level environmental review.

There is adequate capacity at the existing RWRFs to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and to meet future required County wastewater requirements. Therefore, impacts are considered **less than significant**.

Mitigation Measures

None required.

4.7 WESTERN COACHELLA VALLEY AREA PLAN

Water Supply and Service

Impact Analysis 4.7.19

Implementation of the proposed project will increase the amount of allowable development in the Western Coachella Valley Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. This is considered a **significant** impact. (Thresholds 2 and 4)

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

Riverside County EIR No. 521 uses a residential generation factor of 1.01 acre feet yearly (AFY) per dwelling unit to determine projected theoretical water supply needs. Using that factor, the project would result in the need for 20,187.88 AFY beyond water supply demand originally anticipated (19,988 x 1.01 AFY = 20,187.88 AFY).

The 20,187.88 AFY represents a 16.04 percent increase from the current CVWD water supply of 213,900 AFY and a 8.31 percent increase from the 242,700 AFY water supply anticipated in 2035.

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 CVWD 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.

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 2.2, Regulatory Framework. Specifically, General Plan Policy OS 2.2 encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments, and Policy LU 22.2 ensures that adequate water resources exists to meet the demands of the proposed development. The County's preapplication review procedure 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 existing regulations, mitigation measures, and CVWD review 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. As a result, this impact is considered **significant and unavoidable**.

Mitigation Measures

MM 3.9.5 (see Section 3.0)

Solid Waste

Impact Analysis 4.7.20

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 Mecca II and Oasis 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 6,039.3 tons of waste beyond that already planned for the sites (19,988 du x 0.41 tons per du = 8,195.08 tons).

Each of the serving landfills has remaining capacity (60,267 tons, collectively) to serve future development resulting from the proposed project (Merlan 2015). Furthermore, as waste originating anywhere in Riverside County may be accepted for disposal at any of the landfill sites in the County, other landfills in the County could accept waste generated by the proposed project. As part of its long-range planning and management activities, the RCWMD 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 by 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 RCWDR indicates that no additional capacity is needed to dispose of countywide waste through 2024, with a remaining disposal capacity of 28,561,626 tons in the year 2024 (County of Riverside 2015).

In addition, as discussed in **Impact 3.17.5** in Section 3.0, the County requires projects to be consistent with the 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 Western Coachella Valley Area Plan and would reduce the demand on landfills serving the community.

4.7 WESTERN COACHELLA VALLEY AREA PLAN

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

Mitigation Measures

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

ENERGY CONSUMPTION

Thresholds of Significance

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

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

4.7 WESTERN COACHELLA VALLEY AREA PLAN

4.7.4 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.*
- _____. 2015a. *County of Riverside General Plan Amendment No. 960. Public Review Draft. Western Coachella Valley Area Plan.*
- _____. 2015b. *County of Riverside Environmental Impact Report No. 521. Public Review Draft. February 2015.*
- CVCC (Coachella Valley Conservation Commission). 2007. *Coachella Valley Multiple Species Habitat Conservation Plan.*
- CVWD. 2012. *Coachella Valley Water Management Plan 2010 Update.*
http://www.water.ca.gov/wateruseefficiency/sb7/docs/2014/plans/CoachellaValley%20WD%202013_10_01_WaterManagementPlanFinalReport.pdf
- Merlan, Jose. 2015. Urban/Regional Planner II, Riverside County Department of Waste Resources. Email to Michael Baker International Planners. July 27.
- PSUSD (Palm Springs Unified School District). 2015. Personal Communication.
- RCFD (Riverside County Fire Department). 2015. Personal Communication Email.
- RCSD (Riverside County Sheriff Department). 2015. <http://www.riversidesheriff.org/>. Accessed August 3, 2015.
- SDFA. 2012.
- Urban Crossroads. 2015. *County of Riverside Housing Element Update Roadway Segment Analysis.*

4.8 EASTERN COACHELLA VALLEY AREA PLAN

4.8.1 PROJECT DESCRIPTION

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

TEXT REVISIONS

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

LOCAL LAND USE POLICIES

Mixed-Use Areas/Highest Density Residential Town Centers

Mecca Town Center

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

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

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

Section 4.8 Eastern Coachella Valley Area Plan

4.8.1 Project Description

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

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

NOP Comment Letters

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

4.8.3 Project Impact Analysis

Thresholds of Significance

Methodology

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

4.8.4 References

4.8 EASTERN COACHELLA VALLEY AREA PLAN

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

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

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

Highest Density Residential (HHDR) Area:

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

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

Mixed-Use Areas (MUAs):

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

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

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

Policy:

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

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

Policy:

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

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

Policy:

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

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

Policy:

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

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

Policy:

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

4.8 EASTERN COACHELLA VALLEY AREA PLAN

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

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

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

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

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

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

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

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

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

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

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

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

- ECVAP 3.19 Residential units are encouraged to be designed as townhomes verses apartment complexes.
- ECVAP 3.20 Encourage multifamily dwelling uses to incorporate a central shared courtyard to provide outdoor living spaces, and minimize needs for air conditioning and heating through shade and ventilation.
- ECVAP 3.21 Protect agricultural uses in the surrounding vicinity by providing open-space buffers between residential uses and agricultural uses.
- ECVAP 3.22 Orient buildings closer to streets and provide landscaped promenades that connect buildings to bus stops.
- ECVAP 3.23 Residential and commercial development should adhere to the Mecca Design Guidelines and Mecca Logo Design.
- ECVAP 3.24 Incorporate the “Mecca Livable Community Planning Program” recommended development design features to the extent possible.
- ECVAP 3.25 Incorporate public art and safety features within the passageways to encourage use of the area as gathering places.
- ECVAP 3.26 Legally existing uses may remain, or they may be converted into other land use types that are consistent with these policies.
- ECVAP 3.27 Prior to the issuance of any certificates of occupancy that would result in 50% of the maximum amount of non-HHDR development to be placed in use in any Mixed-Use Area neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

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

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

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

Highest Density Residential (HHDR) Area:

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

4.8 EASTERN COACHELLA VALLEY AREA PLAN

Policies:

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

Mixed-Use Area:

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

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

Policies:

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

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

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

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

The following policies apply to both North Shore neighborhoods:

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

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

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

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

- ECVAP 3.37 Ensure pedestrian safety by adhering to the Non-Motorized section of the Circulation Element and the Healthy Communities Element of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility. Provide safe routes for non-motorized access between the neighborhoods north and south of Highway 111.
- ECVAP 3.38 Work with local transit agencies to design convenient bus stops close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities. Bus stops should be located directly in front of major activity centers or within ¼ mile walking distance.
- ECVAP 3.39 The segment of Highway 111 that starts from 66th Avenue in Mecca and runs southeasterly toward Bombay Beach is eligible for designation as a State-Designated Scenic Highway; as such, development along Highway 111 shall adhere to the Scenic Corridor policies of the Land Use, Circulation and Multipurpose Open Space Elements.
- ECVAP 3.40 HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.
- ECVAP 3.41 Legally existing uses may remain, or they may be converted into other land use types that are consistent with these policies.

Oasis Town Center (Mixed-Use Areas)

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

Mixed-Use Areas (MUAs):

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

Policy:

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

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

4.8 EASTERN COACHELLA VALLEY AREA PLAN

Policy:

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

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

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

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

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

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

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

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

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

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

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

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

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

Thermal Town Center

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

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

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

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

Mixed-Use Areas (MUAs):

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

Policy:

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

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

Policy:

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

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

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

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

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

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

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

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

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

- ECVAP 3.64 Incorporate public art and safety features within the passageways to encourage the use of the areas as travel routes and gathering places.
- ECVAP 3.65 All development should comply with the Thermal Design Guidelines.
- EVAP 3.66 Development layouts should be planned to locate buildings near streets, to facilitate use of interior spaces for recreational and other neighborhood uses, and to render buildings convenient to neighboring streets, other neighborhoods, shopping facilities, schools, parks, and other uses where the convenience of pedestrian and bicycle access would be facilitated.
- ECVAP 5.67 Legally existing uses may remain, or they may be converted into other land use types consistent with these policies.
- ECVAP 3.68 Prior to certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development that is allowed to be placed in any Mixed-Use Area neighborhood, certificates of occupancy for at least 50% of the required minimum of HHDR development required in that neighborhood should have been issued.

4.8 EASTERN COACHELLA VALLEY AREA PLAN

Table 2: Statistical Summary of Eastern Coachella Valley Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	42,828 <u>42,425</u>	2,554 <u>2,533</u>	11,936 <u>11,841</u>	2,141 <u>2,121</u>
Agriculture Foundation Component Sub-Total:	42,828 <u>42,425</u>	2,554 <u>2,533</u>	11,936 <u>11,841</u>	2,141 <u>2,121</u>
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	1,210 <u>1,209</u>	181	848	NA
Rural Mountainous (RM)	0	0	0	NA
Rural Desert (RD)	3,879 <u>3,876</u>	194	907 <u>906</u>	NA
Rural Foundation Sub-Total:	5,089 <u>5,084</u>	375	1,755 <u>1,754</u>	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	306	107	500	NA
Very Low Density Residential (RC-VLDR)	8	6	28	NA
Low Density Residential (RC-LDR)	160	240	1,122	NA
Rural Community Foundation Sub-Total:	474	353	1,650	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	478	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	199,316	NA	NA	NA
Open Space-Water (OS-W)	50,642	NA	NA	NA
Open Space-Recreation (OS-R)	684	NA	NA	103
Open Space-Rural (OS-RUR)	93,880	2,347	10,970	NA
Open Space-Mineral Resources (OS-MIN)	737	NA	NA	22
Open Space Foundation Sub-Total:	345,737	2,347	10,970	125
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	292	102	478	NA
Very Low Density Residential (VLDR)	482 <u>453</u>	361 <u>340</u>	1,689 <u>1,589</u>	NA
Low Density Residential (LDR)	388 <u>367</u>	581 <u>551</u>	2,718 <u>2,576</u>	NA
Medium Density Residential (MDR)	6,547 <u>6,435</u>	23,020 <u>22,629</u>	107,593 <u>105,767</u>	NA
Medium-High Density Residential (MHDR)	7,511 <u>7,220</u>	48,820 <u>46,931</u>	228,184 <u>219,354</u>	NA
High Density Residential (HDR)	1,512 <u>1,251</u>	16,633 <u>13,757</u>	77,740 <u>64,300</u>	NA
Very High Density Residential (VHDR)	351 <u>282</u>	5,964 <u>4,787</u>	27,875 <u>22,374</u>	NA
Highest Density Residential (HHDR)	467 <u>468</u>	5,003 <u>14,041</u>	23,386 <u>65,630</u>	NA

4.8 EASTERN COACHELLA VALLEY AREA PLAN

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

CHANGE OF LAND USE DESIGNATION AND ZONE CLASSIFICATION

In addition to the proposed text revisions, the project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate approximately 1,725.59 acres within the Mecca Town Center, North Shore Town Center, Oasis Town Center, and Thermal Town Center to HHDR or MUA. The parcels identified for redesignation are separated into 12 neighborhoods as shown in **Figures 4.8-1a** through **4.8-1d**. To implement the change in land use designation, the zoning classifications for these neighborhoods will be changed to the new Mixed Use zone classification (areas designated MUA) or the new R-7 zone classification (areas designated HHDR). Detailed information regarding specific parcels identified for changes in land use designation and zone classification are detailed in **Table 8** in **Appendix 2.1-2** of this EIR.

NOTICE OF PREPARATION COMMENT LETTERS

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

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

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

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**Supervisorial District 4
Eastern Coachella Valley
Area Plan**

**Riverside County
General Plan Housing Element**

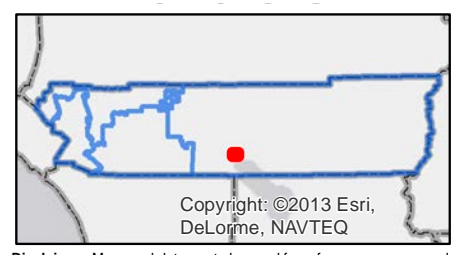
- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Water
- Cities
- Area Plans
- Specific Plan

Community Development Overlay

- CD

General Plan Land Use

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



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Source: Riverside County 2015

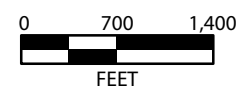
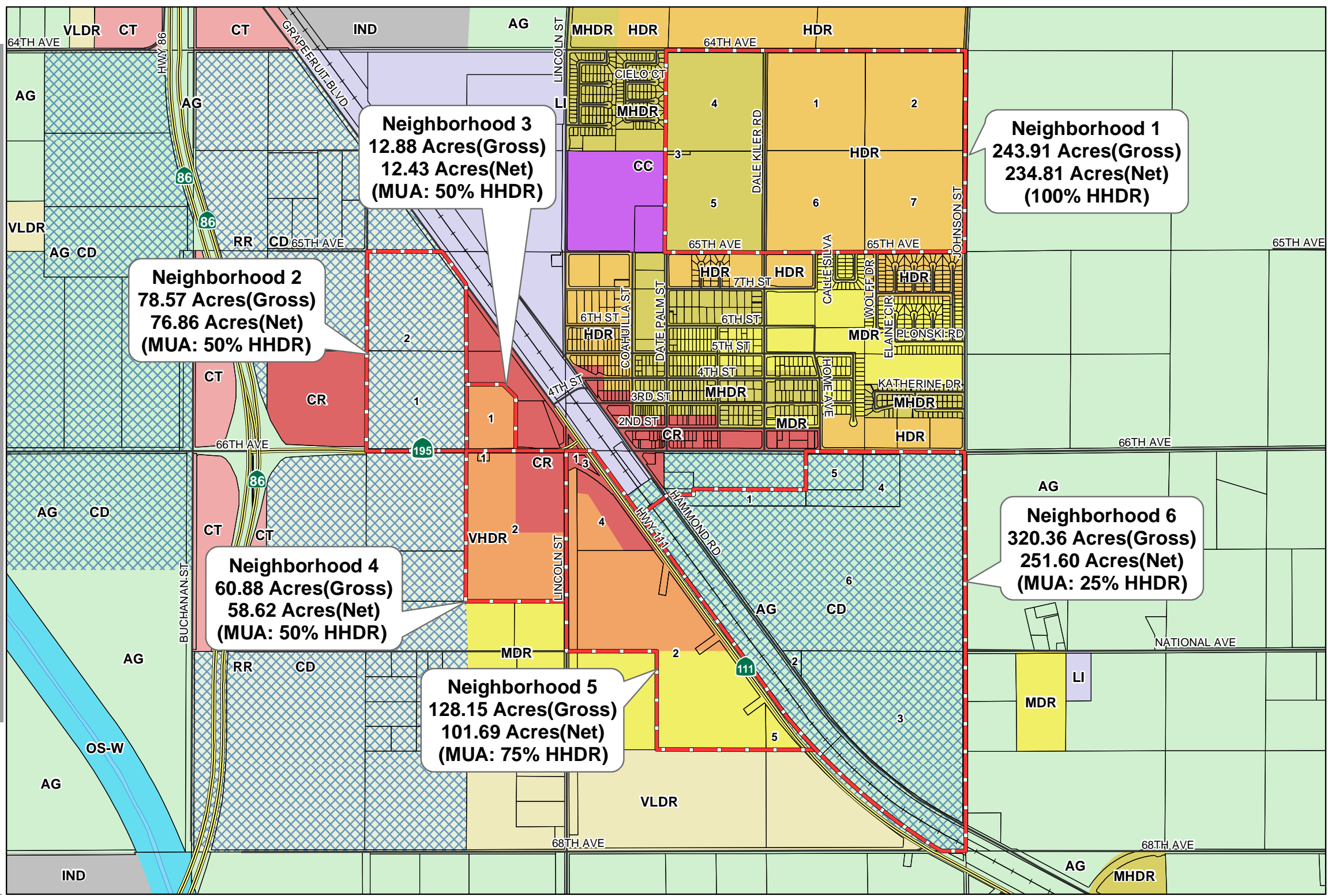













Figure 4.8-1a
Mecca Town Center Neighborhood Sites

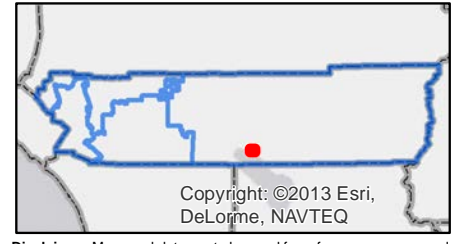
**Supervisorial District 4
Eastern Coachella Valley
Area Plan**

**Riverside County
General Plan Housing Element**

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

General Plan Land Use

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



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Source: Riverside County 2015

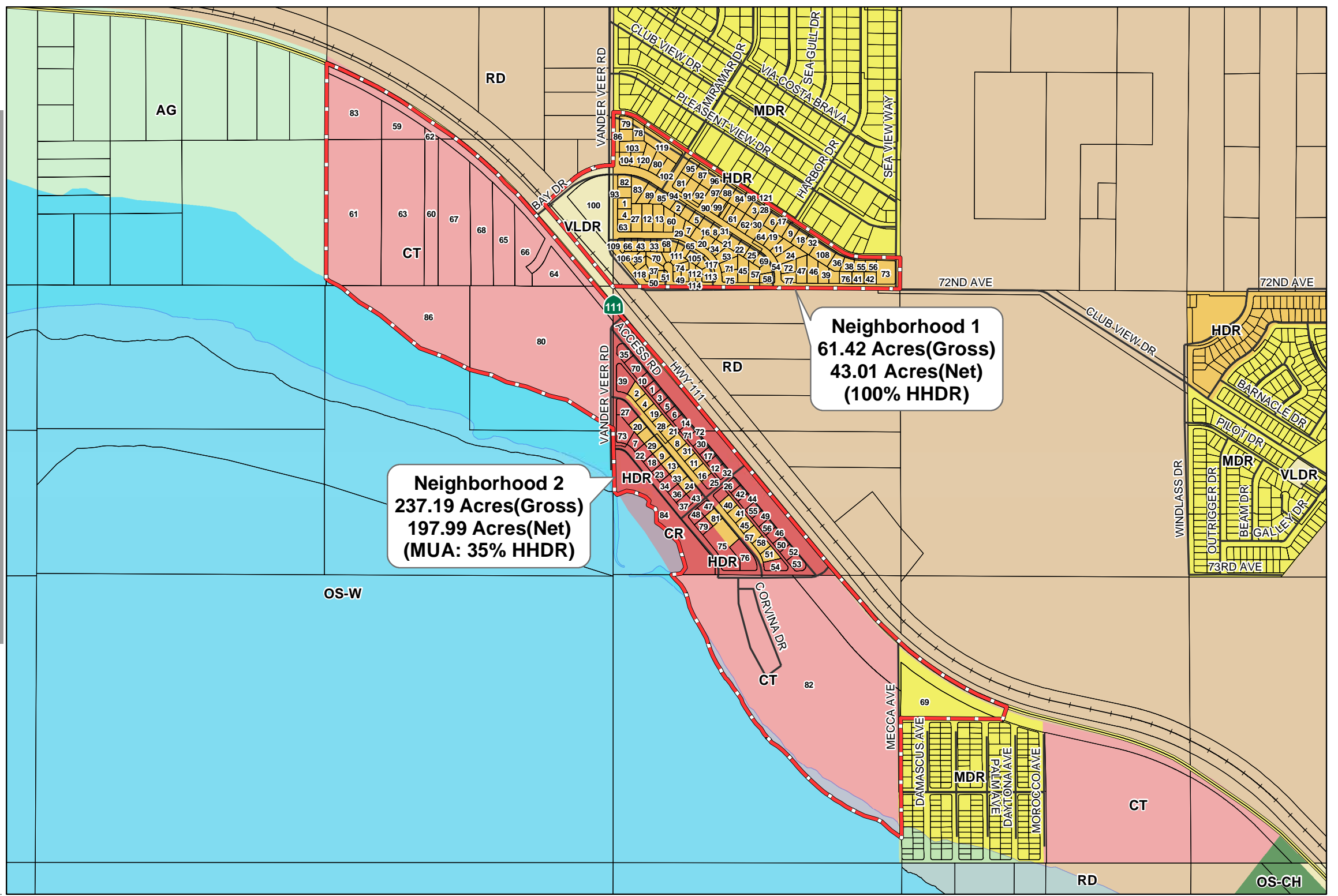
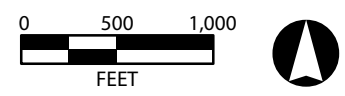










Figure 4.8-1b
North Shore TC Neighborhood Sites

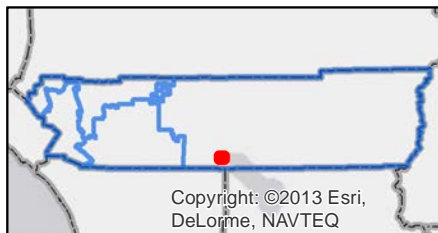
**Supervisorial District 4
Eastern Coachella Valley
Area Plan**

**Riverside County
General Plan Housing Element**

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

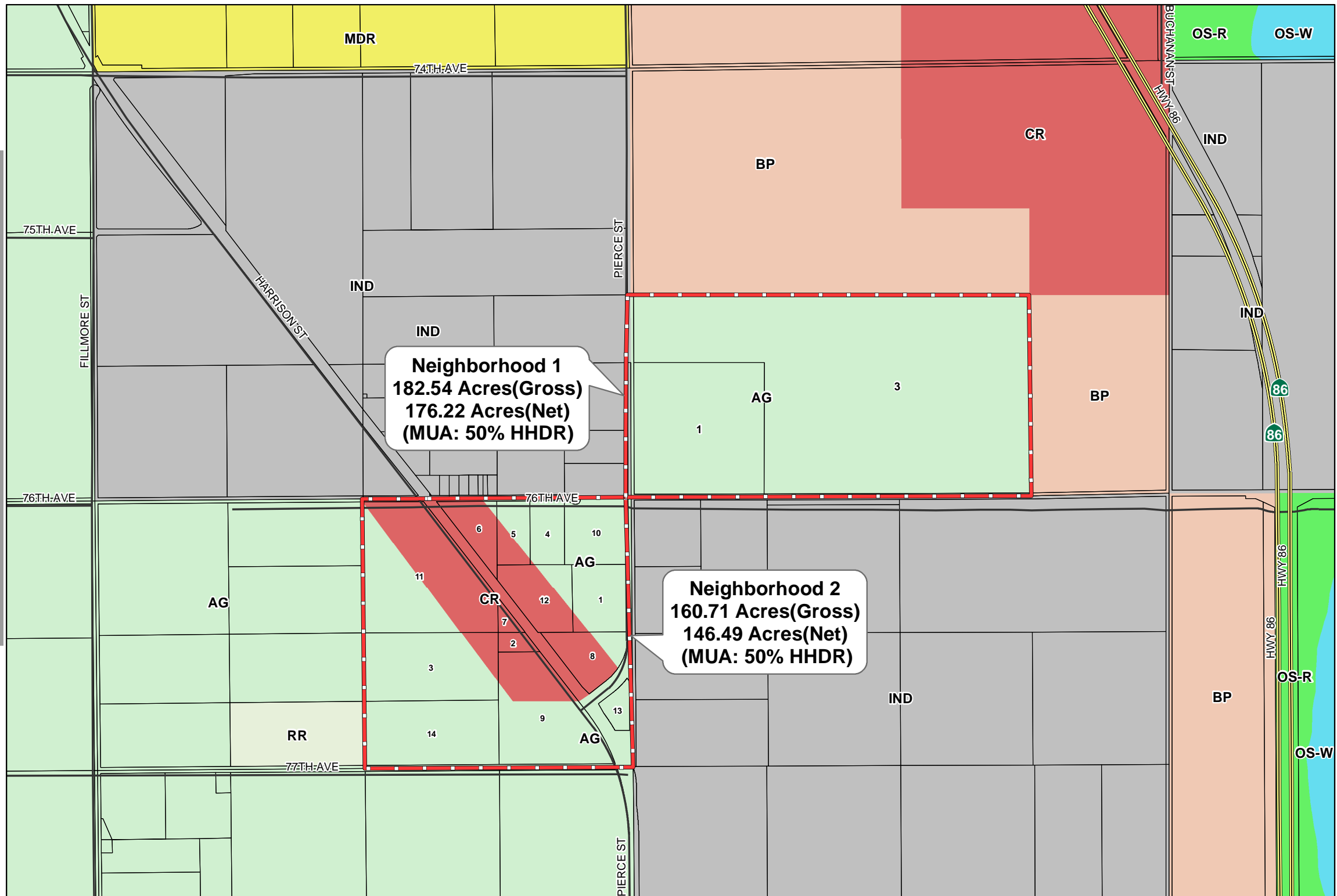
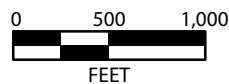
General Plan Land Use

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



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Source: Riverside County 2015



Neighborhood 1
182.54 Acres(Gross)
176.22 Acres(Net)
(MUA: 50% HHDR)

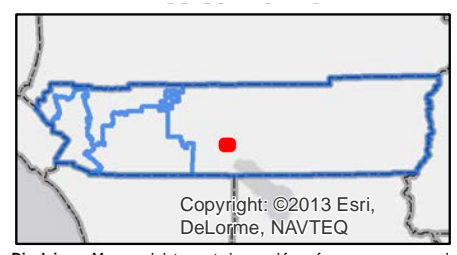
Neighborhood 2
160.71 Acres(Gross)
146.49 Acres(Net)
(MUA: 50% HHDR)

Figure 4.8-1c
Oasis TC Neighborhood Sites

**Supervisorial District 4
Eastern Coachella Valley
Area Plan**

**Riverside County
General Plan Housing Element**

- Proposed HHDR/MUA Neighborhoods
 - Runways
 - Airports
 - Supervisorial District
 - Roads
 - PARCELS
 - Rail Roads
 - Water
 - Cities
 - Area Plans
 - Specific Plan
- General Plan Land Use**
- RC-EDR
 - RC-LDR
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Rural Residential
 - Agriculture
 - Conservation
 - Open Space Recreation
 - Water
 - CITY



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

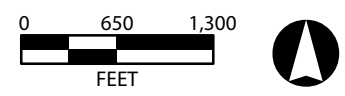
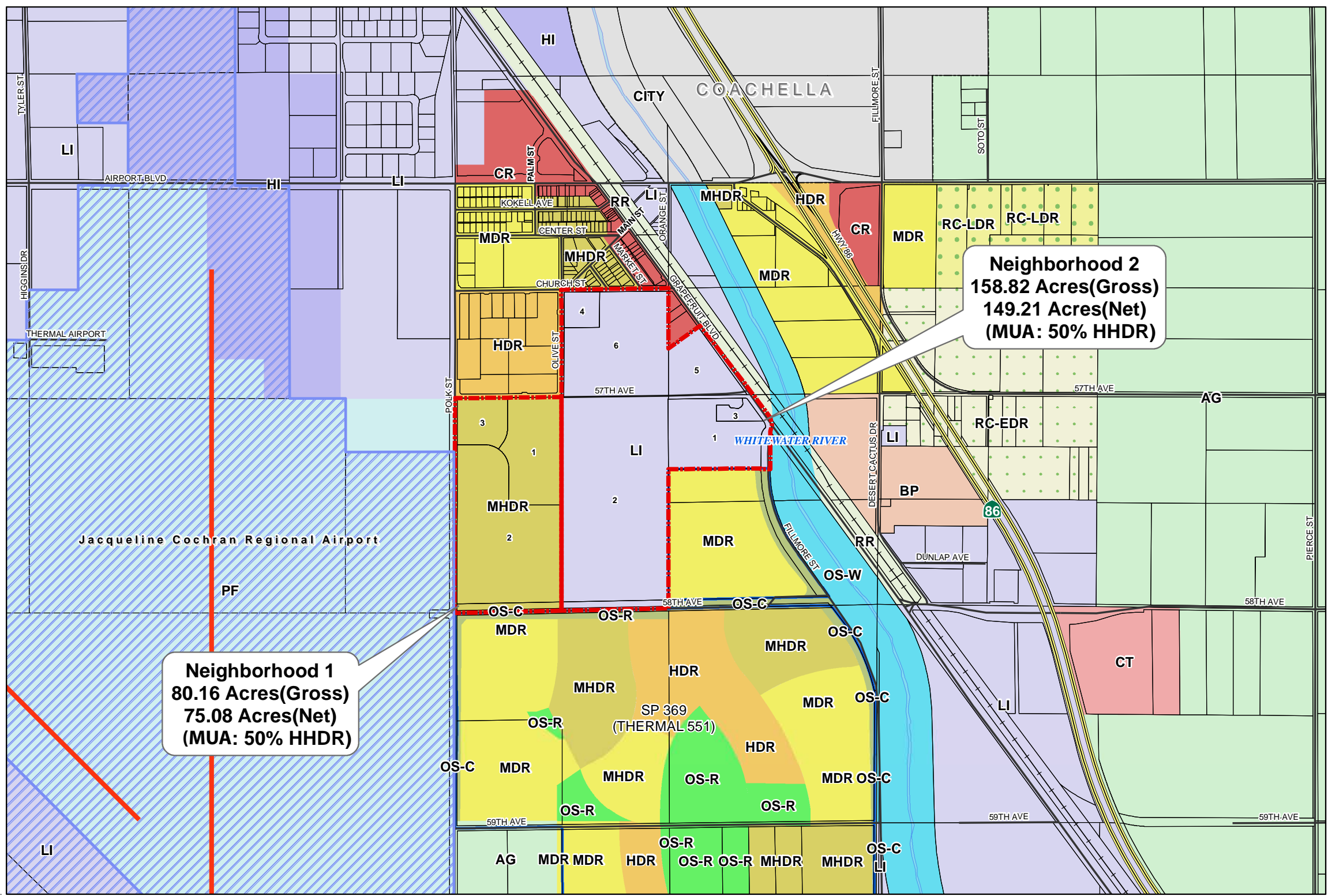


Figure 4.8-1d
Thermal Town Center Neighborhood Sites

4.8.2 SETTING

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

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

MECCA

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

NORTH SHORE

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

OASIS

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

THERMAL

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

SALTON SEA

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

4.8 EASTERN COACHELLA VALLEY AREA PLAN

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

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

AGRICULTURE

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

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

- **Prime Farmland** – Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Farmland of Statewide Importance** – Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- **Farmland of Local Importance** – In Riverside County, soils that would be classified as Prime Farmland and Farmland of Statewide Importance but lack available irrigation water. Lands planted to dryland crops of barley, oats, and wheat. Lands producing major crops for Riverside County but that are not listed as unique crops. These crops are identified as returning one million or more dollars in the 1980 Riverside County Agriculture Crop Report. Crops identified are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelons. Dairylands, including corrals, pasture, milking facilities, and hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more. Lands identified by city or county ordinance as agricultural zones or contracts, which includes Riverside City "Proposition R" lands. Lands planted to jojoba that are under cultivation and are of producing age.

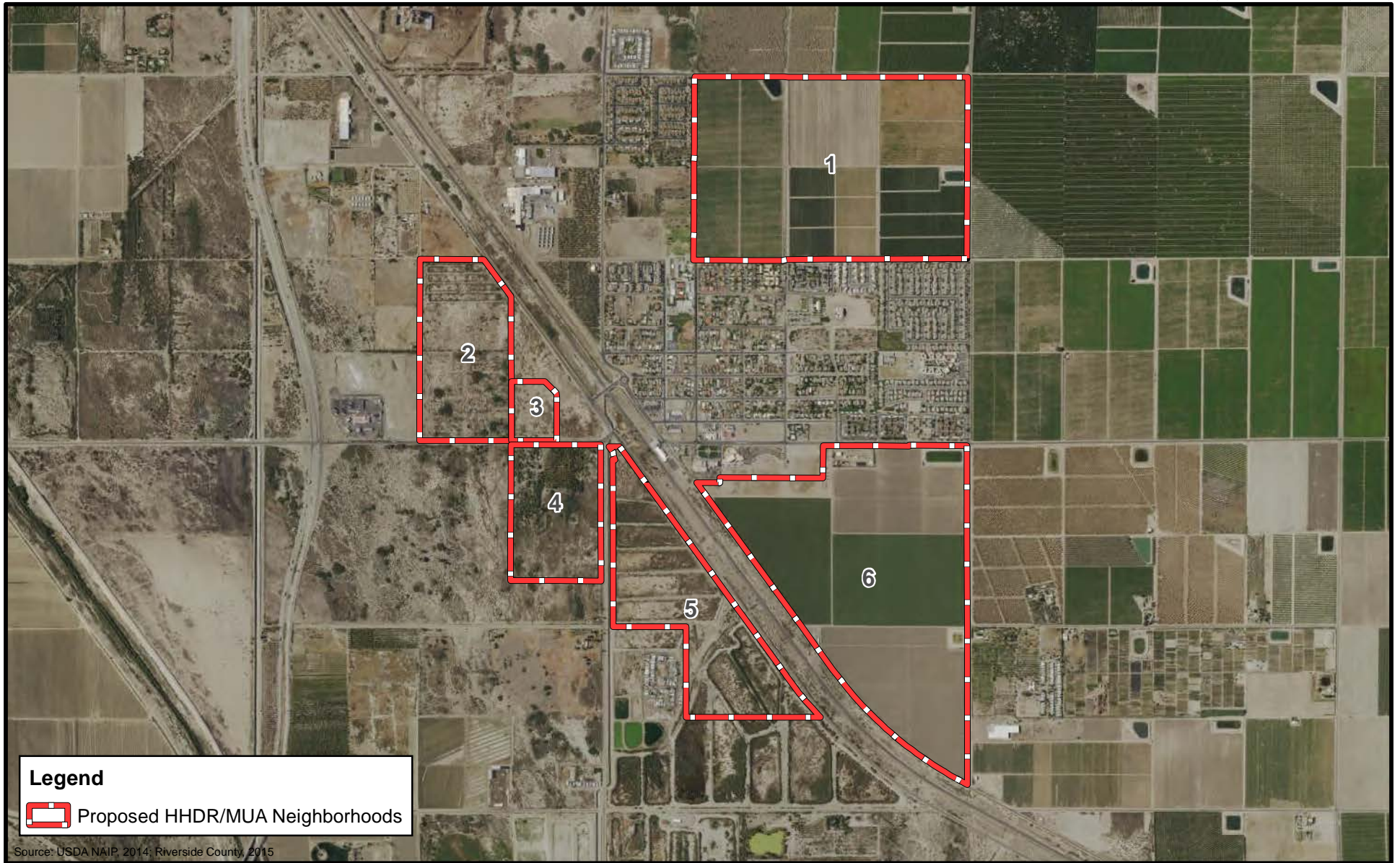
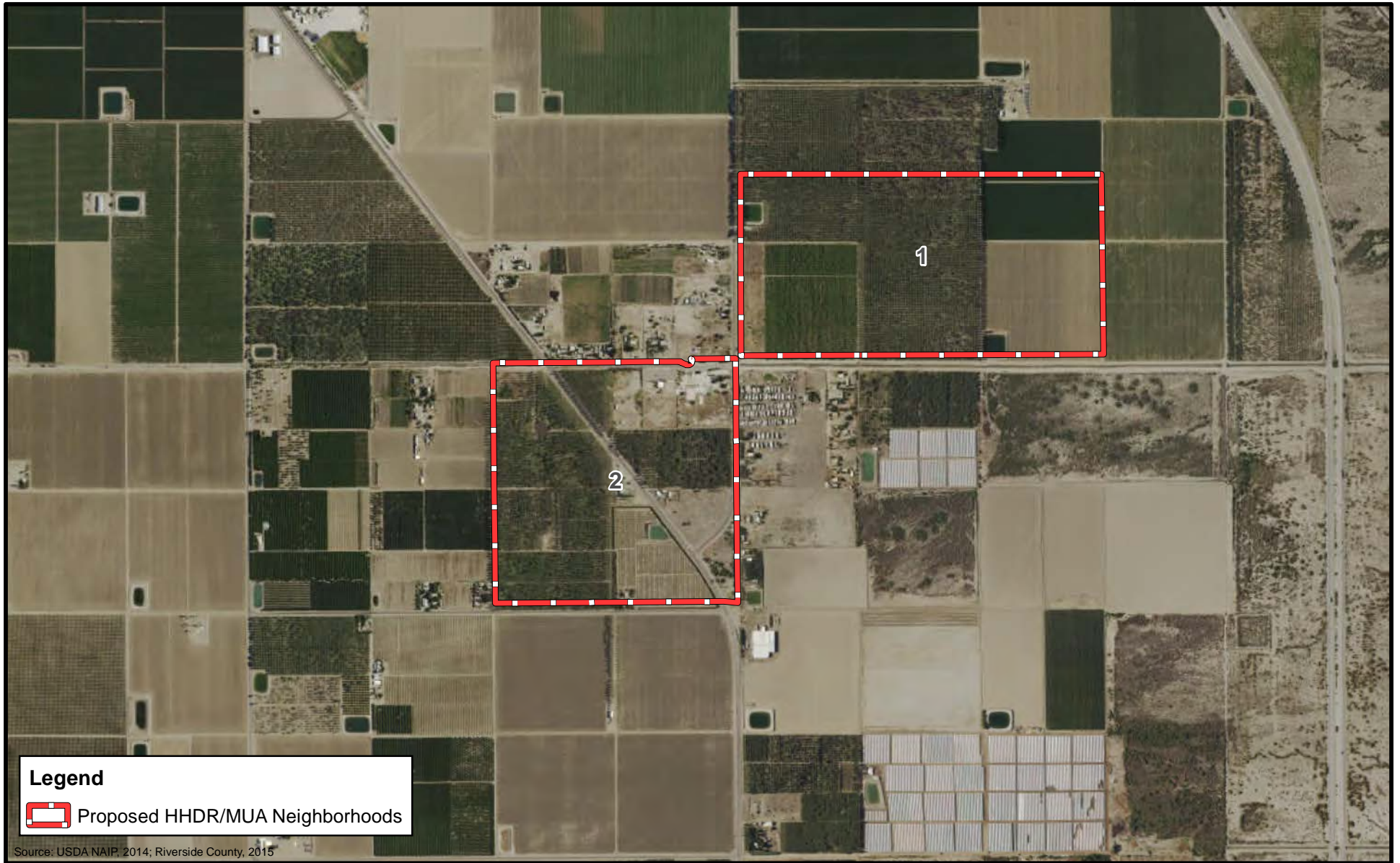


Figure 4.8-2a
Aerial of Mecca Town Center



Figure 4.8-2b
Aerial of North Shore Town Center



Legend
 Proposed HHDR/MUA Neighborhoods

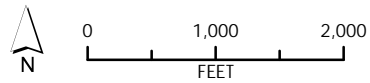
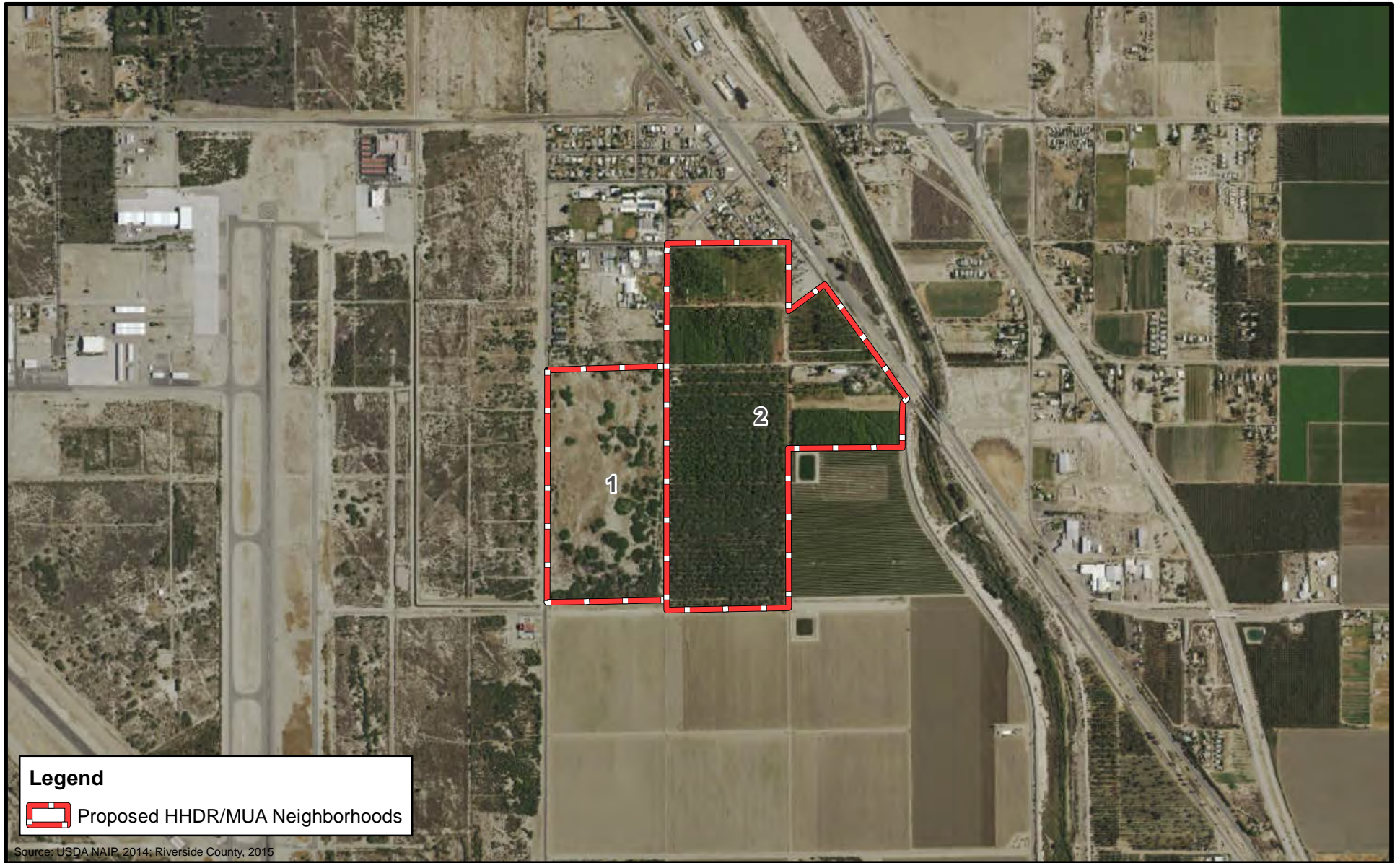


Figure 4.8-2c
Aerial of Oasis Town Center



Legend

 Proposed HHDR/MUA Neighborhoods

Source: USDA NAIP, 2014; Riverside County, 2015

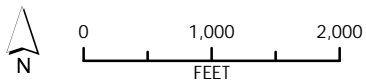


Figure 4.8-2d
Aerial of Thermal Town Center

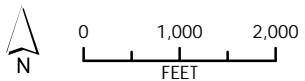
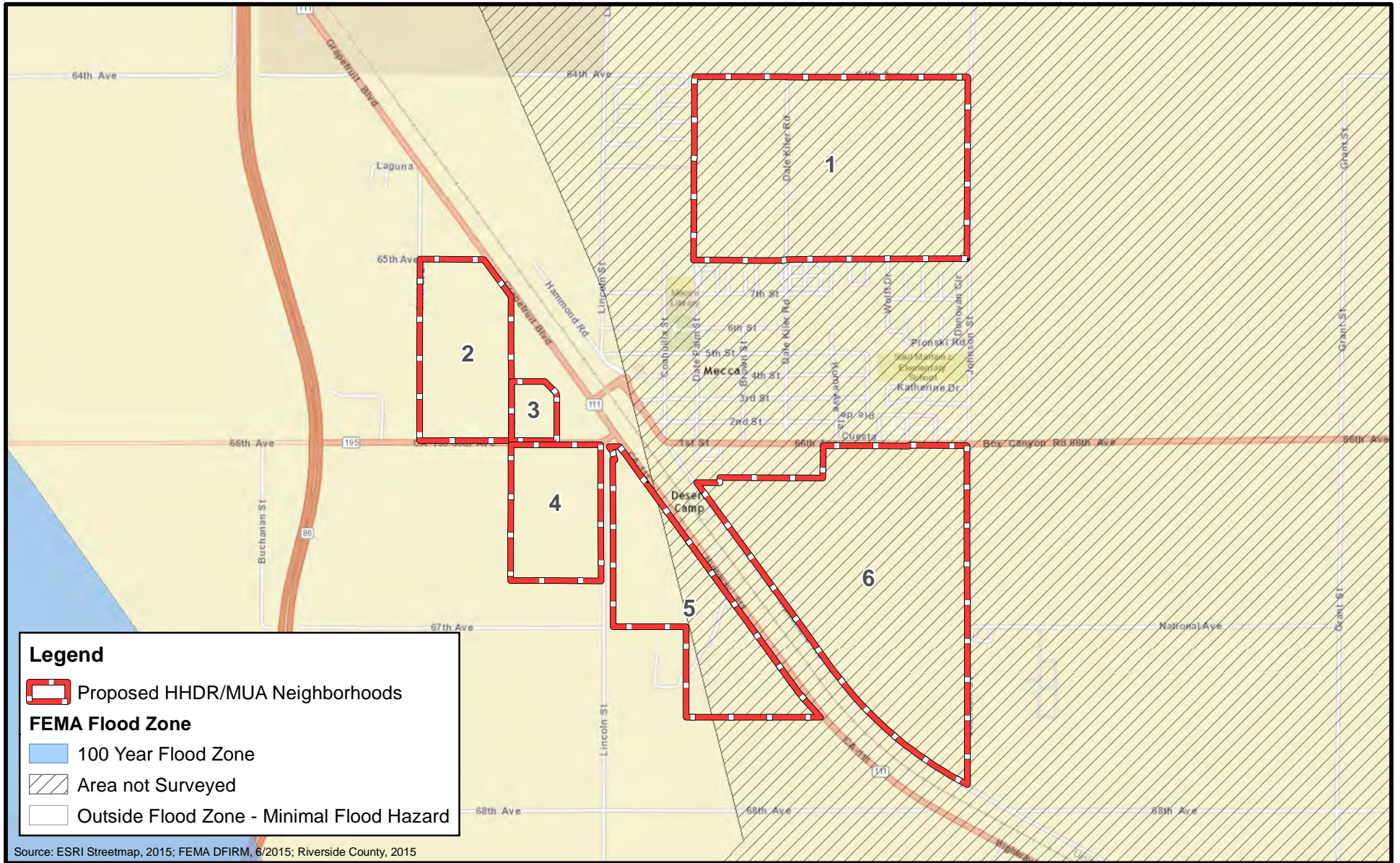


Figure 4.8-3a
Flood Zones in Mecca Town Center

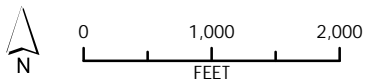


Figure 4.8-3b
Flood Zones in North Shore Town Center

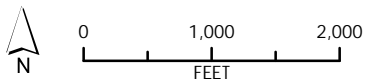


Figure 4.8-3c
Flood Zones in Oasis Town Center

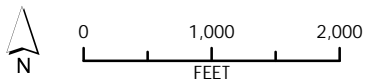


Figure 4.8-3d
Flood Zones in Thermal Town Center

PUBLIC SERVICES AND UTILITIES

Fire Protection

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

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

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

Source: RCFD 2015

Law Enforcement

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

Public Schools

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

**TABLE 4.8-2
CVUSD SCHOOL ENROLLMENT AND CAPACITY**

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

Source: SDFA; CVUSD 2009; CDE 2015

Parks and Recreation

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

Water

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

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

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

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

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

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

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

Source: CVWD 2011

Water Management

As actual water supply of the groundwater basin is dependent on water management activities (balance of production and replenishment to prevent overdraft), the CVWD has the legal authority to manage the groundwater basins within its service area. For purposes of water management, the CVWD divides the Coachella Valley into the West Valley and the East Valley. The proposed neighborhood sites are located in the East Valley, which includes the cities of Coachella, Indio, and La Quinta, and the unincorporated communities of Bermuda Dunes, Mecca, Oasis, Thermal, and Vista Santa Rosa. The Coachella Valley’s principal groundwater basin, the Whitewater River (Indio¹) Subbasin, extends from Whitewater in the northwest to the Salton Sea in the southeast and supplies water to the East Valley. The CVWD has prepared a water management plan for the Whitewater River Subbasin, the Coachella Valley Water Management Plan Update (2012).

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

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

Conservation and Supply Development

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

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

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

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

Source: CVWD 2012

¹ BDCP = Bay Delta Conservation Plan

Groundwater Overdraft – Source Substitution and Recharge

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

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

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

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

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

¹ Option offsets pumping but does not reduce overdraft since unused recycled water is percolated.

² TBD – To be determined. This is a future option that requires additional investigation to evaluate feasibility.

³ DPH – California Department of Public Health.

Source: CVWD 2012

Wastewater

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

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**TABLE 4.8-6
COACHELLA VALLEY WATER DISTRICT WASTEWATER TREATMENT FACILITIES**

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

Source: Riverside County 2015b

Solid Waste

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

Oasis Landfill

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

Mecca II Landfill

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

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

4.8.3 PROJECT IMPACT ANALYSIS

AESTHETICS, LIGHT, AND GLARE

Thresholds of Significance

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

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

Methodology

Previous environmental review included in the Riverside County EIR No. 521 (State Clearinghouse Number [SCH] 2009041065) prepared for the GPA 960, as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP was considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from buildout of GPA 960 to a less than significant level (County of Riverside 2015). EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

Impact Analysis

Impact Analysis 4.8.1

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

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

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

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

Mitigation Measures

MM 3.1.1 (see Section 3.0)

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

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

Future development of the neighborhood sites would be subject to General Plan policies governing the visual impact of new development, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area. In addition, General Plan GPA 960 Policies OS 22.1 and OS 22.4 (RCIP GP Policies OS 22.1 and OS 22.4) directly regulate development within scenic highway corridors, requiring that developments within designated scenic highway corridors be designed to balance the objectives of maintaining scenic resources with accommodating compatible land uses and that conditions be placed on development within scenic highway corridors requiring dedication of scenic easements when necessary to preserve unique or special

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

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

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

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.8.3

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

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

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

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

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

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

As discussed in **Impact Analysis 3.1.1** in Section 3.0, the General Plan has policies that govern visual impact of all new development, including future development in the Eastern Coachella Valley Area Plan planning area, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. The Countywide Design Standards and Guidelines include requirements that address scale, intensity, architectural design, landscaping, sidewalks, trails, community logo, signage, and other visual design features, as well as standards for backlighting and indirect lighting to promote "night skies." Typical design modifications would include stepped setbacks for multistory buildings, increased landscaping, decorative walls and roof design, and themed signage. In addition, neighborhood sites in the Mecca Town Center community are also subject to the Mecca Design Guidelines, which include guidelines for development intended to create a more consistent visual identity. Future developments on these sites would be reviewed for consistency with the design guidelines for streetscape and road improvements, landscape design, and architectural guidelines. The architectural guidelines ensure new development would reflect the Mexican Casa, Spanish Colonial, Mediterranean, Monterey, and Mission styles of the community and that designs would be attractive and contextual. Landscape design guidelines ensure that new development would focus on desert landscaping that would be both regionally appropriate and attractive.

Moreover, mitigation measure **MM 3.1.1** (see Section 3.0) requires future development to consider various aesthetic factors addressing the existing visual character of the neighborhood sites and the surrounding area, including the scale, extent, height, bulk, or intensity of development; the location of development; the type, style, and intensity of adjacent land uses; the manner and method of construction, including materials, coatings, and landscaping; the interim and/or final use of the development; the type, location, and manner of illumination and signage; the nature and extent of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vista or aesthetic resource.

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

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.8.4

The land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density, and thus an increase in lighting and glare. Increased nighttime lighting could adversely affect the Palomar Observatory. This impact would be **less than significant**. (Threshold 4)

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The land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density, and thus an increase in lighting and glare, beyond that originally considered for the neighborhood sites. Additionally, the neighborhood sites within the Oasis Town Center community are in Zone B of the Mount Palomar Policy Area and increased nighttime lighting could obstruct or hinder the views from the observatory.

Eastern Coachella Valley Area Plan (ECVAP) Policy ECVAP 4.2 requires development to adhere to the lighting requirements of County ordinances for standards intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory. Therefore, Ordinance No. 655 Observatory Restriction Zone B standards would apply to future development under the project. These standards include, but are not limited to, requiring the usage of low pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/ industrial uses.

Compliance with these County regulations would ensure that new light sources would not adversely affect day or nighttime views in the area or operations at the Palomar Observatory. Therefore, this impact would be **less than significant**.

Mitigation Measures

None required.

AGRICULTURAL AND FORESTRY RESOURCES

Thresholds of Significance

The following table identifies the thresholds for determining the significance of an agricultural and/or forestry resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	Impact Analysis 4.8.5	Significant and Unavoidable
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	Impact Analysis 4.8.6	Significant and Unavoidable
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include various agricultural, residential, commercial, and industrial/manufacturing classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	No Impact
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include various agricultural, residential, commercial, and industrial/manufacturing classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	No Impact
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	Impact Analysis 4.8.5	Significant and Unavoidable

Impact Analysis 4.8.5

The project would facilitate future development that could directly and indirectly convert Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance to nonagricultural use. This is a **significant** impact. (Thresholds 1 and 5)

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The proposed neighborhood sites include approximately 472 acres of Prime Farmland and 52 acres of existing agricultural land that is a mixture of Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Urban and Built-Up Land, and lands designated as "Other" lands. Descriptions of these DOC farmland categories are described briefly under the Setting sub-section above. Although the proposed project does not include site-specific development proposals or entitlements, changing the land use designations and zone classifications would result in increased development potential and would facilitate the future development of residential and mixed-use development on the sites. In addition, the project could encourage additional conversion of adjacent farmland via the extension of roadways or public service/utility infrastructure into an undeveloped area. This is a **significant** impact.

All future development facilitated by the proposed project would be required to comply with Riverside County Ordinance No. 625, Right-to-Farm Ordinance, the intent of which is to reduce the loss (conversion) of agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. The ordinance protects existing agricultural uses from nuisance complaints often generated by encroaching nonagricultural uses and reduces legal nuisance liabilities by requiring new properties within 300 feet of any land zoned primarily for agricultural purposes to be given notice of the preexisting use and its rights to continue.

Given that full buildout of the neighborhood sites would result in the direct conversion of over 472 acres of Important Farmland within the Eastern Coachella Valley Area Plan planning area, there is no mitigation feasible to reduce this impact to a less than significant level. Therefore, this impact would be **significant and unavoidable**.

Mitigation Measures

None feasible.

Impact Analysis 4.8.6 The proposed project would rezone approximately 525 acres of land in the Mecca Town Center and Oasis Town Center communities that are currently designated/zoned for agriculture uses. This is a **significant** impact. (Threshold 2)

The proposed project would rezone approximately 525 acres of land in the Mecca Town Center and Oasis Town Center communities that are currently designated/zoned for agriculture uses. Of those, approximately 472 acres are Prime Farmland, with the remaining 52 acres being a mixture of Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Urban and Built-Up Land, and lands designated as Other.

As described under **Impact Analysis 4.8.5**, all future development facilitated by the proposed project would be required to comply with Riverside County Ordinance No. 625, Right-to-Farm Ordinance, the intent of which is to reduce the loss (conversion) of agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

While Ordinance No. 625 would ensure that future development would mitigate impacts to surrounding farmland to the greatest extent feasible, the loss of agriculturally zoned lands under the proposed project would still result in impacts due to conflicts with existing agricultural zoning. This impact is considered to be a **significant and unavoidable** impact.

Mitigation Measures

None feasible.

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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.	Impact Analysis 3.3.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	Impact Analysis 3.3.2 and 3.3.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable
3) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	Impact Analysis 3.3.4 in Section 3.0 – Cumulative impacts are analyzed in Section 3.0, Countywide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable
4) Expose sensitive receptors to substantial pollutant concentrations.	Impact Analysis 3.3.5 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less Than Cumulatively Considerable with Mitigation Incorporated
5) Create objectionable odors affecting a substantial number of people.	Impact Analysis 3.3.6 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less Than Cumulatively Considerable with Mitigation Incorporated

BIOLOGICAL RESOURCES

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a biological resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or the US Fish and Wildlife Service (USFWS).	Impact Analysis 4.8.7	Less than Significant Impact
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	Impact Analysis 4.8.8	Less than Significant with Mitigation Incorporated
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	Impact Analysis 4.8.8	Less than Significant with Mitigation Incorporated
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Impact Analysis 4.8.9	Less than Significant Impact
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Impact Analysis 3.4.5 in Section 3.0 – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	No Impact
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	Impact Analysis 4.8.10	Less than Significant Impact

Methodology

The impact analysis below utilized data from the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP), as well as the biological resources analysis conducted for the General Plan EIR No. 521 and EIR No. 441 to determine whether the proposed increase in density/intensity potential resulting from the project would result in a significant impact. General Plan EIR No. 521 determined that existing mitigation and regulatory compliance measures would reduce to below the level of significance adverse impacts to biological resources resulting from buildout of land uses currently designated in the General Plan (County of Riverside 2015). EIR No. 441 identified that buildout of the 2003 RCIP GP would result in significant and unavoidable impacts to biological resources.

Impact Analysis

Impact Analysis 4.8.7 Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the CV-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold 1)

All of the neighborhood sites are located within the boundaries of the CV-MSHCP, which provides for the long-term survival of protected and sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands. This system of Conservation Areas provide core habitat and other conserved habitat for 27 covered species, conserve natural communities, conserve essential ecological processes, and secure biological corridors and linkages between major habitat areas. Section 6.6 of the CV-MSHCP defines the process to determine a development project's compliance with the requirements of the MSHCP and its Implementing Agreement.

For development projects within a Conservation Area, a Joint Project Review process in consultation with the Coachella Valley Conservation Commission (CVCC) is required; the review analyzes a project's consistency with the Conservation Area's conservation objectives and required measures and goals and objectives for each proposed covered species (CCVC 2007). A range of biological studies may also be required as part of the CV-MSHCP environmental review process to identify the need for specific measures to avoid, minimize, and reduce impacts to covered species and their habitat. Development of property outside of the Conservation Area (as well as within it) receive Take Authorization for Covered Species Adequately Conserved, provided payment of a mitigation fee is made (or any credit for land conveyed is obtained) and compliance with any other required measures and/or studies outlined in the MSHCP occurs. The proposed neighborhood sites are not within a CV-MSHCP Conservation Area.

As the project does not currently propose any specific development, review for site-specific requirements under the CV-MSHCP, as well as payment of the development mitigation fee, would occur at the time future development of the neighborhood sites is proposed. The CV-MSHCP and its Implementing Agreement allows the County to issue take authorizations for all species covered by the CV-MSHCP, including state- and federally listed species, as well as other identified covered species and their habitats. With payment of the mitigation fee and compliance with the requirements of the CV-MSHCP, a project may be deemed compliant with CEQA, the National Environmental Policy Act (NEPA), California Endangered Species Act (CESA), and the federal Endangered Species Act (ESA), and impacts to covered species and their habitat would be deemed less than significant.

Therefore, impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the CV-MSHCP would be deemed **less than significant** because of their MSHCP compliance.

Mitigation Measures

None required.

Impact Analysis 4.8.8 Impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level. (Thresholds 2 and 3)

As described above, all of the neighborhood sites are located within the boundaries of the CV-MSHCP, which is designed to ensure conservation of covered species as well as the natural communities on which they depend, including riparian habitat and other sensitive habitats. In addition, as discussed further in Section 3.0, Countywide Impact Analysis, future development under the project would be required to comply with regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act (CWA) and US Army Corps of Engineers protocol (CWA Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the California Department of Fish and Wildlife (CDFW) and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.3** and **MM 3.4.5** (see Section 3.0) require an appropriate assessment to be prepared by a qualified professional as part of Riverside County's project review process if site conditions (for example, topography, soils, or vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands. The measures require project-specific avoidance measures to be identified or the project applicant to obtain the applicable permits prior to the issuance of any grading permit or other action that would lead to the disturbance of the riparian resource and/or wetland. Compliance with the above-listed existing regulations, as well as implementation of mitigation measures **MM 3.4.3** and **MM 3.4.5**, would ensure that impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level.

Mitigation Measures

MM 3.4.3 and **MM 3.4.5** (see Section 3.0)

Impact Analysis 4.8.9 Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the CV-MSHCP. Compliance with existing laws and regulatory programs would ensure that this impact is **less than significant**. (Threshold 4)

Residential development has the potential to result in the creation of new barriers to animal movement in the urbanizing areas. However, impacts to wildlife movement associated with development in the Coachella Valley are mitigated due to corridors and linkages established by the CV-MSHCP. The CV-MSHCP establishes conservation areas and articulates objectives and measures for the preservation of core habitat and the biological corridors and linkages needed to maintain essential ecological processes in the plan area. In addition, the CV-MSHCP protects native wildlife nursery sites by conserving large blocks of representative native habitats suitable for

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supporting species' life-cycle requirements and the essential ecological processes of species that depend on such habitats. The proposed neighborhood sites are not within a CV-MSHCP Conservation Area and are in an area planned for urban development. As previously described, review for site-specific requirements under the CV-MSHCP, as well as payment of the development mitigation fee, would occur at the time future development of the neighborhood sites is proposed. With payment of the mitigation fee and compliance with the requirements of the CV-MSHCP, a project may be deemed compliant with CEQA, NEPA, CESA, and ESA, and impacts to covered species and their habitat would be deemed less than significant.

Therefore, impacts to movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the CV-MSHCP resulting from future development projects that are consistent with the CV-MSHCP would be deemed **less than significant** because of their MSHCP compliance.

Mitigation Measures

None *required*.

Impact Analysis 4.8.10 Future development accommodated by the proposed project would be located in an area covered by the CV-MSHCP. Future development would be required to comply with the policy provisions of the CV-MSHCP. This impact is **less than significant**. (Threshold 6)

As explained above, the CV-MSHCP applies to the neighborhood sites. Future development accommodated by the proposed project would be required, through Riverside County standard conditions of approval, to comply with review for site-specific requirements under the CV-MSHCP, as well as payment of the development mitigation fees. With payment of the mitigation fee and compliance with any site-specific requirements, future development projects would be in compliance with the CV-MSHCP, as well as with CEQA, NEPA, CESA, and ESA. This impact would be **less than significant**.

Mitigation Measures

None required.

CULTURAL RESOURCES

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a cultural resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.	Impact Analysis 3.5.1 in Section 3.0 – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less Than Cumulatively Considerable with Mitigation Incorporated
2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	Impact Analysis 3.5.2 in Section 3.0 – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less Than Cumulatively Considerable with Mitigation Incorporated
3) Disturb any human remains, including those interred outside of formal cemeteries.	Impact Analysis 3.5.3 in Section 3.0 – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less Than Cumulatively Considerable with Mitigation Incorporated

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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"> a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to California Geological Survey (formerly Division of Mines and Geology) Special Publication 42. b) Strong seismic ground shaking. c) Seismic-related ground failure, including liquefaction. d) Landslides. 	<p>Impact Analysis 3.6.1 and 3.6.2 in Section 3.0 – All unincorporated areas of the County (regardless of the location of the neighborhood site) are subject to seismic hazards as damaging earthquakes are frequent, affect widespread areas, trigger many secondary effects, and can overwhelm the ability of local jurisdictions to respond (County of Riverside 2014). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p style="text-align: center;">Less Than Cumulatively Considerable with Mitigation Incorporated</p>
<p>2) Result in substantial soil erosion or the loss of topsoil.</p>	<p>Impact Analysis 3.6.3 in Section 3.0 – Because human activities that remove vegetation or disturb soil are the biggest contributor to erosion potential, areas exposed during future development activities accommodated by the proposed project would be prone to erosion and loss of topsoil. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p style="text-align: center;">Less Than Cumulatively Considerable with Mitigation Incorporated</p>
<p>3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.</p>	<p>Impact Analysis 3.6.4 in Section 3.0 – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p style="text-align: center;">Less Than Cumulatively Considerable with Mitigation Incorporated</p>

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>Impact Analysis 3.6.4 in Section 3.0 – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less Than Cumulatively Considerable with Mitigation Incorporated</p>
<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>Impact Analysis 3.6.5 in Section 3.0 – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less Than Cumulatively Considerable</p>
<p>6) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>Impact Analysis 3.6.6 in Section 3.0 – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for paleontological resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less Than Cumulatively Considerable</p>

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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.	Impact Analysis 3.7.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable
2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Impact Analysis 3.7.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable

HAZARDS AND HAZARDOUS MATERIALS

Thresholds of Significance

The following table identifies the thresholds for determining the significance of hazardous material or hazard impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Impact Analysis 3.8.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Impact Analysis 3.8.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	Impact Analysis 3.8.2 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.	The DTSC EnviroStor database was reviewed and compared to the neighborhood sites. No open/active hazardous materials sites are located on the neighborhood sites. Therefore, the project would not create a significant hazard to the public or the environment as a result of being located on an existing hazardous materials site (DTSC 2015).	No Impact
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.	The neighborhood sites are not located within an airport land use plan (County of Riverside 2015a).	No Impact
6) For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	No Impact
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Impact Analysis 3.8.4 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable

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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).	No Impact

HYDROLOGY AND WATER QUALITY

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a hydrology or water quality impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	Impact Analysis 3.9.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	Impact Analysis 4.8.22 in Utilities and Service Systems sub-section	Less than Significant with Mitigation Incorporated
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Impact Analysis 3.9.5 in Section 3.0 – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated

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Threshold	Analysis	Determination
6) Otherwise substantially degrade water quality.	Impact Analysis 3.9.6 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	Impact Analysis 4.8.11	Less than Significant Impact
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	Impact Analysis 4.8.11	Less than Significant Impact
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	The neighborhood sites are not located in an area susceptible to levee or dam failure (County of Riverside 2015a).	No Impact
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to tsunami or mudflow. The neighborhood site of the North Shore Town Center is located near the Salton Sea. However, in terms of seiche hazards, there are no significant documented hazards for any of the waterbodies in Riverside County. Based on morphology and hydrology, there are only two waterbodies in Riverside County, Lake Perris and Lake Elsinore, that may have the potential for seismically induced seiche (County of Riverside 2015a). The neighborhood sites are not located in the vicinity of these waterbodies.	No Impact

Methodology

General Plan EIR No. 521 determined that implementation of and compliance with existing regulations, Riverside County General Plan policies, ordinances, and mitigation measures would ensure that significant impacts resulting from buildout of GPA 960 land use designations to or resulting from a variety of water resource issues would be either avoided or minimized to a less than significant level. EIR No. 441 determined that RCIP GP policies, regulations, and mitigation measures would reduce flood hazards to a less than significant level by keeping development out of flood-prone areas and ensuring that drainage facilities are kept adequate. This previous analysis was considered in evaluating the flooding impacts associated with the proposed project.

The impact analysis below considers the potential for project-related land use changes on the neighborhood sites to result in flood hazards.

Impact Analysis

Impact Analysis 4.8.11 Future development facilitated by the project could result in the development of HHDR and mixed-use development in the 100-year floodplain, exposing additional people to flooding risks and potentially impeding or redirecting flood flows. This impact would be reduced to a **less than significant** level. (Thresholds 7 and 8)

As shown in Figures **4.8-4b** and **4.8-4c**, portions of the neighborhood sites in both the North Shore Town Center and Oasis Town Center communities are located in the 100-year floodplain. Future development facilitated by the project could therefore result in the development of HHDR and mixed-use development in the 100-year floodplain, exposing additional people to flooding risks and potentially impeding or redirecting flood flows.

All future development would be required to comply with Eastern Coachella Valley Area Plan and County General Plan policies and regulations intended to protect against flood hazards as discussed in more detail in Section 2.2, Regulatory Framework. ECVAP Policy 18.1 seeks to protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element, and ECVAP Policy 18.2 requires adherence to the flood proofing, flood protection requirements, and Flood Management Review requirements of the Riverside County Ordinance No. 458, Regulating Flood Hazard Areas and Implementing the National Flood Insurance Program. Riverside County Ordinance No. 458 requires new construction in the floodplain to: use materials resistant to flood damage; be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from water movement or loading, including the effects of buoyancy; use construction methods and practices that minimize flood damage; and have electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities designed and located to prevent water from entering or affecting them during flooding. GPA 960 Policy S 4.1 (RCIP GP S4.1) requires new construction proposals for residential and nonresidential development in 100-year floodplains to apply a minimum level of acceptable risk, and requires the County to disapprove projects that cannot mitigate the hazard to the satisfaction of the Building Official or another responsible agency. GPA 960 Policy S 4.2 (RCIP GP S4.2) requires all residential, commercial, and industrial structures to be flood-proofed from the mapped 100-year storm flow. GPA 960 Policy S 4.3 (RCIP GP S 4.3) prohibits the construction of permanent structures for human housing or employment to the extent necessary to convey floodwaters without property damage or risk to public safety. GPA 960 Policy S 4.4 (RCIP GP S 4.4) prohibits alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or unless alternative methods are utilized to the maximum extent practicable.

In addition, mitigation measures **MM 3.9.15** through **MM 3.9.17** (see Section 3.0) require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. The measures also require hydrological studies to show that structures are engineered to be safe from flooding and to provide evidence that structures will not adversely impact the floodplain.

The specifications, standards, and requirements contained in Ordinance No. 458 establish and implement measures that mitigate potential flood hazards in Riverside County, and mitigation measures **MM 3.9.15** through **MM 3.9.17** would ensure that structures are adequately flood-proofed to ensure people and property are not exposed to significant 100-year flood hazards and that future development would not significantly impede or redirect flood flows. As such, this impact would be reduced to a **less than significant** impact.

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Mitigation Measures

MM 3.9.15 through MM 3.9.17 (see Section 3.0)

LAND USE AND PLANNING

Thresholds of Significance

The following table identifies the thresholds for determining the significance of land use and planning impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Physically divide an established community.	The neighborhood sites are located on a mix of vacant sites and agricultural land. Future development would not divide an established community.	No Impact
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	Impact Analysis 4.8.12	Less than Significant
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	Impact Analysis 4.8.10 in Biological Resources sub-section	Less than Significant

METHODOLOGY

The land use and planning analysis considers the potential for changes to the Eastern Coachella Valley Area Plan to conflict with the County’s planning and policy documents.

IMPACT ANALYSIS

Impact Analysis 4.8.12 Changes to the Eastern Coachella Valley Area Plan would not conflict with the County’s General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 2)

The project includes revisions to the Eastern Coachella Valley Area Plan to articulate a more detailed vision for the area’s future, as well as a change in land use designation and zone classification for approximately 1,725.59 acres within the Mecca Town Center, North Shore Town Center, Oasis Town Center, and Thermal Town Center to HHDR or MUA. These changes are intended to support the overall objective of the proposed project to bring the Housing Element into compliance with state housing law and to meet a statutory update requirement, as well as to help the County meet its state-mandated RHNA obligations. As the Eastern Coachella Valley Area Plan is an extension of the County of Riverside General Plan, and the proposed project would

implement and enhance, rather than conflict with, the land use plans, policies, and programs of the remainder of the General Plan, changes to the Eastern Coachella Valley Area Plan would not conflict with the County's General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, this would be a **less than significant** impact.

Mitigation Measures

None required.

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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).	No Impact
2) Loss of the availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.	The neighborhood sites are not in areas of known or inferred to possess mineral resources (MRZ-2 areas), nor are they in an area designated as a mineral resource recovery site by Riverside County (County of Riverside 2015b).	No Impact

NOISE

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a noise-related impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Impact Analysis 4.8.13	Significant and Unavoidable
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	Impact Analysis 3.12.2 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	Impact Analysis 4.8.14	Significant and Unavoidable
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	Impact Analysis 3.12.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	The neighborhood sites are not located within an airport land use plan (County of Riverside 2015a).	No Impact
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	No Impact

Methodology

Previous environmental review included in the Riverside County EIR No. 521 (State Clearinghouse Number [SCH] 2009041065) prepared for the GPA 960, as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP was considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that buildout of GPA 960 land uses would result in the generation or exposure of existing uses to excessive noise in some areas and would result in a substantial permanent or temporary increase in ambient noise levels, particularly those from increased traffic volumes. EIR No. 521 determined that these impacts would be significant and

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unavoidable. EIR No. 441 determined that implementation of RCIP GP policies and mitigation measures would reduce short-term construction and long-term mobile, stationary, and railroad noise impacts to less than significant levels.

Impact Analysis

Impact Analysis 4.8.13 Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. The noise setting in the vicinity of the neighborhood sites is currently agricultural and rural in nature with little roadway or development-related noise, with the exception of the North Shore community, which is in the vicinity of some small-town urban uses. Future development accommodated by the project could expose residents to roadway noise from additional traffic on area roadways, as well as noise from surrounding agricultural activities and equipment (discing, sowing, harvesting, etc.). Construction of new projects may also expose existing residents (sensitive receptors) to noise levels in excess of the Riverside County noise standards (identified in General Plan Table N-1 and in Ordinance No. 847). GPA 960 and RCIP GP policies restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive (GPA 960 Policy N 1.1 through N 1.5 and RCIP GP Policy N 1.1 through N 1.5). Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

In addition, mitigation measure **MM 3.12.1** (see Section 3.0) requires all new residential developments to conform to a noise exposure standard of 65 dBA L_{dn} for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA 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 for all new noise-sensitive projects that may be affected by existing noise from stationary sources and that effective mitigation measures be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.

These requirements would ensure that new development would be sited, designed, and/or engineered to include the necessary setbacks, construction materials, sound walls, berms, or other features necessary to ensure that internal and external noise levels meet the applicable County standards.

Existing sensitive uses, particularly residences, however, would also be subject to project-related traffic noise increases. It is possible that full mitigation of noise impacts to existing uses resulting from traffic increases would be infeasible due to cost or design obstacles associated with redesigning or retrofitting existing buildings or sites for sound attenuation. For example, common traffic noise mitigation measures, such as sound barriers, may not be feasible at some existing land uses with inadequate frontage along the roadway. As noise walls are most effective when presenting a solid barrier to the noise source, gaps in the wall to accommodate driveways, doors, and viewsheds would result in noise penetrating the wall and affecting the receptor. Physically modifying existing buildings to mitigate noise would not address exposure to noise outside, or during times when windows would remain open for passive cooling. As noise mitigation practices/design cannot be guaranteed for reducing project-related noise exposure to existing uses, particularly from roadway noise or other noises generated outside of the neighborhood sites, noise impacts are considered **significant and unavoidable**.

Mitigation Measures

MM 3.12.1, MM 3.12, MM 3.12.3 and MM 3.12.4

Impact Analysis 4.8.14 Future development facilitated by the project could result in an increase in ambient noise levels in the vicinity. This is a **significant** impact. (Threshold 3)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. Future development facilitated by the project would increase ambient noise levels via stationary noise sources (HVAC units, motors, appliances, lawn and garden equipment, etc.) and through the generation of additional traffic volume on area roadways.

Future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

GPA 960 Policies N 1.1 through N 1.5 and RCIP GP Policies N 1.1 through N 1.5 restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive. Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

However, it is possible that full mitigation of noise impacts to existing uses resulting from traffic increases would be infeasible due to cost or design obstacles associated with redesigning or retrofitting existing buildings or sites for sound attenuation. For example, common traffic noise mitigation measures, such as sound barriers, may not be feasible at some existing land uses with inadequate frontage along the roadway. As noise walls are most effective when presenting a solid barrier to the noise source, gaps in the wall to accommodate driveways, doors, and viewsheds would result in noise penetrating the wall and affecting the receptor. Physically modifying existing buildings to mitigate noise would not address exposure to noise outside, or

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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 HOUSING²

The following table identifies the thresholds for determining the significance of an impact associated with population and housing growth, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Impact Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Impact Analysis 4.8.15	Significant and Unavoidable
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact

Methodology

Because the proposed project consists of the adoption of a comprehensive update of the County’s Housing Element as well as changes to land use designations and zone classifications, to comply with state housing element law, implement the County’s housing goals, and meet the RHNA, the analysis of growth is focused on both the regulatory framework surrounding the project and the growth anticipated in the Eastern Coachella Valley Area Plan as forecast by the County’s General Plan itself (GPA 960). The analysis of growth impacts below uses specific projections from GPA 960 because, at the time this document was prepared, GPA 960 was adopted. However, it should be noted that both GPA 960 and the RCIP GP anticipated urban development on the neighborhood sites and the proposed project would result in an increase in density/intensity potential on the neighborhood sites regardless of the numbers used as baseline projections. As

² An analysis of housing and population growth anticipated as a result of the overall Riverside County 2013-2021 Housing Element update as compared to regional growth forecasts from the Southern California Association of Governments (SCAG) is included in the Cumulative Section of this EIR (Section 3.0). SCAG does not provide population and housing projections at the Area Plan level.

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such, the environmental effects and determinations below would not differ substantially regardless of baseline projections.

Impact Analysis

Impact Analysis 4.8.15 Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a **significant** impact. (Threshold 1)

The existing population of Coachella Valley communities is approximately 443,401 (CVEP 2014). The proposed project would result in an increase in density/intensity potential on the neighborhood sites and would therefore have the potential to result in more housing units and population. **Table 4.8-8** shows the theoretical buildout projections for the Eastern Coachella Valley Area Plan recalculated based on land use designations included in the proposed project. As shown, future development of the neighborhood sites under the proposed project could result in up to 15,645 more dwelling units and 73,131 more persons in comparison to the housing and population growth that could occur under the adopted Eastern Coachella Valley Area Plan and General Plan. This represents an 18 percent increase in buildout potential for the area.

TABLE 4.8-8
EASTERN COACHELLA VALLEY AREA PLAN
THEORETICAL BUILD-OUT PROJECTIONS UNDER PROPOSED PROJECT

Land Use	Project-Related Change in Acreage	Acreage	Dwelling Units	Population
Agriculture (AG) Foundation Component	(-525.91)	44,887	2,244	10,490
Rural Foundation Component				
Rural Residential (RR)	(-38.43)	1,172	176	821
Rural Mountainous (RM)		0	0	0
Rural Desert (RD)		3,879	194	907
Rural Community Foundation Component		474	353	1,650
Open Space Foundation Component		345,178	2,347	10,970
Community Development Foundation Component				
Estate Density Residential (EDR)		292	102	478
Very Low Density Residential (VLDR)	(-42.49)	440	330	1,541
Low Density Residential (LDR)		388	581	2,718
Medium Density Residential (MDR)	(-32.98)	5,371	18,799	87,865
Medium-High Density Residential (MHDR)	(-78.26)	6,327	41,124	192,213
High Density Residential (HDR)	(-159.47)	961	10,566	49,385
Very High Density Residential (VHDR)	(-66.03)	285	4,844	22,643
Highest Density Residential (HHDR)	(+ 652.87)	768	23,036	107,671
Commercial Retail ² (CR)	(-46.75)	1,077	0	0
Commercial Tourist (CT)	(-56.99)	934	0	0
Commercial Office (CO)		75	0	0

Land Use	Project-Related Change in Acreage	Acreage	Dwelling Units	Population
Light Industrial (LI)		4,643	0	0
Heavy Industrial (HI)		496	0	0
Business Park (BP)		574	0	0
Public Facilities (PF)		2,596	0	0
Community Center (CC)		41	212	991
Mixed Use Area (MUA)	(+ 394.43)	394.43	20	92
Proposed Project Land Use Assumptions and Calculations Totals:		421,252	104,927	490,434
Current Eastern Coachella Valley Area Plan Land Use Assumptions and Calculations Totals:		421,252	89,282	417,303
Increase		-	15,645	73,131

Source: County of Riverside 2015a

¹As the MUA designation is intended to allow for a variety of combinations of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses, the buildout projections above consider only the required HHDR acreage (35% or 50%) for sites being designated MUA and assumes the underlying designation stays the same for the remainder of the site.

² Rounded

³ Projected dwelling units and population were calculated using the methods, assumptions and factors included in the County's General Plan (Appendix E-1).

Most of the neighborhood sites are currently designated/classified for urban development and located in the vicinity of small-town urban uses along SR 111 and SR 86 where existing public service and utility infrastructure is either in place or planned. Although approximately 131 acres of land in the Mecca Town Center and Oasis Town Center communities are currently designated/classified for agricultural uses and, as such, were not anticipated for development with housing or public service and utility infrastructure, these neighborhood sites are also along SR 111 and SR 86 near existing or planned urban uses. The extension of public service/utility infrastructure to these sites would be logical in the sense that it would be contiguous to other HHDR/MUA neighborhood sites/development and existing urban uses and transportation corridors. Improvements would be limited in the development approval process to those necessary to serve subsequent site-specific development projects and would not extend infrastructure into an undeveloped area in a way that would encourage or accommodate additional growth beyond that identified for the proposed project.

The direct and indirect environmental effects of growth on the neighborhood sites, such as aesthetic impacts, increased noise, demand for public services and utilities, and traffic, are discussed in the relevant sections of this EIR.

As shown in **Table 4.8-8**, at full buildout of both the General Plan and the proposed project, there is a potential for an approximately 18 percent increase in population. While there are no adopted population growth projections for Eastern Coachella Valley and full buildout conditions are unlikely because of market limitations and property-specific constraints, the potential for population increase in the surrounding Eastern Coachella Valley area as a result of the project is considered substantial. There are no mitigation measures that would address the potential increase in population and still meet the objectives of the project; therefore, this impact remains **significant and unavoidable**.

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Mitigation Measures

None feasible.

PUBLIC SERVICES

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a public services impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
<p>1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> • fire protection, • police protection, • schools, • parks, • other public facilities. <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"> • Fire Stations: One fire station per 2,000 dwelling units • Law Enforcement: 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers 	<p><u>Fire Protection</u> Impact Analysis 4.8.16</p> <p><u>Law Enforcement</u> Impact Analysis 4.8.17</p> <p><u>Public School Facilities</u> Impact Analysis 4.8.18</p> <p><u>Parks</u> Impact Analysis 4.8.19 under Recreation sub-section</p>	<p><u>Fire Protection</u> Less than Significant</p> <p><u>Law Enforcement</u> Less than Significant</p> <p><u>Public School Facilities</u> Less Than Significant</p>

Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to result in the need for new or physically altered public service facilities in the Eastern Coachella Valley Area Plan planning area based on generation factors identified by Riverside County.

Impact Analysis

Fire Protection and Emergency Medical Services

Impact Analysis 4.8.16 Future development resulting from the project would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees; construction of any RCFD facilities would be subject to CEQA review; and compliance with existing regulations would reduce the impacts of providing fire protection services. Therefore, the proposed increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services. (Threshold 1)

Fire protection and emergency medical services for future development on the neighborhood sites would be provided by existing RCFD stations 39, 40, and 41 (see Setting sub-section). The proposed project would result in the need for two new fire stations (4,813 du/2,000 du = 2.4 stations) beyond those already anticipated for buildout of the neighborhood sites under the current land use designations (15,645 du/2,000 du = 7.8 stations).

The RCFD reviewed the proposed project and confirmed that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required of future development projects. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review.

GPA 960 Policy LU 5.1 (RCIP GP Policy LU 5.1) prohibits new development from exceeding the ability to adequately provide supporting infrastructure and services, including fire protection services, and GPA 960 Policy S 5.1 (RCIP GP Policy S 5.1) requires proposed development to incorporate fire prevention features.

The California Building and Fire Codes require new development to meet minimum standards for access, fire flow, building ignition and fire resistance, fire protection systems and equipment, defensible space, and setback requirements. County Ordinance 787 includes requirements for high-occupancy structures to further protect people and structures from fire risks, including requirements that buildings not impede emergency egress for fire safety personnel and that equipment and apparatus not hinder evacuation from fire, such as potentially blocking stairways or fire doors. These regulations would reduce the impacts of providing fire protection services to future development on the neighborhood sites by reducing the potential for fires in new development, as well as support the ability of the RCFD to suppress fires.

As future development on the neighborhood sites would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees, construction of any RCFD facilities would be subject to CEQA review, and compliance with existing regulations would reduce the impacts of providing fire protection services, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services.

Mitigation Measures

None required.

Law Enforcement Services

Impact Analysis 4.8.17 Future development on the neighborhood sites would fund additional officers through property taxes and any facilities needed to accommodate the personnel would be subject to CEQA review. Therefore, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of law enforcement services. (Threshold 1)

The increase in density/intensity potential on the neighborhood sites would result in the need for 110 sworn police officers, 16 supervisors, 16 support staff, and 37 patrol vehicles beyond what has been anticipated for buildout of the sites under the current land use designations, as shown in **Table 4.8-9**.

**TABLE 4.8-9
LAW ENFORCEMENT GENERATION FACTORS AND THEORETICAL LAW ENFORCEMENT NEEDS UNDER PROPOSED PROJECT**

Personnel/Equipment	Generation Factor	Personnel/Equipment Needs – Proposed Project*
Sworn Officers	1.5 per 1,000 persons	110 sworn officers
Supervisors	1 per 7 officers	16 supervisors
Support Staff	1 per 7 officers	16 support staff
Patrol Vehicles	1 per 3 officers	37 patrol vehicles

*Numbers are rounded.

Source: County of Riverside 2015b

The RCSD’s ability to support the needs of future growth is dependent upon the financial ability to hire additional deputies. As previously discussed, future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including law enforcement facilities. In addition, the costs associated with the hiring of additional officers would be funded through the general fund.

Any facilities needed to accommodate the additional personnel (officers, supervisors, and support staff), equipment, and vehicles necessary to serve future development resulting from the project could result in adverse impacts to the physical environment, which would be subject to CEQA review.

As future development on the neighborhood sites would fund additional officers through property taxes and any facilities needed to accommodate the personnel would be subject to CEQA review, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of law enforcement services.

Mitigation Measures

None required.

Public School Facilities

Impact Analysis 4.8.18 Future development resulting from the project would be required to pay CVUSD development fees to fund school construction. This is a **less than significant** impact. (Threshold 1)

The CVUSD uses the generation rates shown in **Table 4.8-10** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using CVUSD student generation rates, the potential for 15,645 additional dwelling units would be expected to result in up to approximately 11,708 additional students in attendance at CVUSD schools, as shown.

TABLE 4.8-10
SCHOOL ENROLLMENT GENERATION FACTORS AND STUDENT GENERATION OF PROPOSED PROJECT

School Type	Generation Rate	Student Generation
Elementary School (K-6)	0.4357	6,816.53
Middle School (7-8)	0.1107	1,731.90
High School (9-12)	0.2019	3,158.73
Total Student Generation		11,708

Source: SDFA 2009

Expansion of an existing school or construction of a new school would have environmental impacts that would need to be addressed once the school improvements are proposed. It is likely that growth associated with the project will occur over time, which means that any one project is unlikely to result in the need to construct school improvements. Instead, each future development project will pay its share of future school improvement costs prior to occupancy of the building.

Pursuant to the Leroy F. Greene School Facilities Act (SB 50), future development would be required to pay CVUSD residential and commercial/industrial development mitigation fees to fund school construction. In order to obtain a building permit for projects located within CVUSD boundaries, the County requires the applicant to obtain a Certificate of Compliance from the CVUSD verifying that developer fees have been paid. Under CEQA, payment of CVUSD development fees is considered to provide full mitigation for the impact of the proposed project on public schools. Therefore, anticipated impacts to schools would be considered **less than significant**.

Mitigation Measures

None required.

RECREATION

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a recreation impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Riverside County uses the thresholds/generation factor of 3 acres per 1,000 persons to determine projected theoretical need for additional parkland.	<p align="center">Impact Analysis 4.8.19</p>	<p align="center">Less than Significant</p>
1) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	<p align="center">Impact Analysis 4.8.19</p>	<p align="center">Less than Significant</p>

Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to result in the need for new or physically altered park and recreation facilities in the Eastern Coachella Valley Area Plan planning area based on generation factors identified by Riverside County.

Impact Analysis

Impact Analysis 4.8.19 Future development on the neighborhood sites would be required to provide for adequate park and recreation facilities in accordance with the Quimby Act and County Ordinance No. 460. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**. (Thresholds 1 and 2)

Future development of the neighborhood sites under the project would result in the need for 219 additional acres of parkland based on the County’s parkland standard (73.131 x 3 = 219.39 acres). New housing projects are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees which are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails.

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GPA Policy OS 20.5 (RCIP GP Policy OS 20.5) requires that development of recreation facilities occur concurrent with other development, and GP Policy OS 20.6 (RCIP GP Policy OS 20.6) requires new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.

The County's development review process would ensure that future development facilitated by the increase in density/intensity potential would provide for adequate park and recreation facilities in accordance with the Quimby Act and County Ordinance No. 460. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**.

Mitigation Measures

None required.

TRANSPORTATION/TRAFFIC

Thresholds of Significance

The following table identifies the thresholds for determining the significance of transportation/traffic impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
<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>Impact Analysis 4.8.20</p>	<p>Significant and Unavoidable</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>Impact Analysis 4.8.20</p>	<p>Significant and Unavoidable</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>No Impact</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>Impact Analysis 3.16.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</p>
<p>5) Result in inadequate emergency access.</p>	<p>Impact Analysis 3.16.4 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</p>

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Threshold	Analysis	Determination
6) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	Impact Analysis 3.16.5 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable

Methodology

The impact analysis below considers the potential for buildout of the neighborhood sites to increase traffic and affect the transportation system in the Eastern Coachella Valley Area Plan planning area. The analysis is based in part on traffic projections prepared by Urban Crossroads in 2015 (**Appendix 3.0-3**).

Impact Analysis

Impact Analysis 4.8.20 The proposed increase in density/intensity potential on the neighborhood sites would result in three roadway segments within the Eastern Coachella Valley Area Plan planning area operating at LOS E or F as a result of project-related traffic volumes. This is a **significant** impact. (Thresholds 1 and 2)

The project would have a significant adverse impact on traffic conditions if a roadway segment were projected to operate at LOS E or F as a result of project-related traffic volumes.

EIR No. 521 projected future traffic operating conditions under buildout of the existing General Plan land uses. **Table 4.8-11** summarizes traffic volumes and LOS on roadway segments under buildout of existing General Plan and the proposed project. As shown, traffic volumes would be reduced on several roadway segments under buildout of the proposed project. However, the addition of project-related traffic would result in the LOS of three roadway segments within the Eastern Coachella Valley Area Plan planning area to degrade to LOS E or F (Lincoln Street from 66th Avenue to 67th Avenue; SR 111 from 65th Avenue to 68th Avenue; and SR 195 from 75th Avenue to SR 86). This is a **significant** impact.

**TABLE 4.8-11
TRAFFIC OPERATING CONDITIONS UNDER BUILD-OUT OF GPA 960 AND PROPOSED PROJECT**

Roadway Segment	Limits	GPA 960 (Build-Out)				Housing Element Update (Build-Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
66th Ave	Cricket Ln to Johnson St	6	Urban Arterial	24,000	D or Better	6	Urban Arterial	11000	35,000	D or Better
72nd Ave	Vander Veer Rd to Sea View Wy	4	Secondary	2,900	D or Better	4	Secondary	300	3,200	D or Better
Hammond Rd	66th Ave to Johnson St	4	Secondary	9,100	D or Better	4	Secondary	(1000)	8,100	D or Better

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Roadway Segment	Limits	GPA 960 (Build-Out)				Housing Element Update (Build-Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
Lincoln St	66th Ave to 67th Ave	4	Secondary	25,500	E	4	Secondary	8500	34,000	F
SR-86	76th Ave to 77th Ave	6	Urban Arterial	44,500	D or Better	6	Urban Arterial	(1600)	42,900	D or Better
SR-111	65th Ave to 68th Ave	6	Urban Arterial	2,900	D or Better	6	Urban Arterial	49800	52,700	E
SR-111	1.6 Mi. N of Bay Dr to S of Mecca Ave	6	Urban Arterial	18,600	D or Better	6	Urban Arterial	2700	21,300	D or Better
SR-195	75th Ave to SR-86	4	Arterial	25,500	D or Better	4	Arterial	8200	33,700	E
Vander Veer Rd	Coral Reef Rd to 72nd Ave	4	Secondary	4,400	D or Better	4	Secondary	1400	5,800	D or Better

Source: *Urban Crossroads 2015*

GPA 960 Policies C 2.2 and C 2.3 require new development projects to prepare a traffic impact analysis consistent with the Riverside County Traffic Impact Analysis Preparation Guidelines and to determine the significance of transportation impacts in compliance with the Riverside County Congestion Management Program Requirements. GPA 960 Policy C 2.4 (RCIP GP Policy C 2.4) requires development projects to mitigate direct project-related traffic impacts via conditions of approval requiring the construction of any improvements identified as necessary to meet LOS targets, and GPA 960 Policy C 2.5 (RCIP GP Policy C 2.5) allows cumulative and indirect traffic impacts of development to be mitigated through the payment of various impact mitigation fees. As part of its review of land development proposals, the County requires project proponents to either construct specific system improvements, or make a "fair share" contribution to required intersection and/or roadway improvements consistent with this policy.

As future development projects on the neighborhood sites would be required to prepare focused traffic impact analyses which would address site- and project-specific traffic impacts and as GPA 960 Policy C 2.5 (RCIP GP Policy C 2.5) states that cumulative and indirect traffic impacts of development may be mitigated through the payment of impact mitigation fees, traffic impacts resulting from future development would be mitigated to the greatest extent feasible. However, one roadway segment with project-related traffic volumes is already projected to operate at LOS E under buildout of existing General Plan land use designations (Lincoln Street) and the addition of project-related traffic would further degrade the service LOS to F. In addition, on SR 111 and SR 195, the LOS would be degraded from LOS D or better to LOS E. Without project details, it is not possible to know if physical improvements could be made that would result in less of an impact for these facilities. It is also not possible to know if other development in the vicinity would occur and help fund necessary system improvements. Therefore, the added increase in traffic volume resulting from future development associated with the increase in density/intensity potential on the neighborhood sites would be **significant and unavoidable**.

Mitigation Measures

None feasible.

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UTILITIES AND SERVICE SYSTEMS

Thresholds of Significance

The following table identifies the thresholds for determining the significance of an impact to utilities and service systems, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	Impact Analysis 3.17.1 in Section 3.0 – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Impact Analysis 4.8.21 and Impact Analysis 4.8.22	Wastewater Less than Significant Impact Water Less than Significant with Mitigation Incorporated
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Impact Analysis 3.17.3 in Section 3.0 – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	Impact Analysis 4.8.22	Less than Significant with Mitigation Incorporated
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.	Impact Analysis 4.8.21	Less than Significant Impact
6) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.	Impact Analysis 4.8.23	Less than Significant with Mitigation Incorporated

Threshold	Analysis	Determination
7) Comply with federal, state, and local statutes and regulations related to solid waste.	Impact Analysis 4.8.23	Less than Significant with Mitigation Incorporated

Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to exceed the capacity of utility and service systems in the Eastern Coachella Valley planning area based on generation factors identified by Riverside County.

Impact Analysis

Wastewater

Impact Analysis 4.8.21 Existing County regulations would ensure both adequate capacity for wastewater treatment and the protection of water quality consistent with all applicable wastewater treatment requirements. This impact would be **less than significant**. (Thresholds 2 and 5)

The potential for 73,131 additional residents would generate an increased demand for wastewater conveyance and treatment. The average wastewater generation rate for a residential unit in Riverside County is 230 gallons per day per capita, which could result in the generation of 3.598 million gallons per day (mgd) of wastewater.

Wastewater treatment services would be provided to future development on the neighborhood sites by the CVWD, which would continue to expand treatment capacities consistent with growth projections and associated increased demand. Water conservation methods (as discussed under **Impact Analysis 4.8.22**) and the increased use of reclaimed water would help decrease the need for treatment and storage capacity, and provide a beneficial reuse of water (County of Riverside 2015b).

GPA 960 Policy LU 22.2 requires that adequate and available septic facilities and capacity exist to meet the demands of the proposed land use (no similar RCIP GP Policy). The need for specific facilities/capacity is determined during the development review process. These measures are implemented, enforced, and verified through their inclusion into project conditions of approval. Additionally, Ordinance No. 659, DIF Program, is intended to mitigate growth impacts in Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. This would include any potential future expansion of CVWD wastewater treatment facilities. Future development would also be subject to Riverside County Ordinance No. 592, Regulating Sewer Use, Sewer Construction and Industrial Wastewater Discharges in County Service Areas. Ordinance No. 592 sets various standards for sewer use, construction, and industrial wastewater discharges to protect both water quality and the infrastructure conveying and treating these wastewaters by establishing construction requirements for sewers, laterals, house connections and other sewerage facilities and by prohibiting the discharge to any public sewer (which directly or indirectly connects to Riverside County’s sewerage system) any wastes that may have an adverse or harmful effect on sewers, maintenance personnel, wastewater treatment plant personnel or equipment, treatment plant effluent quality, public or private property or may otherwise endanger the public, the local environment, or create a public nuisance. As a result, this ordinance serves to protect water

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supplies, water and wastewater facilities, and water quality for both surface water and groundwater.

These existing County wastewater treatment requirements would ensure that adequate sewer capacity would be available to serve future development and that future development would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Therefore, this impact would be **less than significant**.

Mitigation Measures

None required.

Water Supply and Service

Impact Analysis 4.8.22 Compliance with these existing regulations and CVWD review will ensure that future development is not approved without adequate water supplies. Additionally, the CVWD UWMP has identified adequate water supplies and is actively managing the groundwater basin to ensure long-term hydrologic sustainability. As a result, this impact is considered to be **less than significant**. (Thresholds 2 and 4)

Potable water would be provided to future development on the neighborhood sites by the CVWD with groundwater from the Whitewater River basin. Using a residential generation factor of 1.01 AFY per dwelling units to determine projected theoretical water supply needs, the project-related increase of 15,645 dwelling units would result in the need for approximately 15,801 AFY beyond water supply demand originally anticipated (15,645 du x 1.01 AFY = 15,801.45 AFY).

Water agencies in the County generally operate on a 'will serve' capacity by planning and constructing infrastructure and hiring staff based on demand projections for their service areas. The County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process include a determination regarding the availability of water and sewer service. Therefore, the availability of adequate water service, including water supplies, would need to be confirmed by the CVWD prior to the approval of any future development on the neighborhood sites. In addition, GPA 960 Policy LU 22.2, requires proposed development projects to demonstrate adequate and available water facilities and capacity exist to meet the demands of the proposed land use. The need for specific measures is determined during the development review process. These measures are implemented, enforced, and verified through their inclusion into project conditions of approval. Additionally, Ordinance No. 659, DIF Program, is intended to mitigate growth impacts in Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. This would include any potential future expansion of CWD water supply facilities.

As discussed under the Setting sub-section above, the CVWD's UWMP demonstrates that the total projected water supplies available to CVWD will be sufficient to meet the total projected water demands of their customers during normal, single-dry, and multiple dry-year periods; however, actual water supply of the basin is dependent on replenishment and production by other water users of the groundwater basin (i.e. hydrologic balance of the groundwater basin and water management) as the basin is not adjudicated. The CVWD is currently implementing the Coachella Valley Water Management Plan Update (2012), which identifies a variety of alternative sources and strategies to meet the need for additional water supplies to both meet projected supply

demands and to manage current and future groundwater overdraft in the Whitewater River Subbasin (see **Tables 4.8-4** and **4.8-5**). Implementation of these planning efforts is projected to result in a 10 percent supply buffer by the year 2045.

Furthermore, compliance with County- and state-required water management and conservation regulations would assist in reducing the amount of water supplies required by future development on the neighborhood sites. These regulations are discussed in more detail in Section 2.3, Regulatory Framework. For example, GPA 960 Policy OS 2.2 (RCIP GP Policy OS 2.1) encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments. The County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process would ensure consistency with these County General Plan policies. Additionally, Ordinance No. 859, Water-Efficient Landscape Requirements requires new development projects to install water-efficient landscapes, thus limiting water applications and minimizing water runoff and water erosion in landscaped areas. Mitigation measure **MM 3.9.5** (see Section 3.0) ensures that applicants for future development would submit evidence to Riverside County that all applicable water conservation measures have been met.

Compliance with these regulations, mitigation measure **MM 3.9.5**, and CVWD review will ensure that future development is not approved without adequate water supplies and that the development would incorporate water conservation features consistent with County and CVWD standards. In addition, the CVWD UWMP has identified adequate water supplies and is actively managing the groundwater basin to ensure long-term hydrologic sustainability. As a result, this impact is considered to be **less than significant**.

Mitigation Measures

MM 3.9.5 (see Section 3.0)

Solid Waste

Impact Analysis 4.8.23

Adequate capacity is available at existing landfills to serve future development resulting from the increase in density/intensity potential on the neighborhood sites and future development would be required to meet County and state recycling requirements to further reduce demands on area landfill. Therefore, solid waste impacts would be **less than significant**. (Thresholds 6 and 7)

Riverside County uses a residential solid waste generation factor of 0.41 tons per dwelling unit. Using that factor, the potential 15,645 dwelling units would generate 6,414.45 tons of waste beyond that already planned for the sites (15,645 du x 0.41 tons per du = 6,414.45 tons).

As waste originating anywhere in Riverside County may be accepted for disposal at any of the landfill sites in the County, other landfills in the County could accept waste generated by the proposed project. As part of its long-range planning and management activities, the RCDWR ensures that Riverside County has a minimum of 15 years of capacity, at any time, for future landfill disposal. The 15-year projection of disposal capacity is prepared each year as part of the annual reporting requirements for the Countywide Integrated Waste Management Plan. The most recent 15-year projection submitted to the State Integrated Waste Management Board by the RCDWR indicates that no additional capacity is needed to dispose of countywide waste through 2024, with a remaining disposal capacity of 28,561,626 tons in the year 2024 (County of Riverside 2015).

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In addition, as discussed in **Impact 3.17.5** in Section 3.0, the county requires projects to be consistent with RCDWR's Design Guidelines for Refuse and Recyclables Collection and Loading Areas, as well as mandatory measures required as standard Conditions of Approval for new projects, including the provision of adequate areas for collecting and loading recyclable materials. Furthermore, all future development would be required to comply with mandatory commercial and multi-family recycling requirements of Assembly Bill 341. In Section 3.0, mitigation measure **MM 3.17.3** requires all future commercial, industrial, and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials and **MM 3.17.4** requires all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project. These requirements would apply to future development in the Eastern Coachella Valley Area Plan planning area and would reduce the demand on landfills serving the community.

Because there is adequate capacity at existing landfills to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and future development would be required to meet County and state recycling requirements to further reduce demands on area landfills, this impact would be **less than significant**.

Mitigation Measures

MM 3.17.3 and **MM 3.17.4** (see Section 3.0)

ENERGY CONSUMPTION

Thresholds of Significance

The following table identifies the thresholds for determining the significance of greenhouse gas impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Develop land uses and patterns that cause wasteful, inefficient, and unnecessary consumption of energy or construct new or retrofitted buildings that would have excessive energy requirements for daily operation.	Impact Analysis 3.18.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable

4.8 EASTERN COACHELLA VALLEY AREA PLAN

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4.9 LAKEVIEW NUEVO AREA PLAN

4.9.1 PROJECT DESCRIPTION

The project consists of revisions to the Lakeview/Nuevo Area Plan to articulate a more detailed vision for Lakeview and Nuevo’s future, as well as a change in land use designation and zone classification for 1,028 acres within the Lakeview/Nuevo Policy Area to Highest Density Residential (HHDR [20-40 DU/acre]] or Mixed-Use Area (MUA). Each of these components is discussed below.

TEXT REVISIONS

Proposed revisions to the Lakeview/Nuevo Area Plan implementing the HHDR and MUA neighborhoods, including revisions to Table 2: Statistical Summary of the Lakeview/Nuevo Area Plan, are shown below. Revisions are shown in underline and ~~striketrough~~; *italic* text is provided as context and is text as it currently exists in the Area Plan. The complete text of the Lakeview/Nuevo Area Plan, as revised by the proposed project, is included in **Appendix 2.1-1**.

Lakeview Town Center

Lakeview Town Center (Figure 3 – Detail), which includes seven HHDR and Mixed-Use Area neighborhoods, will assist in establishing balanced, mixed-use development patterns in the community of Lakeview. These neighborhoods are located in Lakeview’s historic core, southerly of Ramona Expressway, and near and along both sides of the San Jacinto River. Specific policies are provided herein relating to the envisioned land use objectives for the neighborhoods of Lakeview Town Center. Since Lakeview is envisioned to continue providing for rural lifestyles, as well as more urban development, in the future, policies have been provided to promote compatibility between major land use types.

The Mixed Use Areas described below will provide landowners with the opportunity to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and nonresidential development. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated designs.

Potential nonresidential uses include those traditionally found in a “downtown/Main Street” setting, including, for example, retail uses, eating and drinking establishments, personal services such as barber shops, beauty shops, and dry cleaners, professional offices, and public facilities including schools, together with places of assembly and recreational, cultural, and spiritual community facilities, integrated with small parks, plazas, and pathways or paseos. Together these

Note to reader: Section 3.0, Countywide Impact Analysis, of this EIR considers the cumulative effect of the proposed project on the County as a whole, as well as policies, programs, ordinances, and measures that apply to all projects countywide. The discussion in this section is focused solely on the localized environmental impacts foreseeable in connection to project-related changes to the Lakeview/Nuevo Area Plan. The section is organized as follows:

Section 4.9 Lakeview/Nuevo Area Plan

4.9.1 Project Description

Text Revisions – Includes the specific changes to the Area Plan that form the proposed project.

Change of Land Use Designation and Zone Classification – Describes changes in land use designation and zone classification proposed within the Area Plan.

NOP Comment Letters – Summary of the letters received in response to the Notice of Preparation pertaining to the Lakeview/Nuevo Area Plan.

4.9.2 Setting – Brief description of the existing environmental conditions in the Area Plan.

4.9.3 Project Impact Analysis

Thresholds of Significance

Methodology

Impact Analysis – Analysis of localized environmental impacts foreseeable in connection to project-related changes to the Lakeview/Nuevo Area Plan.

4.9.4 References

4.9 LAKEVIEW/NUEVO AREA PLAN

designated Mixed Use Areas will provide a balanced mix of jobs, housing, and services within compact, walkable neighborhoods that feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes such as grocery stores, pharmacies, places of assembly, schools, parks, and community or senior centers.

The County envisions that the future development of the community of Lakeview will be focused on the following three neighborhood groupings:

Lakeview Downtown Neighborhoods: (Lakeview/Reservoir Avenues West, Lakeview/Reservoir Avenues East, and Hansen/Palm Avenues Neighborhood (Neighborhoods 5, 6, and 7, respectively, as shown on Figure 3 – Detail), are located in the historic core of the community where Lakeview, Hansen, and Reservoir Avenues come together adjacent to the south side of Ramona Expressway, and north of Palm Avenue. The Lakeview/Reservoir Avenues East Neighborhood, located in the middle of these three neighborhoods, would be well suited for potential implementation of a “downtown/Main Street” style development that would allow for vertical integration of land uses, with residential dwelling units above retail establishments, or integrated side-by-side mixed use development. Nonresidential development in this area should maintain and enhance the walkability of this area. The Lakeview/Reservoir Avenues West Neighborhood is located nearby to the west. The Hansen/Palm Avenues Neighborhood is located toward the east, where it adjoins (across Hansen Avenue) a community park with a Little League baseball field. The policies pertaining to these three neighborhoods are described below:

Highest Density Residential (HHDR) areas:

The **Lakeview/Reservoir Avenues West Neighborhood** [Neighborhood 5] contains about 11 gross acres (about nine net acres) and is designated HHDR.

Policy:

LNAP 6.2 The Lakeview/Reservoir Avenues Neighborhood shall include 100% HHDR development.

The **Hansen/Palm Avenues Neighborhood** [Neighborhood 7] contains about eight gross acres (about nine net acres) and is designated HHDR.

Policy:

LNAP 6.3 The Hansen/Palm Avenues Neighborhood shall include 100% HHDR development.

Mixed-Use Area (MUA) area:

The **Lakeview/Reservoir Avenues East Neighborhood** [Neighborhood 6] contains about 16 gross acres (about 10 net acres) and is designated as a Mixed-Use area, with a minimum of 50% HHDR development required.

Policies:

LNAP 6.4 The Lakeview/Reservoir Avenues East Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

LNAP 6.5 Nonresidential uses should include a variety of other uses, potentially including, for example, retail activities serving the local population, office uses, services, and public facilities.

LNAP 6.6 Nonresidential uses in this neighborhood should be designed in a manner that would provide pedestrian linkages to maintain the walkable nature of this area.

LNAP 6.7 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in this neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in the neighborhood.

The following policies apply to all three Lakeview Downtown Neighborhoods:

LNAP 6.8 Residential uses in HHDR neighborhoods shall incorporate transitional buffers from other, adjacent land use types and intensities, including the use of such site design and use features as varied building heights and spacing, park and recreational areas, trails, and landscaping.

LNAP 6.9 All HHDR sites shall be designed to facilitate convenient pedestrian, bicycle, and other non-motorized vehicle access to the community's schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a daily basis.

LNAP 6.10 Legally existing uses may remain, or may be converted into other land use types consistent with these policies.

East of the River Mixed Use Neighborhoods: [River/Northeast Neighborhood and River/Southeast Neighborhood (Neighborhoods 3 and 4, respectively, as shown on Figure 3 – Detail)]. These neighborhoods are located southerly of Ramona Expressway, easterly of the San Jacinto River, northerly of 11th Street, and westerly of the historic core of the Lakeview community. The rural communities to the east of River/Southeast Neighborhood, which is located southerly of the Metropolitan Water District aqueduct, will be buffered from this higher density area by an approximately 1,000 foot wide area easterly of A Avenue, that is designated MDR.

Mixed-Use Areas (MUAs):

The River/Northeast Neighborhood [Neighborhood 3] contains about 200 gross acres (about 188 net acres) and is designated as a Mixed-Use Area, with a minimum of 50% HHDR development required.

Policy:

LNAP 6.11 The River/Northeast Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

LNAP 6.12 Commercial uses serving the highway traveler may be appropriate in the vicinity of Ramona Expressway.

The River/Southeast Neighborhood [Neighborhood 4] contains about 181 gross acres (about 169 net acres) and is designated as a Mixed-Use Area, with a minimum of 50% HHDR development required.

4.9 LAKEVIEW/NUEVO AREA PLAN

Policy:

LNAP 6.13 The River/Southeast Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

The following policies apply to both East of the River Mixed-Use Area neighborhoods:

LNAP 6.14 Highest Density Residential uses should be concentrated near (and ideally with a view of) the San Jacinto River, with access to potential trails along the river, but outside the boundaries of the 100-year floodplain.

LNAP 6.15 For residential development other than HHDR, a mix of higher density residential land uses is encouraged, generally ranging from 8 dwelling units per acre (HDR) up to VHDR (Very High Density Residential).

LNAP 6.16 Nonresidential uses should include a variety of other uses, potentially including, for example, commercial retail uses such as grocery stores and pharmacies, office uses such as professional services and financial institutions, public facilities, and recreational facilities. Southerly of the aqueduct, some land may be conserved as open space.

LNAP 6.17 Provisions should be made for community trails outside, but along or near, the east side of the San Jacinto River floodplain and along either or both sides of the Metropolitan Water District aqueduct property.

LNAP 6.18 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

LNAP 6.19 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

West of the River Mixed-Use Neighborhoods: [River/Northwest Neighborhood and River/Southwest Neighborhoods (Neighborhoods 1 and 2, respectively, as shown on Figure 3 – Detail)]. These neighborhoods are located southerly of Ramona Expressway and westerly of the San Jacinto River. The neighborhoods are separated by the east-west oriented Metropolitan Water District aqueduct property.

Mixed-Use Areas (MUAs):

The **River/Northwest Neighborhood** [Neighborhood 1] contains about 285 gross acres (about 265 net acres) and is designated as a Mixed-Use area, with a minimum of 25% HHDR development required.

LNAP 6.20 The River/Northwest Neighborhood shall include at least 25% HHDR development (as measured in both gross and net acres).

LNAP 6.21 Commercial uses serving the highway traveler may be appropriate in the vicinity of Ramona Expressway.

The River/Southwest Neighborhood [Neighborhood 2] contains about 235 gross acres (about 235 net acres) and is designated as a Mixed-Use Area, with a minimum of 25% HHDR development required.

LNAP 6.22 The River/Southwest Neighborhood shall include at least 25% HHDR development (as measured in both gross and net acres).

The following policies apply to both West of the River Mixed-Use Area neighborhoods:

LNAP 6.23 Highest Density Residential uses should be concentrated near (and ideally with a view of) the San Jacinto River, with access to potential trails along the river, but outside the boundaries of the 100-year floodplain.

LNAP 6.24 For residential development other than HHDR, a mix of residential densities is encouraged, generally ranging from 5 dwelling units per acre up to VHDR (Very High Density Residential).

LNAP 6.25 Nonresidential uses should include a variety of other uses, potentially including but not limited to commercial retail uses such as grocery stores and pharmacies, office uses such as professional services and financial institutions, public facilities, and recreational facilities.

LNAP 6.26 Provisions should be made for community trails outside, but along or near, the west side of the San Jacinto River floodplain and along either or both sides of the Metropolitan Water District aqueduct easement.

LNAP 6.27 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

LNAP 6.28 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

Nuevo Community (Western Area)

Nuevo Community (Western Area) (Figure 3 – Detail) includes two distinct neighborhoods located easterly of Dunlap Drive (a Secondary Highway) and its northerly extension (also the easterly boundary of the City of Perris), both of which are designated as Mixed Use Areas (MUA). Specific policies are included relating to the envisioned land use objectives for each Mixed Use Area. These Mixed Use Areas will provide landowners with the opportunity to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and nonresidential development. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated designs. Together these areas will provide a balanced mix of jobs, housing, and services within compact, walkable neighborhoods that feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes such as grocery stores, pharmacies, places of worship, schools, parks, and community or senior centers.

4.9 LAKEVIEW/NUEVO AREA PLAN

Mixed-Use Areas (MUAs):

The **Lemon-Dunlap Northeast Neighborhood** [Neighborhood 1] consists of about 71 gross acres (about 67 net acres) located easterly of Dunlap Drive, southerly of Orange Avenue (an Arterial), and northerly of Lemon Avenue. Much of this area was formerly an active poultry ranch. A new high school (under construction) adjoins the site to the west, within the City of Perris. The McCanna Hills Specific Plan is located to the north and east of this neighborhood, where areas within the specific plan located northerly of Orange Avenue are designated for residential development at a density of 5 to 8 dwelling units per acre.

Policies:

LNAP 6.29 The Lemon-Dunlap Northeast Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

LNAP 6.30 In addition to HHDR development, a mix of residential densities is encouraged, ranging from 5 dwelling units per acre up to VHDR (Very Highest Density Residential). Nonresidential uses should include, but are not limited to a variety of other uses, such as public facilities, recreational facilities, and neighborhood-serving uses such as grocery stores and pharmacies.

The **Nuevo Road East of Dunlap Corridor Neighborhood** [Neighborhood 2] consists of about 84 gross acres (about 78 net acres) located east of Dunlap Avenue, both northerly and southerly of Nuevo Road, an Arterial. Northerly of Nuevo Road, this area extends north approximately half the distance to Sunset Avenue and easterly about three-quarters of the distance to Foothill Avenue, a Secondary Highway (land within the adopted Lake Nuevo Village Specific Plan No. 251 is excluded); southerly of Nuevo Road, this neighborhood extends easterly about one-eighth mile beyond Foothill Avenue.

Policies:

LNAP 6.31 The Nuevo Road East of Dunlap Corridor Neighborhood shall include at least 75% HHDR development (as measured in both gross and net acres).

LNAP 6.32 In addition to HHDR development, a mix of residential densities is encouraged, ranging from 5 dwelling units per acre in areas set back from Nuevo Road up to VHDR (Very High Density Residential) uses. Nonresidential uses should include a variety of other uses, potentially including but not limited to commercial retail uses (both those serving motorists such as restaurants and those serving the community such as grocery stores and pharmacies), office uses such as professional services and financial institutions, public facilities, places of worship, and recreational facilities.

The following policies apply to both Nuevo Community (Western Area) Mixed-Use Area neighborhoods:

LNAP 6.33 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Nonresidential uses in this area should be designed in a manner that would provide pedestrian linkages so as to create a walkable area.

LNAP 6.34 Legally existing uses may remain, or may be converted into other land use types consistent with these policies.

LNAP 6.35 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

4.9 LAKEVIEW/NUEVO AREA PLAN

Table 2: Statistical Summary of Lakeview/Nuevo Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	1,802	90	275	90
Agriculture Foundation Component Sub-Total:	1,802	90	275	90
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	4,829	724	2,209	NA
Rural Mountainous (RM)	4,028	201	614	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Sub-Total:	8,857	925	2,823	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	1,450	508	1,548	NA
Very Low Density Residential (RC-VLDR)	2,091	1,568	4,782	NA
Low Density Residential (RC-LDR)	3,009	4,514	13,765	NA
Rural Community Foundation Sub-Total:	6,550	6,590	20,095	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	786	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	1,083	NA	NA	NA
Open Space-Water (OS-W)	212	NA	NA	NA
Open Space-Recreation (OS-R)	101	NA	NA	13
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	148	NA	NA	4
Open Space Foundation Sub-Total:	2,330	0	0	17
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	492	369	1,124	NA
Low Density Residential (LDR)	1,021	1,531	4,670	NA
Medium Density Residential (MDR)	4,359 3,381	14,348 12,798	43,756 39,028	NA
Medium-High Density Residential (MHDR)	370 327	2,408 2,214	7,344 6,478	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	66	1,127	3,437	NA
Highest Density Residential (HHDR)	0 19	0 581	0 1,771	NA
Commercial Retail ² (CR)	180 129	NA	NA	2,699 1,497
Commercial Tourist (CT)	8	NA	NA	137
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	1,140	NA	NA	14,655

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
Heavy Industrial (HI)	8	NA	NA	73
Business Park (BP)	258	NA	NA	4,209
Public Facilities (PF)	174 70	NA	NA	174 170
Community Center (CC)	131	681	2,078	1,497
Mixed Use Planning Area (MUPA)	0 1,056	0 12,700	0 44,399	0 761
Community Development Foundation Sub-Total:	8,207 8,206	20,464 31,911	62,409 102,985	23,444 23,443
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	27,746 <u>27,745</u>	28,069 <u>39,516</u>	85,602 <u>126,178</u>	23,551 <u>23,550</u>

CHANGE OF LAND USE DESIGNATION AND ZONE CLASSIFICATION

In addition to the proposed text revisions, the project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate approximately 1,028 acres of land within the Lakeview/Nuevo Area Plan to HHDR or MUA. The parcels identified for redesignation are separated into nine neighborhoods as shown in **Figures 4.9-1a** and **4.9-1b**. To implement the change in land use designation, the zoning classifications for these neighborhoods will be changed to the new Mixed Use zone classification (areas designated MUA) or the new R-7 zone classification (areas designated HHDR). Detailed information regarding specific parcels identified for changes in land use designation and zone classification are detailed in **Table 9** in **Appendix 2.1-2** of this EIR.

NOTICE OF PREPARATION COMMENTS

On July 7, 2015, a letter was received from Eric Flodine from the Strata Equity Group, Inc. stating the group’s support for the land use designations but stressing the importance of the aesthetics, land use/planning, population and housing, noise, recreation, and traffic portions of the EIR. All of these sections are addressed in this EIR.

On August 17, 2015, a comment letter was received from Jay Eastman from the Riverside Public Utilities. The Riverside Public Utilities acknowledges that Nuevo and Lakeview are outside of its sphere of influence but states that the updated Housing Element will result in an abundance of new houses.

On August 17, 2015, George Hauge, a Lakeview and Nuevo resident, sent a letter about traffic in the community and the impact that the updated Housing Element would have. His concern is how the EIR will address Senate Bills (SB) 30-18 and 375, and Assembly Bill 32. The commenter was also concerned about horse trails and how Villages of Nuevo will be impacted from this development.

On August 17, 2015, a letter from Michelle Hasson with the Airport Land Use Commission for Riverside County requested analysis of the March Air Base Reserve impacts from the proposed project.

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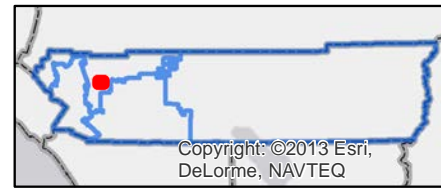
**Supervisorial District 5
Lakeview/Nuevo Area Plan**

**Riverside County
General Plan Housing Element**

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Water
- Area Plans
- Specific Plan

General Plan Land Use

- Very Low Density Residential
- RC-VLDR
- Low Density Residential
- RC-LDR
- Medium Density Residential
- Medium High Density Residential
- Very High Density Residential
- Commercial Retail
- Community Center
- Light Industrial
- Public Facilities
- Rural Residential
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Water



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Source: Riverside County 2015

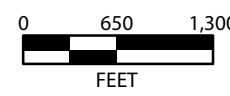
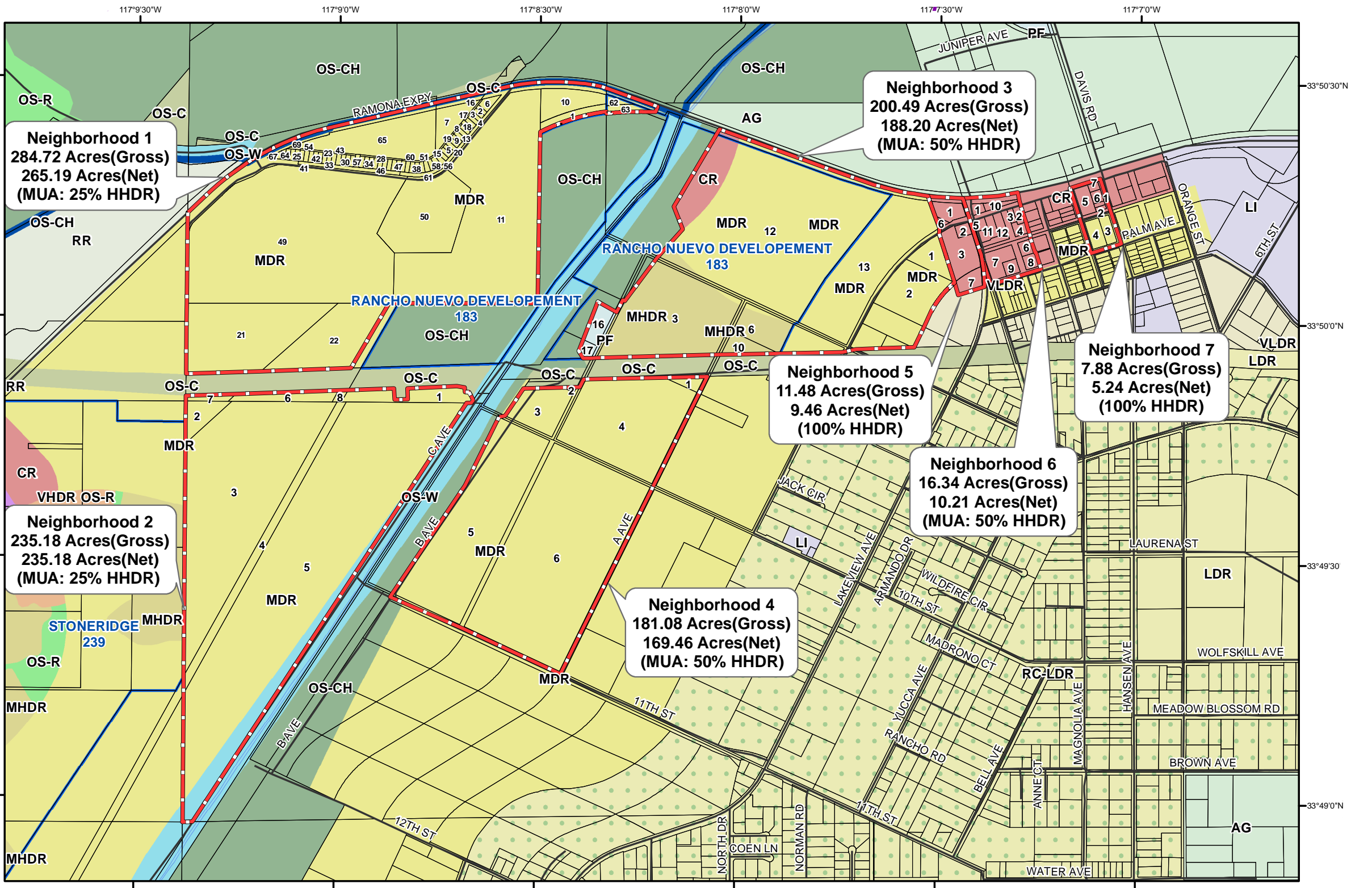


Figure 4.9-1b
Lakeview TC Neighborhood Sites

4.9.2 SETTING

The Lakeview/Nuevo Area Plan planning area is a broad valley lying between the Bernasconi Hills (to the west and northwest) and the Lakeview Mountains (to the east and southeast). The character of the area is rural with highly visible topography including sweeping vistas, rugged hills, and distinct rock outcroppings in all directions. This creates a visual contrast between the dry, brown hills and mountains and the green expanses of open fields and flatland trees. Traversing the valley is the San Jacinto River which, although dry much of the year, is one of the County's major watersheds. The river, in sections both semi-natural and channelized, runs northeast to southwest through the Lakeview/Nuevo Area Plan planning area (County of Riverside 2006).

The existing character of the Lakeview/Nuevo Plan Area planning area is that of a rural, rustic, and ranch area with single-story architecture, abundant open space, and small, informal commercial areas. Major land uses consist of a range of rural and low-density residential uses, agricultural uses and open fields, and a large thoroughbred horse ranch. Existing streetscapes have a definite rural character with few curbs, large setbacks, and a wide variety of fencing and wall types. Most of the existing residential lots are fenced. In general, both residential and commercial areas lack unifying streetscape amenities, creating an often incoherent and eclectic appearance (County of Riverside 2006).

NUEVO

The community of Nuevo is located between the San Jacinto River on the west and the foothills of the Lakeview Mountains on the east (see **Figure 4.9-2a**). Nuevo is a rural community with an equestrian focus. While there are some smaller parcels, the vast majority of lots are typically between .5 and 2 acres in size. The community of Nuevo is anchored by a small neighborhood village located at the intersection of Lakeview Avenue and Nuevo Road. This village includes local serving commercial uses, a school, a ball field, and a church. Surrounding the village are some of the smaller residential lots in the area. Community facilities, including a fire station, post office, and school, and a number of private equestrian facilities, are located in the area north of Nuevo Road. Nuevo Road and Lakeview Avenue are the major streets in Nuevo (County of Riverside 2015a).

LAKEVIEW

The community of Lakeview is located in the northeast corner of the Lakeview/Nuevo Area Plan planning area (see **Figure 4.9-2b**). Lakeview is characterized by predominantly residential and agricultural uses, with dairies and agricultural uses dominating the land north of Ramona Expressway and residential/equestrian uses south of the expressway. The residential uses in Lakeview are rural in nature and typically are located on lots between .5 and 2 acres in size. There is a small cluster of commercial uses at the intersection of Ramona Expressway and Hansen Avenue, and a prominent warehouse distribution center located on the eastern edge of the community. Hansen Avenue, which runs north-south, is the major roadway in Lakeview (County of Riverside 2015a).

SAN JACINTO RIVER

The San Jacinto River flows through the central portion of the Lakeview/Nuevo Plan Area planning area, westward from Lake Hemet in the Santa Rosa Mountains, through Canyon Lake, and then to Lake Elsinore. Currently, the San Jacinto River is a semi-natural watercourse that is normally dry; through some parts of the Lakeview/Nuevo planning area, the river is partially channelized with earthen levees. The lands adjacent to the river are currently vacant or agricultural in nature. The location of the 100-year floodplain is shown in **Figures 4.9-3a** and **4.9-3b**.

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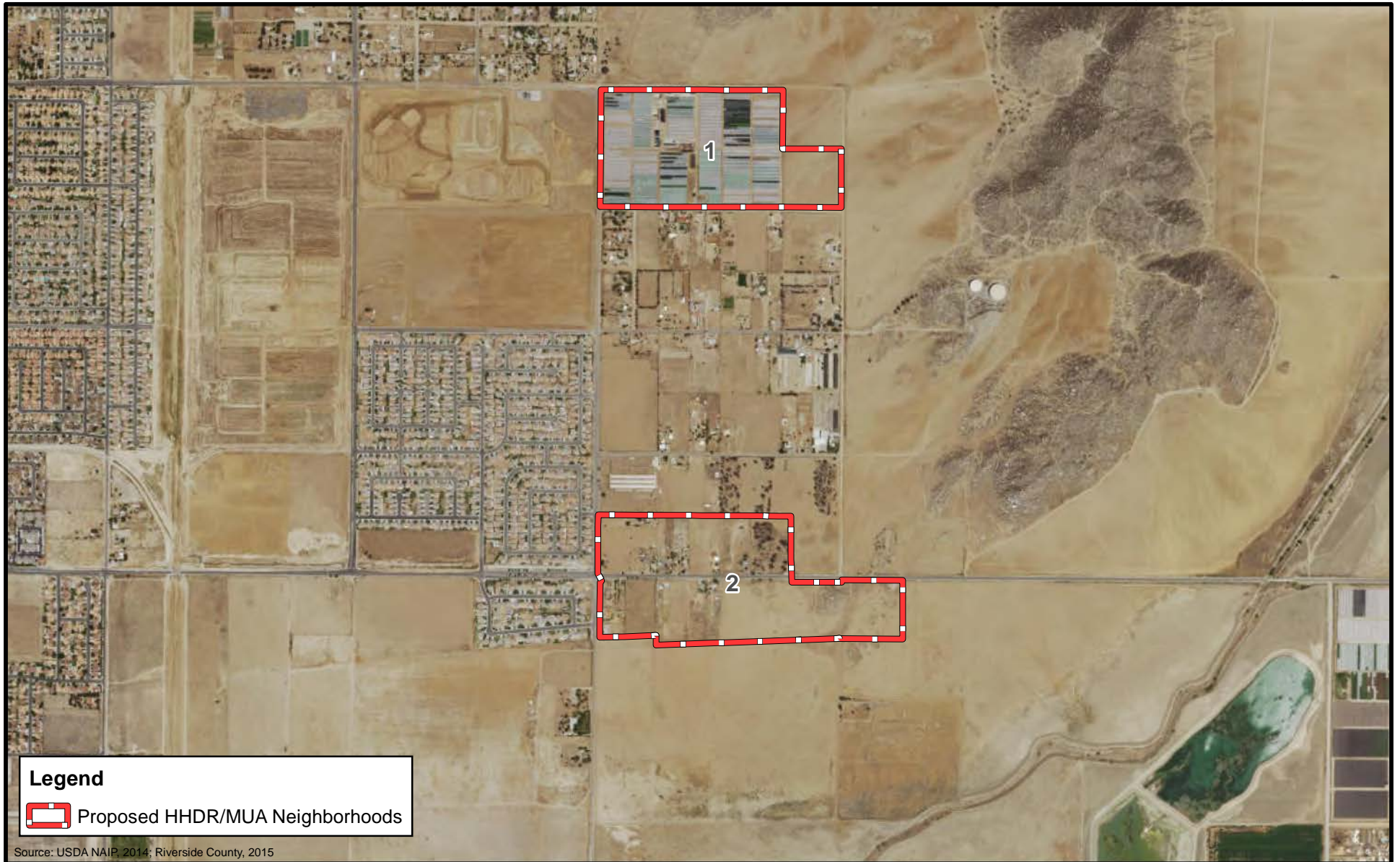


Figure 4.9-2a
Aerial of Nuevo Community, Western Area

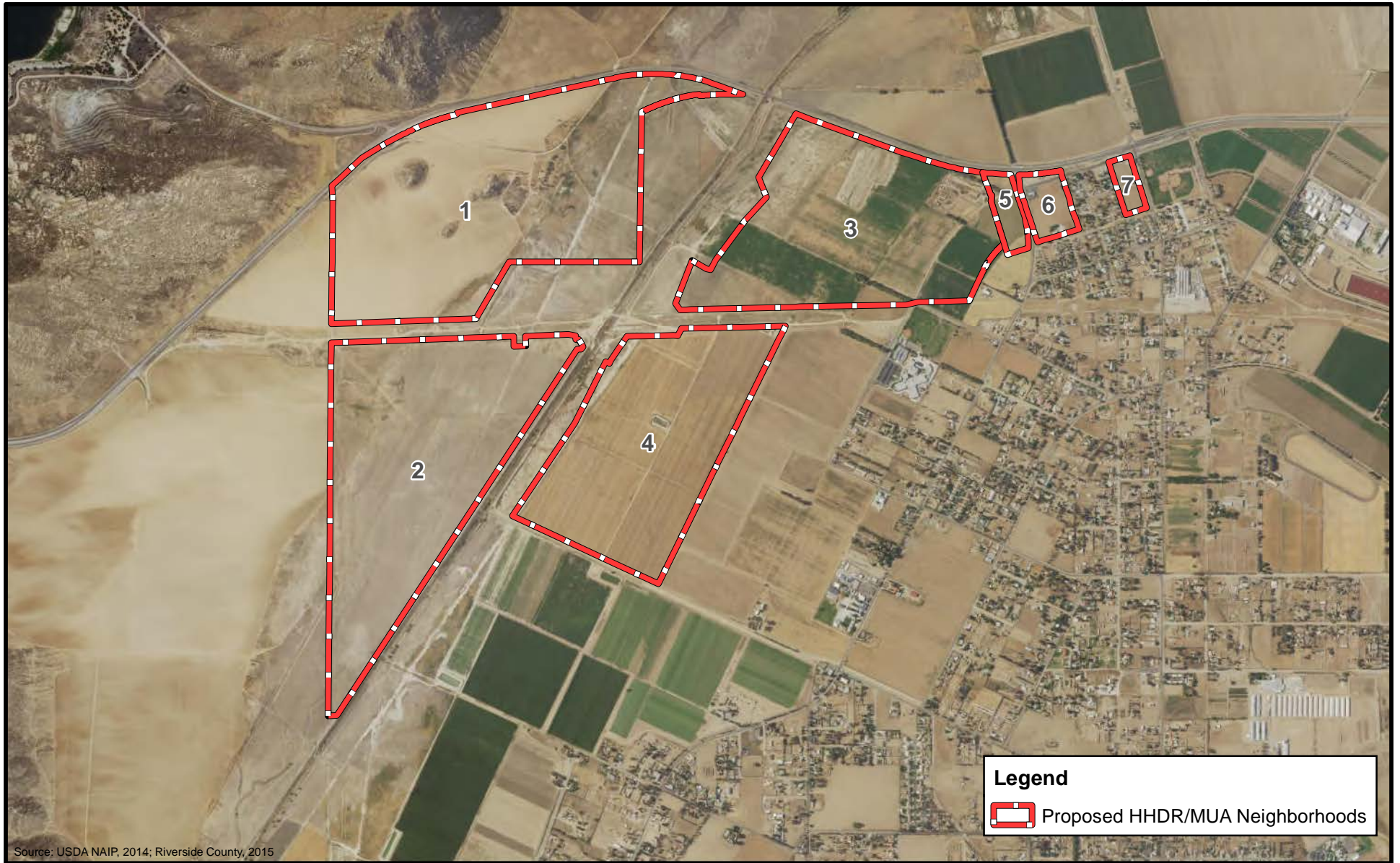


Figure 4.9-2b
Aerial of Lakeview Town Center

MARCH JOINT AIR RESERVE BASE

The former March Air Force Base is located northwest of the Lakeview/Nuevo Area Plan planning area. The base was established in 1918. In 1996, the land was converted to an Active Duty Reserve Base. A four-party Joint Powers Authority (JPA), comprising the County of Riverside and the cities of Moreno Valley, Perris, and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, known as the March Inland Port. The JPA's land use jurisdiction and March Joint Air Reserve Base encompass 6,500 acres of land, including the active cargo and military airport. The airfield consists of two runways. The primary runway (Runway 14-32) is oriented north-northwest/south-southwest and, at 13,300 feet, is the longest runway open to civilian use in the state. The second runway (Runway 12-30) is just over 3,000 feet; its use is and will continue to be restricted to military-related light aircraft (primarily Aero Club activity).

The majority of neighborhood site #2 within the Nuevo Community (Western Area) is located in Compatibility Zone D of the March Joint Air Reserve Base Airport Influence Area (RCALUC 2014).

PUBLIC SERVICES AND UTILITIES

Fire Protection

Three Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 90 at 333 Placentia Avenue in Perris; Station 101 at 105 S. F Street in Perris; and Station 3 at 30515 10th Street in Nuevo. Station 90 is staffed by one captain, one engineer, and one firefighter/Advanced Life Support (ALS) every day; Station 101 is staffed by one captain and/or engineer, and two firefighters/ALS every day; and Station 3 is staffed by one captain and/or engineer, and two firefighters/ALS every day. The average response time standards to the project areas are 5:15 minutes for Station 90; 5:43 minutes for Station 101; and 0:35 minutes for Station 3. All of the stations strive to meet these standards 90 percent of the time (RCFD 2015).

Law Enforcement

The Riverside County Sheriff's Department (RCSD) Perris Station, located at 137 N. Perris Blvd., Suite A in Perris, provides services to Lakeview, Nuevo, Canyon Lake, Gavilan Hills, Glen Valley, Homeland, Juniper Flats, Lake Matthews, Mead Valley, Menifee, Perris, Romoland, Winchester, and Woodcrest (RCSD 2015). The Forensic Services section, which is responsible for the collection, preservation, and identification of evidence for all sheriff stations in the western end of the County, also operates out of the Perris Station. The RCSD also operates five adult correction or detention centers and the Riverside County Probation Department operates the juvenile detention facilities (County of Riverside 2015b).

Public Schools

The project sites are within the boundaries of the Nuview Union School District (NUSD), which operates two K-5 schools, one 6-8 middle school and one charter high school. Schools serving the proposed neighborhood sites, along with the current enrollment and capacity numbers, are shown in **Table 4.9-1** below.

**TABLE 4.9-1
NUSD SCHOOLS SERVING PROPOSED PROJECT**

School	Address	Enrollment*	Capacity*	Existing Surplus/Deficit
Nuview Elementary School	29680 Lakeview Avenue, Nuevo, CA 92567	1,280	1,190	-90
Valley View Elementary	21220 Maurice Street, Nuevo, CA 92567			
Mountain Shadows Middle School	30401 Reservoir Avenue, Nuevo, CA 92567	376	848	472
Nuview Bridge Early College High School	30401 Reservoir Avenue, Nuevo, CA 92567	594	800	206
Totals		2,250	2,838	588

*2012-13

Source: SDFA 2012; NUSD 2015.

Parks and Recreation

The Bernasconi Hills are located within the Lake Perris State Recreation Area. A portion of these hills are located in the northwest corner of the Lakeview/Nuevo planning area. The Bernasconi Hills are barren, steep, and rugged peaks that are a stark contrast to Lake Perris, which is located immediately north of this planning area. The hills and lake offer opportunities for such outdoor recreational activities as camping, hunting, water sports, fishing, picnicking, and biking.

Water and Wastewater

The neighborhood sites are within the service area of the Eastern Municipal Water District (EMWD), one of the Municipal Water District’s (MWD) 26 member agencies. The EMWD potable water supply sources generally consists of water produced from potable water wells, desalination plants (fed by brackish water wells), recycled water, and imported water from the Colorado River Aqueducts and the State Water Project. The EMWD operates a number of water treatment/supply facilities. The Robert A. Skinner Water Treatment Plant, Perris/Menifee Desalters, and Perris Water Filtration Plant would service the proposed neighborhood sites. According to the Riverside County General Plan EIR No. 521 (SCH 200904105), the EMWD currently has an annual water supply of 213,000 acre feet during a year of average rainfall. EMWD’s annual water supply is anticipated to increase to 241,000 acre feet by the year 2020.

The EMWD treats approximately 46 million gallons of wastewater per day (mgd) via four active regional water reclamation facilities (RWRF) (EMWD 2015). The wastewater facility for the proposed neighborhood sites would be the Perris Valley RWRF, which has a current capacity of approximately 11 mgd (County of Riverside 2015b). According to the Riverside County General Plan EIR No. 521, the Perris Valley RWRF is anticipated to accommodate an expanded capacity of 30 mgd.

Solid Waste

The Riverside County Department of Waste Resources (RCDWR) operates six active landfills and contract services at one private landfill in the County; all private haulers serving unincorporated Riverside County ultimately dispose of their waste to County-owned or contracted facilities and, in general, waste originating anywhere in the County may be accepted for disposal at any of the landfill sites. In practice, however, each landfill has a service area in order to minimize truck traffic

and vehicular emissions (County of Riverside 2015b). The Lakeview and Nuevo communities, including the neighborhood sites, are within the service areas of the Badlands, Lamb Canyon, and El Sobrante Landfills.

Badlands Landfill

The Badlands Landfill is located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and is accessed from State Highway 60 at Theodore Avenue. The existing landfill encompasses 1,168.3 acres, of which 150 acres are permitted for refuse disposal and another 96 acres are designated for existing and planned ancillary facilities and activities. The landfill is currently permitted to receive 4,000 tons of refuse per day and has an estimated total capacity of approximately 17.620 million tons. During 2014, the Badlands Landfill accepted a daily average volume of 2,748 tons and a period total of approximately 843,683 tons. As of January 1, 2015, the landfill had a total remaining disposal capacity of approximately 6.478 million tons. The Badlands Landfill is projected to reach capacity in 2024. Further landfill expansion potential exists at the Badlands Landfill site (Merlan 2015).

Lamb Canyon Landfill

The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79), south of Interstate 10 and north of Highway 74. The landfill property encompasses approximately 1,189 acres, of which 580.5 acres encompass the current landfill permit area and approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive 5,000 tons of refuse per day and has an estimated total disposal capacity of approximately 15.646 million tons. During 2014, the Lamb Canyon Landfill accepted a daily average volume of 1,947 tons and a period total of approximately 597,739 tons. As of January 1, 2015, the landfill had a total remaining capacity of approximately 6.457 million tons. The current landfill remaining disposal capacity is estimated to last, at a minimum, until 2021. Landfill expansion potential exists at the Lamb Canyon Landfill site (Merlan 2015).

El Sobrante Landfill

The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc., and encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. According to Solid Waste Facility Permit # AA-33-0217 issued on September 9, 2009, the El Sobrante Landfill has a total disposal capacity of approximately 209.91 million cubic yards and can receive up to 70,000 tons of refuse per week, with 28,000 tons per week allotted for County refuse. The permit allows a maximum of 16,054 tons per day (tpd) of waste to be accepted into the landfill, due to the limits on vehicle trips. Of this, 5,000 tpd must be reserved for County waste, leaving the maximum commitment of non-County waste at 11,054 tpd. In 2014, the El Sobrante Landfill accepted a total of 584,719 tons of waste generated within Riverside County, and the daily average for in-County waste was 1,905 tons. As of January 1, 2015, the landfill had a remaining in-County disposal capacity of approximately 50.1 million tons. The landfill is expected to reach capacity in approximately 2045 (Merlan 2015).

4.9 LAKEVIEW/NUEVO AREA PLAN

4.9.3 PROJECT IMPACT ANALYSIS

As discussed in Section 2.2 of this EIR, at the time of the writing of this Draft EIR, the County had recently adopted GPA 960¹. Therefore, the project impact analysis below uses projections from, and references to, GPA 960. However, GPA 960 is currently in active litigation with an unknown outcome.

GPA 960 furthered the objectives and policies of the previously approved 2003 RCIP General Plan by directing future development toward existing and planned urban areas where growth is best suited to occur (Chapter 2, Vision Statement of the 2003 RCIP General Plan). The proposed project continues the process initiated with the 2003 General Plan and furthered by the current General Plan by increasing density in areas where existing or planned services and existing urban development suggest that the potential for additional homes is warranted. Because the outcome of the litigation is uncertain, and as the proposed project furthers goals of the previous and the current General Plan, policy numbers for both documents are listed in the analysis for reference purposes.

Both GPA 960 and the 2003 RCIP General Plan anticipated urban development on the neighborhood sites affected by the proposed project. As such, the site development environmental effects and determinations below would not differ substantially from either the 2003 RCIP General Plan or the current General Plan.

AESTHETICS, LIGHT, AND GLARE

Thresholds of Significance

The following table identifies the thresholds for determining the significance of an aesthetic or visual resource impact, based on the California Environmental Quality Act (CEQA) Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Have a substantial adverse effect on a scenic vista.	Impact Analysis 4.9.1	Less than Significant with Mitigation Incorporated
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	Impact Analysis 4.9.2	Less than Significant Impact
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	Impact Analysis 4.9.3	Less than Significant with Mitigation Incorporated
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Impact Analysis 4.9.4	Less than Significant Impact

¹ December 8, 2015

Methodology

All of the neighborhood sites in the Lakeview/Nuevo community are designated by GPA 960 and classified for varying levels of urban development, including medium-density and medium-high density residential, public facilities, and commercial uses (see Table 9 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Lakeview/Nuevo community for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 (State Clearinghouse Number [SCH] 2009041065) prepared for the GPA 960, as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from buildout of GPA 960 to a less than significant level (County of Riverside 2015, pp. 4.4-39 and -40). EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

Impact Analysis

Impact Analysis 4.9.1 Future development facilitated by the project would represent an increase in density, massing, and height beyond that originally considered for the neighborhood sites and could thus have adverse effects to scenic vistas. This impact would be reduced to a **less than significant** level. (Threshold 1)

Future development under the HHDR or MUA designations/zone classifications would include apartments and condominiums, multistory (3+) structures, and mixed-use development. The new R-7 and MUA zone classifications allow buildings and structures up to 50 feet in height, minimum front and rear setbacks of 10 feet for buildings that do not exceed 35 feet in height, and side yard setbacks of 5 feet for buildings that do not exceed 35 feet in height. This development would represent an increase in density, massing, and height beyond that originally considered for the neighborhood sites and could thus have adverse effects to scenic vistas by altering open views to more urban, higher-density development with views partially obscured by structures.

As discussed in **Impact Analysis 3.1.1** in Section 3.0, the General Plan has policies that govern visual impact of all new development, including future development in the Lakeview/Nuevo Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. In addition, mitigation measure **MM 3.1.1** (see Section 3.0) requires future development to consider various factors during the development review process, several of which would protect scenic vistas including the scale, extent, height, bulk, or intensity of development; the location of development; the type, style, and intensity of adjacent land uses; the manner and method of construction; the type, location, and manner of illumination and signage; the nature and extent of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vistas or aesthetic resources.

Compliance with General Plan regulations, as well as implementation of **MM 3.1.1**, would ensure that future development facilitated by the increase in density/intensity potential would not have a substantial adverse effect on a scenic vista. Therefore, this impact would be reduced to a **less than significant** level.

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Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.9.2 Compliance with existing County policies would ensure that trees, rock outcroppings, and historical buildings within a state scenic highway are not adversely impacted by this project or future development. As a result, impacts would be considered **less than significant**. (Threshold 2)

The Ramona Expressway is a County-eligible scenic highway in the Lakeview/Nuevo Area Plan planning area; all of the neighborhood sites within the Lakeview Town Center community are either adjacent to or visible from Ramona Expressway. Lakeview/Nuevo Area Plan Policy LNAP 11.1 requires the scenic highways in the Lakeview/Nuevo planning area to be protected from change that would diminish the aesthetic value of views of the Bernasconi Hills, the San Jacinto River, the Mystic Lake Corridor, and the San Jacinto Wildlife Area in accordance with the Scenic Highways section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements. GPA 960 Policy LU 14.3 (RCIP GP Policy LU 15.3) requires that the design and appearance of new landscaping, structures, equipment, signs, or grading within designated and eligible state and County scenic highway corridors are compatible with the surrounding scenic setting or environment and GPA 960 Policy LU 14.4 (RCIP GP Policy LU 15.4) requires a 50-foot setback from the edge of the right-of-way for new development adjacent to designated and eligible state and County scenic highways. These design requirements would be reviewed for each project during consideration of future development projects. Compliance with these policies would ensure that future development would preserve scenic resources along Ramona Expressway and would not detract from the area's scenic qualities as viewed from the expressway. As a result, impacts would be considered **less than significant**.

Mitigation Measures

None required.

Impact Analysis 4.9.3 Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would permanently alter the existing visual character of the neighborhood sites and the surrounding area. This impact would be reduced to a **less than significant** level. (Threshold 3)

Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would result in the development of apartments and condominiums, including multi-story structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). This would permanently alter the existing visual character of the neighborhood sites and the surrounding area from small-town urban uses with open views of the surrounding Bernasconi Hills, the San Jacinto River, and other features to more urban, higher-density development with views partially obscured by structures. The County's General Plan anticipated development of the neighborhood sites with urban uses; however, the land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density and massing beyond that originally considered.

As discussed in **Impact Analysis 3.1.1** in Section 3.0, the General Plan has policies that govern visual impact of all new development, including future development in the Lakeview/Nuevo Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. The Countywide Design Standards and Guidelines include requirements that address scale, intensity, architectural design, landscaping, sidewalks, trails, community logo, signage, and other visual design features, as well as standards for backlighting and indirect lighting to promote "night skies." Typical design modifications would include stepped setbacks for multi-story buildings, increased landscaping, decorative walls and roof design, and themed signage.

In addition, neighborhood sites 5, 6, and 7 in the Nuevo Community (Western Area) are located in the rural area where the Lakeview/Nuevo Design Guidelines apply. Future developments on these sites would be reviewed by the Riverside County Planning Department for consistency with the Design Guidelines for streetscape improvements, architectural details, fences and walls, and landscaping, as well as for buffer and transition areas along community edges and transition areas. Buffers preserve the character of existing rural areas by preventing abrupt visual and functional transitions and the architectural guidelines ensure new development reflects the rural and rustic nature of the community.

Existing County policies, implementation of **MM 3.1.1**, and the Lakeview/Nuevo Design Guidelines would reduce aesthetic impacts by ensuring that future development is designed to be compatible with the surrounding uses and would not substantially degrade the existing visual character or quality of the neighborhood sites. Therefore, this impact would be reduced to a **less than significant** level.

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.9.4 The land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density, and thus an increase in lighting and glare. Increased nighttime lighting could adversely affect the Palomar Observatory. This impact would be reduced to a **less than significant** level. (Threshold 4)

The land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density, and thus an increase in lighting and glare, beyond that originally considered for the neighborhood sites. Additionally, the neighborhood sites are within Observatory Restriction Zone B of the Palomar Observatory and increased nighttime lighting could obstruct or hinder the views from the observatory.

Lakeview/Nuevo Area Plan Policy LNAP 8.1 requires development to adhere to the lighting requirements of County ordinances for standards intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory. County Ordinance No. 655 addresses standards for development within 15 to 45 miles of the Palomar Observatory by requiring, among other things, the use of low-pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/industrial uses in order to reduce lighting impacts on the observatory. Therefore, Ordinance No. 655 Observatory Restriction Zone B standards would apply to future development under the project.

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As previously described, GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1) requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area, which includes mitigating lighting impacts on surrounding properties. Additionally, County Ordinance No. 915, Regulating Outdoor Lighting, establishes a countywide standard for outdoor lighting that applies to all future development under the project. The ordinance regulates light trespass in areas that fall outside of the 45-mile radius of Ordinance No. 655 and requires all outdoor luminaries to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way.

Compliance with these County policies and regulations would ensure that new sources of lighting resulting from future development associated with the project would not adversely affect day or nighttime views in the area and would not adversely affect the Palomar Observatory. Therefore, this impact would be considered **less than significant**.

Mitigation Measures

None required.

AGRICULTURAL AND FORESTRY RESOURCES

Thresholds of Significance

The following table identifies the thresholds for determining the significance of an agricultural and/or forestry resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	There is no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or adjacent to the neighborhood sites (County of Riverside 2015b).	No Impact
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	The zoning classifications of the neighborhood sites include Rural Residential, Scenic Highway Commercial, Specific Plan, various residential, and Residential Agricultural classifications. None of the neighborhood sites are enrolled in a Williamson Act contract. Therefore, no conflict with agricultural zoning, use or Williamson Act contract would occur (County of Riverside 2015b).	No Impact
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include Rural Residential, Scenic Highway Commercial, Specific Plan, various residential, and Residential Agricultural classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	No Impact
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include Rural Residential, Scenic Highway Commercial, Specific Plan, various residential, and Residential Agricultural classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	No Impact
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	There is no farmland or forestland present on the neighborhood sites (County of Riverside 2015b).	No Impact

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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.	Impact Analysis 3.3.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, County-wide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	Impact Analysis 3.3.2 and 3.3.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, County-wide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable
3) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	Impact Analysis 3.3.4 in Section 3.0 – Cumulative impacts are analyzed in Section 3.0, County-wide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable
4) Expose sensitive receptors to substantial pollutant concentrations.	Impact Analysis 3.3.5 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, County-wide Impact Analysis.	Less Than Cumulatively Considerable with Mitigation Incorporated
5) Create objectionable odors affecting a substantial number of people.	Impact Analysis 3.3.6 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, County-wide Impact Analysis.	Less Than Cumulatively Considerable with Mitigation Incorporated

BIOLOGICAL RESOURCES

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a biological resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or the US Fish and Wildlife Service (USFWS).	Impact Analysis 4.9.5	Less than Significant Impact
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	Impact Analysis 4.9.6	Less Than Significant With Mitigation Incorporated
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	Impact Analysis 4.9.6	Less Than Significant With Mitigation Incorporated
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Impact Analysis 4.9.7	Less than Significant Impact
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Impact Analysis 3.4.5 in Section 3.0 – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	No Impact
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	Impact Analysis 4.9.8	Less than Significant Impact

Methodology

The impact analysis below utilized data from the two multiple species habitat conservation plans (MSHCPs) in Riverside County (WRC-MSHCP and CV-MSHCP), as well as the biological resources analysis conducted for the General Plan EIR No. 521 and EIR No. 441 to determine whether the

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proposed increase in density/intensity potential resulting from the project would result in a significant impact. General Plan EIR No. 521 determined that existing mitigation and regulatory compliance measures would reduce to below the level of significance adverse impacts to biological resources resulting from buildout of land uses currently designated in the General Plan (County of Riverside 2015). EIR No. 441 identified that buildout of the 2003 RCIP GP would result in significant and unavoidable impacts to biological resources (County of Riverside 2002).

Impact Analysis

Impact Analysis 4.9.5 Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the WRC-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold 1)

All of the neighborhood sites are located within the boundaries of the WRC-MSHCP, which provides for the protection of sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands (Conservation Area). The WRC-MSHCP defines two distinct processes to determine a development project's consistency, dependent on whether the project is located within or outside of a Criteria Area. Criteria Areas consist of 160-acre 'cells' with specific conservation objectives. The majority of the neighborhood sites are located partially or fully within Criteria Areas. The Cell numbers and Cell Groups² for the parcels within the neighborhood sites are shown in **Appendix 4.0-1**. The Criteria Area does not impose land use restrictions; however, development projects inside Criteria Areas are subject to the Habitat Acquisition and Negotiation Strategy (HANS), a consistency analysis based on an examination of the MSHCP reserve assembly, other plan requirements, and the Joint Project Review process and permittee MSHCP findings.

Depending on the location of a development project, certain biological studies may also be required for WRC-MSHCP compliance. These studies may identify the need for specific measures to avoid, minimize, and reduce impacts to covered species and their habitat. As shown in **Appendix 4.0-1**, depending on site conditions, surveys could be required on the neighborhood sites for a variety of animal and plant species, including: burrowing owl, San Jacinto Valley crowscale, Parish's brittlescale, Davidson's saltscale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's goldfields, little mousetail, mud nama, L.A. pocket mouse, Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California orcutt grass, and Wright's trichocoronis.

According to the WRC-MSHCP, the review of a site for consistency with the MSHCP criteria is properly made when the site is initially converted from vacant to developed land (WRCRCA 2003). As the project does not propose any specific development, review for MSHCP criteria for sites in the Criteria Area, as well as any required surveys, would occur at the time future development of the neighborhood sites is proposed. Through implementation of these requirements, development projects inside Criteria Areas can be found consistent with the WRC-MSHCP.

Development of property outside of the MSHCP Conservation Area (both within and outside of the Criteria Area) receive Take Authorization for Covered Species Adequately Conserved, provided payment of a mitigation fee is made (or any credit for land conveyed is obtained) and compliance with the HANS Process (as outlined in Section 6.0 of the MSHCP) occurs. Payment of the mitigation fee and compliance with the requirements of Section 6.0 are intended to provide

² A Cell is a unit within the Criteria Area; a Cell Group is an identified grouping of Cells within the Criteria Area.

full mitigation under CEQA, the National Environmental Policy Act (NEPA), the federal Endangered Species Act (ESA), and the California Endangered Species Act (CESA) for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the US Fish and Wildlife Service, the California Department of Fish and Wildlife (CDFW), and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP (WRRCRA 2003).

Therefore, impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the WRC-MSHCP would be deemed **less than significant** because of their MSHCP compliance.

Mitigation Measures

None required.

Impact Analysis 4.9.6 Impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level. (Thresholds 2 and 3)

As described above, all of the neighborhood sites are located within the boundaries of the WRC-MSHCP, which is designed to ensure conservation of covered species as well as the natural communities on which they depend, including riparian habitat and other sensitive habitats. In addition, as discussed further in Section 3.0, Countywide Impact Analysis, future development under the project would be required to comply with regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act and US Army Corps of Engineers protocol (Clean Water Act Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the CDFW and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.3** and **MM 3.4.5** (see Section 3.0) require an appropriate assessment to be prepared by a qualified professional as part of Riverside County's project review process if site conditions (for example, topography, soils, or vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands. The measures require project-specific avoidance measures to be identified or the project applicant to obtain the applicable permits prior to the issuance of any grading permit or other action that would lead to the disturbance of the riparian resource and/or wetland. Compliance with the above-listed existing regulations, as well as implementation of mitigation measures **MM 3.4.3** and **MM 3.4.5**, would ensure that impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level.

Mitigation Measures

MM 3.4.5 and **MM 3.4.6** (see Section 3.0)

Impact Analysis 4.9.7 Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the WRC-MSHCP. However, compliance with existing laws and regulatory programs would ensure that this impact is **less than significant**. (Threshold 4)

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Residential development has the potential to result in the creation of new barriers to animal movement in the urbanizing areas. However, impacts to wildlife movement associated with development in the western Riverside County are mitigated due to corridors and linkages established by the WRC-MSHCP. The WRC-MSHCP establishes conservation areas and articulates objectives and measures for the preservation of core habitat and the biological corridors and linkages needed to maintain essential ecological processes in the plan area. In addition, the WRC-MSHCP protects native wildlife nursery sites by conserving large blocks of representative native habitats suitable for supporting species' life-cycle requirements and the essential ecological processes of species that depend on such habitats. The EIR for the WRC-MSHCP concluded that the plan provides for the movement of species through established wildlife corridors and protects the use of native wildlife nursery sites (County of Riverside 2015b). The proposed neighborhood sites are not within a WRC-MSHCP Conservation Area and are in an area planned for urban development. As previously described, review for site-specific requirements under the WRC-MSHCP, as well as payment of the development mitigation fee, would occur at the time future development of the neighborhood sites is proposed. With payment of the mitigation fee and compliance with the requirements of the WRC-MSHCP, a project may be deemed compliant with CEQA, NEPA, CESA, and ESA, and impacts to covered species and their habitat would be deemed less than significant.

Therefore, impacts to movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the WRC-MSHCP resulting from future development projects that are consistent with the WRC-MSHCP would be deemed **less than significant** because of their MSHCP compliance.

Mitigation Measures

None required.

Impact Analysis 4.9.8

Future development accommodated by the proposed project would be located in an area covered by the WRC-MSHCP. Future development would be required to comply with the policy provisions of the WRC-MSHCP. This impact is **less than significant**. (Threshold 6)

As explained above, the WRC-MSHCP applies to the neighborhood sites. Future development accommodated by the proposed project would be required, through Riverside County standard conditions of approval, to comply with review for site-specific requirements under the WRC-MSHCP, as well as payment of the development mitigation fees. With payment of the mitigation fee and compliance with any site-specific requirements, future development projects would be in compliance with the WRC-MSHCP, as well as with CEQA, NEPA, CESA, and ESA. This impact would be **less than significant**.

Mitigation Measures

None required.

CULTURAL RESOURCES

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a cultural resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.	Impact Analysis 3.5.1 in Section 3.0 – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less Than Cumulatively Considerable with Mitigation Incorporated
2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	Impact Analysis 3.5.2 in Section 3.0 – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less Than Cumulatively Considerable with Mitigation Incorporated
3) Disturb any human remains, including those interred outside of formal cemeteries.	Impact Analysis 3.5.3 in Section 3.0 – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less Than Cumulatively Considerable with Mitigation Incorporated

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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"> a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to California Geological Survey (formerly Division of Mines and Geology) Special Publication 42. b) Strong seismic ground shaking. c) Seismic-related ground failure, including liquefaction. d) Landslides. 	<p>Impact Analysis 3.6.1 and 3.6.2 in Section 3.0 – All unincorporated areas of the County (regardless of the location of the neighborhood site) are subject to seismic hazards as damaging earthquakes are frequent, affect widespread areas, trigger many secondary effects, and can overwhelm the ability of local jurisdictions to respond (County of Riverside 2014). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less Than Cumulatively Considerable with Mitigation Incorporated</p>
<p>2) Result in substantial soil erosion or the loss of topsoil.</p>	<p>Impact Analysis 3.6.3 in Section 3.0 – Because human activities that remove vegetation or disturb soil are the biggest contributor to erosion potential, areas exposed during future development activities accommodated by the proposed project would be prone to erosion and loss of topsoil. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less Than Cumulatively Considerable with Mitigation Incorporated</p>
<p>3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.</p>	<p>Impact Analysis 3.6.4 in Section 3.0 – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and county would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less Than Cumulatively Considerable with Mitigation Incorporated</p>

Threshold	Analysis	Determination
<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>Impact Analysis 3.6.4 in Section 3.0 – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less Than Cumulatively Considerable with Mitigation Incorporated</p>
<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>Impact Analysis 3.6.5 in Section 3.0 – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less Than Cumulatively Considerable</p>
<p>6) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>Impact Analysis 3.6.6 in Section 3.0 – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for paleontological resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less Than Cumulatively Considerable</p>

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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.	Impact Analysis 3.7.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable
2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Impact Analysis 3.7.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Cumulatively Considerable and Significant and Unavoidable

HAZARDS AND HAZARDOUS MATERIALS

Thresholds of Significance

The following table identifies the thresholds for determining the significance of hazardous material or hazard impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Impact Analysis 3.8.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Impact Analysis 3.8.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	Impact Analysis 3.8.2 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.	The DTSC EnviroStor database was reviewed and compared to the neighborhood sites. No open/active hazardous materials sites are located on the neighborhood sites. Therefore, the project would not create a significant hazard to the public or the environment as a result of being located on an existing hazardous materials site (DTSC 2015).	No Impact
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Impact Analysis 4.9.9	Less than Significant Impact
6) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	No Impact
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Impact Analysis 3.8.4 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable

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8) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	The neighborhood sites are not located in a wildfire hazard severity zone (County of Riverside 2015a).	No Impact
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Methodology

The impact analysis below utilized data from the General Plan EIR No. 521 and EIR No. 441 to determine whether the proposed increase in density/intensity potential resulting from the project would result in a significant impact.

Impact Analysis

Impact Analysis 4.9.9

Future development resulting from the project would be required to comply with the March Joint Air Reserve Base Airport Compatibility Plan, along with policies related to airports in the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan. Therefore, the project will not result in an airport-related safety hazard for people residing or working in the project area. This is a **less than significant** impact. (Threshold 5)

The majority of Neighborhood site 2 in the Nuevo Community (Western Area) is located in Compatibility Zone D of the March Joint Air Reserve Base Airport Influence Area (County of Riverside 2015a). The proposed project would result in an increase in density/intensity potential on Neighborhood site 2, facilitating the future development of mixed-use development incorporating high-density residential development. According to Airport Land Use Compatibility Criteria (County of Riverside 2015a), residential density greater than 5.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres) is permitted in Zone D. However, it should be noted that building height limit in Zone D is set at a maximum of 100 feet. Furthermore, according to the Airport Land Use Compatibility Plan's (ALUCP) Compatibility Guidelines for Specific Land Uses, high-density residential development (greater than 15 dwelling units per acre) is generally compatible in Zone D (RCALUC 2004). Similarly, commercial and industrial uses, which could be included within future mixed-use developments under the project, are either generally compatible or potentially compatible within restrictions in Zone D (RCALUC 2004).

March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan

Lakeview and Nuevo Area Plan Policy L NAP 3.1 requires development, including future development resulting from the project, to comply with the policies in the ALUCP for the March Air Reserve Base, as well as with policies related to airport safety in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan (see Section 2.2, Regulatory Framework). These policies would ensure that future development proposals on the neighborhood sites would be subject to review by the Riverside County Airport Land Use Commission (ALUC), which seeks to ensure safety and minimize risks both to people and property in the vicinity of airports. Adopted ALUCP policies include compatibility criteria and conditions of approval for development with regulations governing such issues as development intensity, density, and height of structures. General Plan Policy LU 1.8 mitigates airport-related safety hazards by requiring review of land use proposals around airports to ensure that potential safety concerns are addressed. Policy LU 15.1 mitigates airport-related safety hazards by allowing airports to continue to operate while an operator addresses safety impacts, which in turn, reduces risks to surrounding land uses by providing

an incentive to encourage airport operators to maintain adequate safety systems. Policies LU 15.1, 15.2, 15.7–15.9, and 31.2 mitigate airport-related safety hazards by requiring that development proposals located within the boundaries of an airport land use plan be consistent with said plan prior to approval in an effort to prevent land use conflicts and reduce potential impacts.

March Joint Powers Authority policies also include compatibility criteria and conditions of approval for development with regulations governing such issues as development intensity, density, and height of structures. General Plan Policy LU 2.21 mitigates airport-related safety hazards by allowing airports to continue to operate while an operator addresses safety impacts, which in turn, reduces risks to surrounding land uses by providing an incentive to encourage airport operators to maintain adequate safety systems. Policies LU 2.1 through 2.6 mitigate airport-related safety hazards by requiring that development proposals located within the boundaries of an airport land use plan be consistent with said plan prior to approval in an effort to prevent land use conflicts and reduce potential impacts.

Compliance with the ALUCP, along with the existing County General Plan policies identified above, would ensure that the increase in density/intensity potential on the neighborhood sites would not result in an airport-related safety hazard. Therefore, this impact would be considered **less than significant**.

Mitigation Measures

None required.

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HYDROLOGY AND WATER QUALITY

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a hydrology or water quality impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	Impact Analysis 3.9.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	Impact Analysis 4.9.22 in Utilities and Service Systems sub-section	Less than Significant with Mitigation Incorporated
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Impact Analysis 3.9.5 in Section 3.0 – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be	Less than Cumulatively Considerable with Mitigation Incorporated

	determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	
6) Otherwise substantially degrade water quality.	Impact Analysis 3.9.6 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	Impact Analysis 4.9.10	Less than Significant with Mitigation Incorporated
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	Impact Analysis 4.9.10	Less than Significant with Mitigation Incorporated
9) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Impact Analysis 4.9.10	Less than Significant with Mitigation Incorporated
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to seiche, tsunami, or mudflow (County of Riverside 2015a).	No Impact

METHODOLOGY

The impact analysis below utilized data from the General Plan EIR No. 521 and EIR No. 441 to determine whether the proposed increase in density/intensity potential resulting from the project would result in a significant impact.

Impact Analysis

Impact Analysis 4.9.10 Future development facilitated by the project would result in the placement of housing and structures within a 100-year floodplain and an identified dam failure inundation area. However, the County’s preapplication procedure would ensure protection of future development against flood hazards. Therefore, this is a **less than significant** impact. (Thresholds 7 through 9)

Portions of the neighborhood sites in the Lakeview Town Center are within the 100-year floodplain area as shown by FEMA (**Figures 4.9-3a and 3b**). In addition, failure of the Lake Perris Dam may cause flooding along the 100-year floodplain and into developed areas.

All future development would go through the County’s preapplication review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348), and development review process, which would ensure consistency with all County General Plan policies and regulations

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intended to protect against flood hazards. For example, GPA 960 Policy S 4.1 (RCIP GP Policy S 4.1) states that new construction within 100-year floodplains must mitigate the flood hazard to the satisfaction of the Building Official or other responsible agency. In the case that the flood hazard cannot be mitigated, the project proposal would not be approved. GPA 960 Policy S 4.2 (RCIP GP Policy S 4.2) requires the County to enforce provisions of the Building Code, including the requirement that all residential structures be flood-proofed from the mapped 100-year stormflow. To the extent that residential structures cannot meet these standards, they shall not be approved. GPA 960 Policy S 4.4 (RCIP GP Policy S 4.4) prohibits the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.

County Ordinance No. 458, Regulating Flood Hazard Areas and Implementing the National Flood Insurance Program, identifies construction standards that apply to all new structures and substantial improvements to existing structures within Riverside County's mapped Special Flood Hazard Areas and floodplains. Among other requirements, these types of construction are required to: use materials resistant to flood damage; be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from water movement or loading, including the effects of buoyancy; use construction methods and practices that minimize flood damage; and have electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities designed and located to prevent water from entering or affecting them during flooding.

New construction and substantial improvements of residential structures are required to have their lowest floor, including basement, located at or above the base (100-year) flood elevation. All new construction and substantial improvements of nonresidential structures must meet this standard or, together with attendant utility and sanitary facilities, be designed so that the portion of the structure below the base flood level is watertight. This means walls must be substantially impermeable to the passage of water and structural components must have the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

In addition, mitigation measures **MM 3.9.15** through **MM 3.9.17** (see Section 3.0) require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. The measures also require hydrological studies to show that structures are engineered to be safe from flooding and to provide evidence that structures will not adversely impact the floodplain.

The specifications, standards, and requirements contained in Ordinance No. 458 establish and implement measures that mitigate potential flood hazards in Riverside County, and mitigation measures **MM 3.9.15** through **MM 3.9.17** would ensure that structures are adequately flood-proofed so that people and property are not exposed to significant 100-year flood hazards and future development would not significantly impede or redirect flood flows. As such, this impact would be reduced to a **less than significant** impact.

Mitigation Measures

MM 3.9.15 through **MM 3.9.17** (see Section 3.0)



Figure 4.9-3a
Flood Zones in Nuevo Community, Western Area

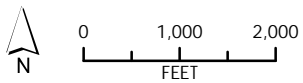
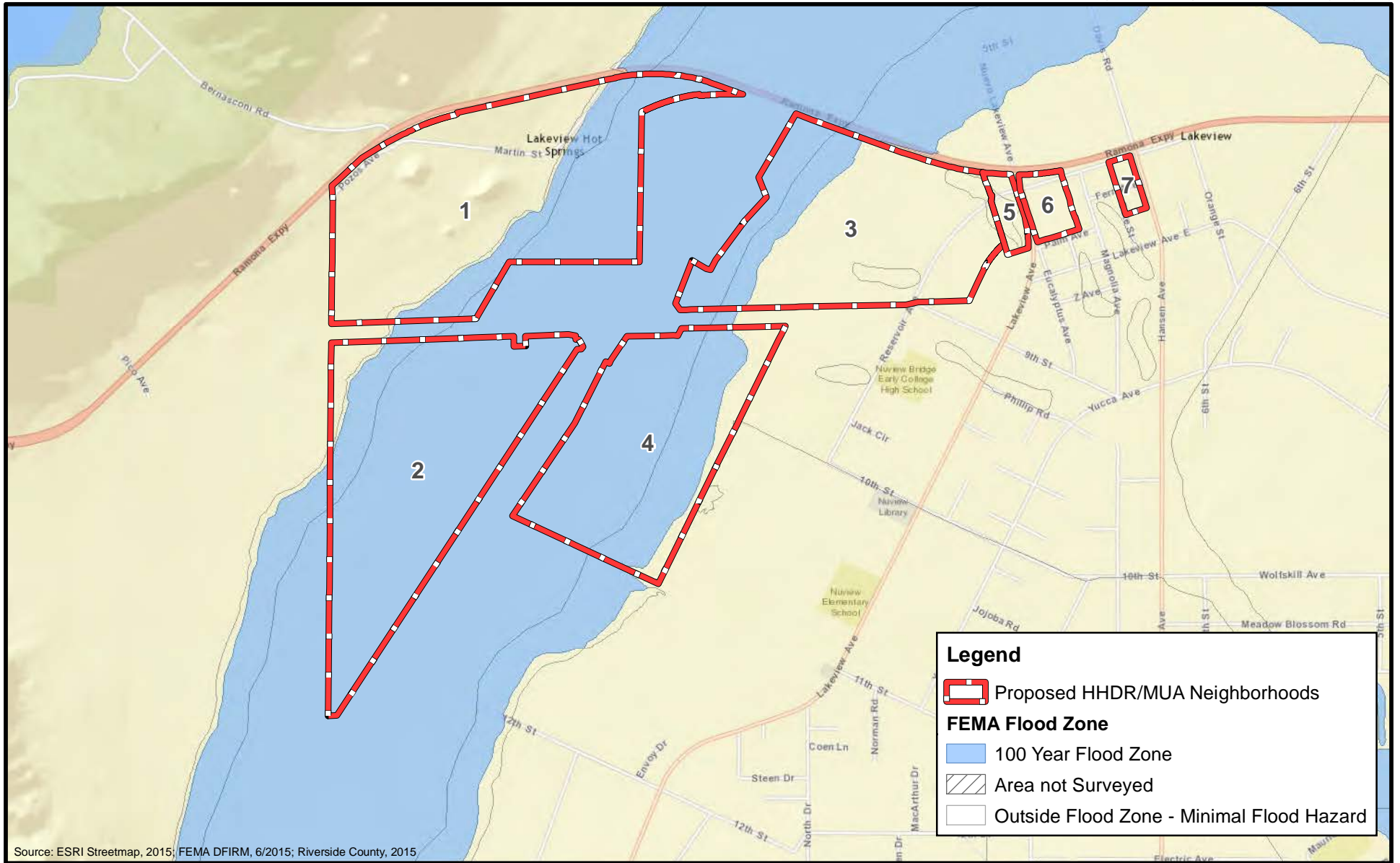


Figure 4.9-3b
Flood Zones in Lakeview Town Center

LAND USE AND PLANNING

Thresholds of Significance

The following table identifies the thresholds for determining the significance of land use and planning impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Physically divide an established community.	The neighborhood sites are located on infill sites in a developed/urbanized area. Future development would be integrated with the community and would not divide it.	No Impact
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	Impact Analysis 4.9.11	Less than Significant Impact
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	Impact Analysis 4.9.8 in Biological Resources sub-section	Less than Significant Impact

METHODOLOGY

The land use and planning analysis considers the potential for changes to the Lakeview/Nuevo Area Plan to conflict with the County’s planning and policy documents.

Impact Analysis

Impact Analysis 4.9.11 Changes to the Lakeview/Nuevo Area Plan would not conflict with the County’s General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 2)

The project consists of revisions to the Lakeview/Nuevo Area Plan to articulate a more detailed vision for the Lakeview and Nuevo’s future, as well as a change in land use designation and zone classification for 1,028 acres within the Lakeview/Nuevo Policy Area to HHDR (20-40 DU/acre] or MUA. These changes are intended to support the overall objective of the proposed project to bring the Housing Element into compliance with state housing law and to meet a statutory update requirement, as well as to help the County meet its state-mandated Regional Housing Needs Allocation (RHNA) obligations. As the Lakeview/Nuevo Area Plan is an extension of the County of Riverside General Plan, and the proposed project would implement and enhance, rather than conflict with, the land use plans, policies, and programs of the remainder of the General Plan, changes to the Lakeview/Nuevo Area Plan would not conflict with the County’s General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, this would be a **less than significant** impact.

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Mitigation Measures

None required.

MINERAL RESOURCES

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a mineral resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Loss of availability of a known mineral resource that would be of value to the region and the residents of California.	The neighborhood sites are not in areas of known or inferred to possess mineral resources (MRZ-2 areas) (County of Riverside 2015b).	No Impact
2) Loss of the availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.	The neighborhood sites are not in areas of known or inferred to possess mineral resources (MRZ-2 areas), nor are they in an area designated as a mineral resource recovery site by Riverside County (County of Riverside 2015b).	No Impact

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NOISE

Thresholds of Significance

The following table identifies the thresholds for determining the significance of noise-related impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Impact Analysis 4.9.12	Significant and Unavoidable
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	Impact Analysis 3.12.2 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Impact Analysis 4.9.13	Significant and Unavoidable
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	Impact Analysis 3.12.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Impact Analysis 4.9.14	Less than Significant Impact
6) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	No Impact

Methodology

All of the neighborhood sites in the Lakeview/Nuevo community are designated by GPA 960 and classified for varying levels of urban development, including medium-density and medium-high density residential, public facilities, and commercial uses (see Table 9 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Lakeview/Nuevo community for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 prepared for the GPA 960, as well as in EIR No. 441, which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the noise impacts associated with the proposed project. EIR

No. 521 determined that buildout of GPA 960 land uses would result in the generation or exposure of existing uses to excessive noise in some areas and would result in a substantial permanent or temporary increase in ambient noise levels, particularly those from increased traffic volumes. EIR No. 521 determined that these impacts would be significant and unavoidable. EIR No. 441 determined that implementation of RCIP GP policies and mitigation measures would reduce short-term construction and long-term mobile, stationary, and railroad noise impacts to less than significant levels.

Impact Analysis

Impact Analysis 4.9.12 Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. Future development facilitated by the project would increase noise levels via stationary noise sources (HVAC units, motors, appliances, lawn and garden equipment, etc.) and through the generation of additional traffic volumes on area roadways. Future development accommodated by the project could also expose residents to existing and/or future roadway noise. Further, development near March Air Force Base would be exposed to noise associated with military activities, such as aircraft operations, both at and around base airfields, as well as military airspace, and on ranges.

GPA 960 and RCIP GP policies restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive (GPA 960 Policies N 1.1 through N 1.5 and RCIP GP Policies N 1.1 through N 1.5). Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

In addition, mitigation measure **MM 3.12.1** (see Section 3.0) requires all new residential developments to conform to a noise exposure standard of 65 dBA L_{dn} for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA L_{dn} for indoor noise in bedrooms and living/family rooms. New development that does not and cannot be made to conform to this standard shall not be permitted. Mitigation measure **MM 3.12.2** (see Section 3.0) requires acoustical studies, describing how the exterior and interior noise standards will be met, for all new residential developments with a noise exposure greater than 65 dBA L_{dn} . Mitigation measure **MM 3.12.3** and **MM 3.12.4** (see Section 3.0) require acoustical studies for all new noise-sensitive projects that may be affected by existing noise from stationary sources, and require that effective mitigation measures be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.

These requirements would ensure that new development is sited, designed, and/or engineered to include the necessary setbacks, construction materials, sound walls, berms, or other features necessary to ensure that internal and external noise levels meet the applicable County standards.

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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 4.9.13 Future development facilitated by the project could result in an increase in ambient noise levels in the vicinity. This is a **significant** impact. (Threshold 3)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. Future development facilitated by the project would increase ambient noise levels via stationary noise sources (HVAC units, motors, appliances, lawn and garden equipment, etc.) and through the generation of additional traffic volumes on area roadways.

As described under **Impact Analysis 4.9.12**, GPA 960 Policies N 1.1 through N 1.5 and RCIP GP Policies N 1.1 through N 1.5 restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive. Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

However, as previously described, it is possible that full mitigation of noise impacts to existing uses resulting from traffic increases would be infeasible due to cost or design obstacles associated with redesigning or retrofitting existing buildings or sites for sound attenuation. For example, common traffic noise mitigation measures, such as sound barriers, may not be feasible at some existing land uses with inadequate frontage along the roadway. As noise walls are most effective when presenting a solid barrier to the noise source, gaps in the wall to accommodate driveways, doors, and viewsheds would result in noise penetrating the wall and affecting the receptor. Physically modifying existing buildings to mitigate noise would not address exposure to noise outside, or during times when windows would remain open for passive cooling. As noise mitigation practices/design cannot be guaranteed for reducing project-related noise exposure to existing

uses, particularly from roadway noise or other noises generated outside of the neighborhood sites, noise impacts are considered **significant and unavoidable**.

Mitigation Measures

None feasible.

Impact Analysis 4.9.14 Compliance with March Air Reserve Base/Inland Port ALUCP policies would ensure that an acoustical study would be performed in order to determine the necessary site design and building construction to achieve acceptable interior and exterior noise exposure levels for habitable structures. Therefore, airport-related noise impacts on future development would be **less than significant**. (Threshold 5)

According to the Riverside County ALUCP, the CNEL considered normally acceptable for new residential land uses in the vicinity of March Air Reserve Base/Inland Port is 65 dB (Countywide Policy 4.1.5). The ALUCP also indicates that single-event noise levels from nighttime activity by large aircraft at March Air Reserve Base/Inland Port warrants a greater degree of sound attenuation for the interiors of buildings housing certain uses (Countywide Policy 4.1.6). As such, the maximum, aircraft-related, interior noise level considered acceptable for all new residences is CNEL 40 dB.

As previously stated, the majority of Neighborhood site 2 within the Nuevo Community (Western Area) is located in Compatibility Zone D of the March Joint Air Reserve Base Airport Influence Area (County of Riverside 2015a). Noise impacts in this zone are considered "moderate to low," mostly within 55 CNEL contour with more concern with respect to individual loud events than with cumulative noise contours. In addition, single-event noise may be disruptive to noise sensitive land use activities (aircraft less than 3,000 feet above runway elevation on arrival) (RCALUC 2014). As such, future development facilitated by the project may result in the exposure of new noise-sensitive land uses to airport noise exceeding acceptable standards, particularly from single-event noise.

Consistent with March Air Reserve Base/Inland Port ALUCP Policy 2.3(b)(2), in order to ensure compliance with the criteria established in the ALUCP (Countywide Policies 4.1.5 and 4.1.6), an acoustical study would be required to be completed for any future development proposed to be situated where the aviation-related noise exposure is more than 20 dB above the interior standard (e.g., within the CNEL 60 dB contour where the interior standard is CNEL 40 dB). Standard building construction is presumed to provide adequate sound attenuation where the difference between the exterior noise exposure and the interior standard is 20 dB or less.

Compliance with this policy would ensure that an acoustical study would be performed in order to determine the necessary site design and building construction to achieve acceptable interior and exterior noise exposure levels for habitable structures. Therefore, airport-related noise impacts on future development would be **less than significant**.

Mitigation Measures

None required.

4.9 LAKEVIEW/NUEVO AREA PLAN

POPULATION AND HOUSING³

Thresholds of Significance

The following table identifies the thresholds for determining the significance of an impact associated with population and housing growth, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Impact Analysis 4.9.15	Significant and Unavoidable
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the county and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the county and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact

Methodology

Because the proposed project consists of the adoption of a comprehensive update of the County’s Housing Element as well as changes to land use designations and zone classifications, to comply with state housing element law, implement the County’s housing goals, and meet the RHNA, the analysis of growth is focused on both the regulatory framework surrounding the project

³ An analysis of housing and population growth anticipated as a result of the overall Riverside County 2013-2021 Housing Element update as compared to regional growth forecasts from the Southern California Association of Governments (SCAG) is included in the Cumulative Section of this EIR (Section 3.0). SCAG does not provide population and housing projections at the Area Plan level.

and the growth anticipated in the Lakeview/Nuevo Area Plan as forecast by the County's General Plan itself (GPA 960). The analysis of growth impacts below uses specific projections from GPA 960 because, at the time this document was prepared, GPA 960 was adopted. However, it should be noted that both GPA 960 and the RCIP GP anticipated urban development on the neighborhood sites and the proposed project would result in an increase in density/intensity potential on the neighborhood sites regardless of the numbers used as baseline projections. As such, the environmental effects and determinations below would not differ substantially regardless of baseline projections.

Impact Analysis

Impact Analysis 4.9.15 Future development of the neighborhood sites could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a **significant** impact. (Threshold 1)

The proposed project would increase the potential number of housing units and population assumed to result from development of the sites in comparison to the current land use designations/zoning classifications. **Table 4.9-2** below shows the theoretical buildout projections for the Lakeview/Nuevo Area Plan based on land use designations included in the proposed project. As shown, future development of the neighborhood sites under the proposed project could result in up to 11,317 more dwelling units and 34,512 more persons in comparison to the housing and population growth that could occur under the adopted Lakeview/Nuevo Area Plan. This represents a 40 percent increase in population.

**TABLE 4.9-2
LAKEVIEW/NUEVO AREA PLAN
THEORETICAL BUILDOUT PROJECTIONS UNDER PROPOSED PROJECT**

Land Use ¹	Project-Related Change in Acreage	Acreage ²	Dwelling Units ³	Population
Agriculture Foundation Component		1,802	90	275
Rural Foundation Component		8,857	926	2,823
Rural Community Foundation Component		6,550	6,590	20,095
Open Space Foundation Component	(-3.98)	2,326	0	0
Community Development Foundation Component				
Estate Density Residential (EDR)		0	0	0
Very Low Density Residential (VLDR)		492	369	1,124
Low Density Residential (LDR)		1,021	1,531	4,670
Medium Density Residential (MDR)	(-308.65)	4,050	13,326	40,637
Medium-High Density Residential (MHDR)	(-20.83)	349	2,270	6,921
High Density Residential (HDR)		0	0	0
Very High Density Residential (VHDR)		66	1,127	3,437
Highest Density Residential (HHDR)	(+ 415.95)	416	12,479	38,053
Commercial Retail ² (CR)	(-80.85)	99	0	0

4.9 LAKEVIEW/NUEVO AREA PLAN

Land Use ¹	Project-Related Change in Acreage	Acreage ²	Dwelling Units ³	Population
Commercial Tourist (CT)		8	0	0
Commercial Office (CO)		0	0	0
Light Industrial (LI)		1,140	0	0
Heavy Industrial (HI)		8	0	0
Business Park (BP)		258	0	0
Public Facilities (PF)	(-1.64)	172	0	0
Community Center (CC)		131	681	2,078
Mixed Use Planning Area (MUPA)		0	0	0
Proposed Project Land Use Assumptions and Calculations Totals:		27,746	39,388	120,113
Current Lakeview/Nuevo Area Plan Land Use Assumptions and Calculations Totals:		27,746	28,071	85,601
Increase		-	11,317	34,512

¹As the MUA designation is intended to allow for a variety of combinations of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses, the buildout projections above consider only the required HHDR acreage (35% or 50%) for sites being designated MUA and assumes the underlying designation stays the same for the remainder of the site.

² Rounded

³ Projected dwelling units and population were calculated using the methods, assumptions, and factors included in the County's General Plan (Appendix E-1).

Source: County of Riverside 2015a

The change in land use designation and zone classification would increase the potential for high-density housing in the area consistent with Housing Element policies intended to encourage the provision of affordable housing (Policies 1.1 and 1.2). Furthermore, the neighborhood sites are all currently designated/classified for urban development. By directing growth to existing urban areas and reviewing each development proposal for impacts to services, the County will ensure that future development meets demand through application of mitigation measures, conditions of approval, and impact fee programs.

However, the change in land use designation and zone classification would result in a 40 percent increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This may encourage additional growth in the area, with new nonresidential and employment development occurring to serve new residents. Future development could result in the need for additional public services and utility infrastructure, such as new or expanded roadways, schools, parks, and public safety facilities, in addition to the need for additional water, wastewater, and other utility infrastructure.

According to EIR No. 521, "substantial" population growth would occur if a specific General Plan land use designation change (or new or revised plans or policies) would: result in an increase in population beyond that already planned for and accommodated by the existing General Plan; cause a growth rate in excess of that forecast in the existing General Plan; or do either of these relative to existing regional plans, such as the SCAG Regional Transportation Plan. As the increased density/intensity capacity resulting from the project could increase growth in the area beyond that already planned for and accommodated by the General Plan, growth resulting from the

project on a local level would be considered substantial. As the project is designed to accommodate additional affordable housing development, limiting or otherwise reducing the amount of growth resulting from the project would contradict its purpose. Therefore, this impact is considered to be **significant and unavoidable**.

Mitigation Measures

None feasible.

4.9 LAKEVIEW/NUEVO 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"> • fire protection, • police protection, • schools, • parks, • other public facilities. <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"> • Fire Stations: One fire station per 2,000 dwelling units <p>Law Enforcement: 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers</p>	<p><u>Fire Protection</u> Impact Analysis 4.9.16</p> <p><u>Law Enforcement</u> Impact Analysis 4.9.17</p> <p><u>Public School Facilities</u> Impact Analysis 4.9.18</p> <p><u>Parks</u> Impact Analysis 4.9.19 under Recreation sub-section</p>	<p><u>Fire Protection</u> Less than Significant</p> <p><u>Law Enforcement</u> Less than Significant</p> <p><u>Public School Facilities</u> Less Than Significant</p>

Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to result in the need for new or physically altered public service facilities in the Lakeview/Nuevo Area Plan planning area based on generation factors identified by Riverside County.

Impact Analysis

Fire Protection and Emergency Medical Services

Impact Analysis 4.9.16 Future development resulting from the project would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees; construction of any RCFD facilities would be subject to CEQA review; and compliance with existing regulations would reduce the

impacts of providing fire protection services. Therefore, the proposed increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services. (Threshold 1)

The RCFD reviewed the proposed project and noted that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review.

General Plan Policy LU 5.1 (RCIP GP Policy LU 5.1) prohibits new development from exceeding the ability to adequately provide supporting infrastructure and services, including fire protection services, and Policy S 5.1 (RCIP GP Policy S 5.1) requires proposed development to incorporate fire prevention features.

The California Building and Fire Codes require new development to meet minimum standards for access, fire flow, building ignition and fire resistance, fire protection systems and equipment, defensible space, and setback requirements. County Ordinance 787 includes requirements for high-occupancy structures to further protect people and structures from fire risks, including requirements that buildings not impede emergency egress for fire safety personnel and that equipment and apparatus not hinder evacuation from fire, including potential blockage of stairways or fire doors. These regulations would reduce the impacts of providing fire protection services to future development on the neighborhood sites by reducing the potential for fires in new development, as well as supporting the ability of the RCFD to suppress fires.

As future development on the neighborhood sites would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees, construction of any RCFD facilities would be subject to CEQA review, and compliance with existing regulations would reduce the impacts of providing fire protection services, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services.

Mitigation Measures

None required.

Law Enforcement Services

Impact Analysis 4.9.17 Future development resulting from the project would contribute to funding for additional officers and other law enforcement personnel and would not result in the need for new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts. Therefore, this is a **less than significant** impact. (Threshold 1)

4.9 LAKEVIEW/NUEVO AREA PLAN

As shown in **Table 4.9-3**, the potential increase in density/intensity potential of 11,317 additional dwelling units and 34,512 residents would result in the need for 52 sworn police officers, 8 supervisors, 8 support staff, and 18 patrol vehicles beyond what has been anticipated for buildout of the site under the current land use designations.

TABLE 4.9-3
LAW ENFORCEMENT GENERATION FACTORS AND
THEORETICAL LAW ENFORCEMENT NEEDS UNDER PROPOSED PROJECT

Personnel/Equipment	Generation Factor	Personnel/Equipment Needs – Proposed Project*
Sworn Officers	1.5 per 1,000 persons	52 sworn officers
Supervisors	1 per 7 officers	8 supervisors
Support Staff	1 per 7 officers	8 support staff
Patrol Vehicles	1 per 3 officers	18 patrol vehicles

*Numbers are rounded.

Source: County of Riverside 2015b

According to EIR No. 521, the RCSD's ability to support the needs of future growth is dependent upon the financial ability to hire additional deputies. As previously discussed, future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including law enforcement facilities. In addition, the costs associated with the hiring of additional officers would be funded through the general fund.

It is anticipated that the additional personnel (officers, supervisors, and support staff), equipment, and vehicles necessary to serve future development resulting from the project could readily be accommodated at existing facilities. Therefore, the project would not have a significant adverse effect on law enforcement services due to the need to construct new facilities.

As future development on the neighborhood sites would not directly result in the need for expanded facilities and future development would fund additional officers through property taxes, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of law enforcement services.

Mitigation Measures

None required.

Public School Facilities

Impact Analysis 4.9.18 Future development resulting from the project would be required to pay NUSD development fees to fund school construction. This is a **less than significant** impact. (Threshold 1)

If fully developed, the proposed project could result in new student enrollment at NUSD schools serving the neighborhood sites. The NUSD uses the generation rates shown in **Table 4.9-4** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using NUSD student generation rates, future development of the neighborhood sites under the proposed project would be expected to result in up to 13,428 additional students in attendance at NUSD schools beyond what has been anticipated for

buildout of the sites under the current land use designations. Based on school facility design capacity, the proposed project would result in the need for 3.44 elementary schools, 5.26 new middle schools, and 5.59 new high schools (Table 4.9-5). The NUSD uses a district-wide student generation rate of 0.3955 students per dwelling unit (SDFA 2012).

**TABLE 4.9-4
SCHOOL ENROLLMENT GENERATION FACTORS AND
STUDENT GENERATION OF PROPOSED PROJECT**

School	Generation Factor	Student Generation
Nuview Elementary School/Valley View Elementary School	0.3955	4,476
Mountain Shadows Middle School	0.3955	4,476
Nuview Bridge Early College High School	0.3955	4,476
Total Student Generation		13,428

Source: NUSD 2015; SDFA 2012

**TABLE 4.9-5
SCHOOL FACILITIES NEED RESULTING FROM PROPOSED PROJECT**

School Type	BUSD School Facility Design Capacity	Proposed Project Student Generation	School Facilities Need
Elementary School	1300	4,476	3.44
Middle School	850	4,476	5.26
High School	800	4,476	5.59

Source: NUSD 2015; SDFA 2012

Expansion of an existing school or construction of a new school would have environmental impacts that would need to be addressed once the school improvements are proposed. It is likely that growth associated with the project will occur over time, which means that any one project is unlikely to result in the need to construct school improvements. Instead, each future development project will pay its share of future school improvement costs prior to occupancy of the building.

Pursuant to the Leroy F. Greene School Facilities Act (SB 50), future development would be required to pay NUSD residential and commercial/industrial development mitigation fees to fund school construction. In order to obtain a building permit for projects located within NUSD boundaries, the County requires the applicant to obtain a Certificate of Compliance from the NUSD verifying that developer fees have been paid. Under CEQA, payment of NUSD development fees is considered to provide full mitigation for the impact of the proposed project on public schools. Therefore, anticipated impacts to schools would be considered **less than significant**.

Mitigation Measures

None required.

4.9 LAKEVIEW/NUEVO AREA PLAN

RECREATION

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a recreation impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Impact Analysis 4.9.19	Less than Significant Impact
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	Impact Analysis 4.9.19	Less than Significant Impact

Impact Analysis

Impact Analysis 4.9.19 Implementation of the proposed project would increase the population that will be served by parks and recreation facilities. This impact is considered to be **less than significant**. (Threshold 1 and 2)

With a potential for 34,512 additional residents and a ratio of 3 acres of land for each 1,000 persons, the proposed project represents a need for approximately 24 acres of parkland.

New housing projects are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees which are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails.

General Plan Policy OS 20.5 (RCIP GP Policy OS 20.5) requires that development of recreation facilities occur concurrent with other development, and GP Policy OS 20.6 (RCIP GP Policy OS 20.6) requires new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.

Existing ordinances and development fees, along with the County's development review process, would ensure that future development facilitated by the increase in density/intensity potential would provide for adequate park and recreation facilities. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**.

Mitigation Measures

None required.

TRANSPORTATION AND TRAFFIC

Thresholds of Significance

The following table identifies the thresholds for determining the significance of transportation/traffic impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
<p>1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.</p> <p>The County’s General Plan identifies a countywide target level of service of LOS D for Riverside County roadway facilities (Policy C.2.1). The Riverside County Congestion Management Program, administered by the Riverside County Transportation Commission, has established a minimum threshold of LOS E.</p>	<p>Impact Analysis 4.9.20</p>	<p>Significant and Unavoidable</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>Impact Analysis 4.9.20</p>	<p>Significant and Unavoidable</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 project would not increase air traffic levels or change air travel locations. Therefore, the project would not result in a change in air traffic patterns (County of Riverside 2015a).</p>	<p>No Impact</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>Impact Analysis 3.16.3 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</p>
<p>5) Result in inadequate emergency access.</p>	<p>Impact Analysis 3.16.4 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p>Less than Cumulatively Considerable</p>

4.9 LAKEVIEW/NUEVO AREA PLAN

Threshold	Analysis	Determination
6) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	Impact Analysis 3.16.5 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable

Impact Analysis

Impact Analysis 4.9.20

The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on three roadway segments within the Lakeview/Nuevo Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a **significant** impact. (Thresholds 1 and 2)

The project would have a significant adverse impact on traffic conditions if a roadway segment were projected to operate at LOS E or F as a result of project-related traffic volumes.

EIR No. 521 projected future traffic operating conditions under buildout of the existing General Plan land uses. **Table 4.9-6** summarizes traffic volumes and LOS on roadway segments in the Lakeview/Nuevo Area Plan under buildout of existing General Plan land uses and under buildout of the proposed project. As shown, traffic volumes would be reduced on several roadway segments under buildout of the proposed project. However, the addition of project-related traffic would increase traffic volumes on three roadway segments within the Lakeview/Nuevo Area Plan already projected to operate at an unacceptable level (10th St from Lakeview Avenue to Hansen Avenue; the Ramona Expressway west of Martin Street to Hansen Avenue; and the Ramona Expressway/Mid County Pkwy from the Mid County Pkwy EB Onramp at Town Center Blvd to 1 Mi. E of Mid County Pkwy EB Onramp at Park Center Blvd). Additionally, the addition of project-related traffic would degrade the LOS on 10th Avenue (Reservoir Avenue to Lakeview Avenue) from LOS D or better to LOS F. This is a **significant** impact.

**TABLE 4.9-6
TRAFFIC OPERATING CONDITIONS UNDER BUILDOUT OF
GPA 960 AND PROPOSED PROJECT**

Roadway Segment	Limits	GPA 960 (Build Out)				Housing Element Update (Build Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
9th St	B St to Reservoir Ave	4	Secondary	24,800	E	4	Secondary	(9,300)	15,500	D or Better
10th St	B St to A Ave	4	Major	13,900	D or Better	4	Major	5,500	19,400	D or Better
10th St	Lakeview Ave to Hansen Ave - SS Blvd	4	Secondary	28,700	F	4	Secondary	4,900	33,600	F
10th St	Reservoir Ave to Lakeview Ave	4	Arterial	33,100	D or better	4	Arterial	19,200	52,300	F

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Roadway Segment	Limits	GPA 960 (Build Out)				Housing Element Update (Build Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
B St	9th St to 10th St	4	Major	29,200	D or Better	4	Major	(9,800)	19,400	D or Better
Bradley Rd	Orange Ave to N of Orange Ave	2	Collector	3,300	D or Better	2	Collector	1,700	5,000	D or Better
Dunlap Dr	Orange Ave to Palmero Dr	4	Secondary	19,000	D or Better	4	Secondary	(700)	18,300	D or Better
Foothill Ave	Orange Ave to Nuevo Rd	4	Secondary	9,000	D or Better	4	Secondary	(300)	8,700	D or Better
Hansen Ave	Ramona Expy to Palm Ave	2	Collector	4,400	D or Better	2	Collector	(1,400)	3,000	D or Better
Lakeview Ave	Reservoir Ave to 10th St	2	Collector	500	D or Better	2	Collector	(400)	100	D or Better
Lakeview Ave	9th St to Nuevo Rd	2	Collector	2,700	D or better	2	Collector	(8,000)	5,300	D or better
Nuevo Rd	Dunlap Dr to E of Foothill Ave	6	Urban Arterial	42,300	D or Better	6	Urban Arterial	5,600	47,900	D or Better
Nuevo Rd	Lakeview Ave to Menifee Rd	2	Collector	5,800	D or better	2	Collector	(10,400)	4,600	D or better
Orange Ave	Dunlap Dr to Bradley Rd	4	Arterial	21,700	D or Better	4	Arterial	6,000	27,700	D or Better
Ramona Expy	W of Martin St to Hansen Ave	6	Expressway	148,100	F	6	Expressway	1,300	149,400	F
Ramona Expy/Mid County Pkwy	Mid County Pkwy EB Onramp at Ramona Expy to Mid County Pkwy EB Offramp at Town Center Blvd	3	Freeway	62,000	E	3	Freeway	(4,400)	57,600	D or better
Ramona Expy/Mid County Pkwy	Mid County Pkwy EB Onramp at Town Center Blvd to 1 Mi. E of Mid County Pkwy EB Onramp at Park Center Blvd	3	Freeway	62,100	E	3	Freeway	1,100	63,200	E
Ramona Expy/Mid County Pkwy	Mid County Pkwy WB Offramp at Ramona Expy to Mid County Pkwy WB Onramp at Town Center Blvd	3	Freeway	62,000	E	3	Freeway	(3,800)	58,200	D or better
Reservoir Ave	Ramona Expy to 10th St	6	Urban Arterial	23,700	D or Better	6	Urban Arterial	11,700	35,400	D or Better

Source: *Urban Crossroads 2015*

As discussed in more detail in Section 2.2, Regulatory Framework, the General Plan includes policies that would reduce transportation impacts of future development projects. General Plan

4.9 LAKEVIEW/NUEVO AREA PLAN

Policies C 2.2 and C 2.3 require new development projects to prepare a traffic impact analysis consistent with the *Riverside County Traffic Impact Analysis Preparation Guidelines* and to determine the significance of transportation impacts in compliance with the Riverside County CMP Requirements.

While the analysis demonstrates that the full buildout of the potential units would affect the local transportation, without a development plan it is not possible to determine which roadway would be affected by a project, nor what roadway improvements might be required of a future development. This information is developed during preparation of project-specific Transportation Impact Analysis. Policy C 2.4 requires development projects to mitigate direct project-related traffic impacts via conditions of approval requiring the construction of any improvements identified as necessary to meet LOS targets and Policy C 2.5 allows cumulative and indirect traffic impacts of development to be mitigated through the payment of various impact mitigation fees. As part of its review of land development proposals, the County requires project proponents to make a "fair share" contribution to required intersection and/or roadway improvements consistent with this policy.

As future development projects on the neighborhood sites would be required to prepare focused traffic impact analyses which would address site- and project-specific traffic impacts and as County General Plan Policy C 2.5 (RCIP GP Policy C 2.5) states that cumulative and indirect traffic impacts of development may be mitigated through the payment of impact mitigation fees, traffic impacts resulting from future development would be mitigated to the greatest extent feasible. However, two roadway segments with project-related traffic volumes are already projected to operate at LOS F, and one under LOS E, under buildout of existing General Plan land use designations and the addition of project-related traffic would degrade the LOS on 10th Avenue (Reservoir Avenue to Lakeview Avenue) from LOS D or better to LOS F. Therefore, the added increase in traffic volume resulting from future development associated with the increase in density/intensity potential on the neighborhood sites would be **significant and unavoidable**.

Mitigation Measures

None feasible.

UTILITIES AND SERVICE SYSTEMS

Thresholds of Significance

The following table identifies the thresholds for determining the significance of an impact to utilities and service systems, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	Impact Analysis 3.17.1 in Section 3.0 – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Impact Analysis 4.9.21 and Impact Analysis 4.9.22	<u>Wastewater</u> Less Than Significant Impact <u>Water</u> Less Than Significant with Mitigation Incorporated
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Impact Analysis 3.17.3 in Section 3.0 – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Impact Analysis 4.9.22	Less Than Significant with Mitigation Incorporated
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	Impact Analysis 4.9.21	Less than Significant Impact
6) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.	Impact Analysis 4.9.23	Less Than Significant with Mitigation Incorporated
7) Comply with federal, state, and local statutes and regulations related to solid waste.	Impact Analysis 4.9.23	Less Than Significant with Mitigation Incorporated

Impact Analysis

Wastewater

Impact Analysis 4.9.21 The proposed project will increase wastewater flows. The increase represented by the proposed project will require additional infrastructure or treatment capacity. However, due to adequate treatment capacity after project implementation, impacts are **less than significant**. (Thresholds 2 and 5)

Future development of the neighborhood sites under the project would contribute to increased generation of wastewater needing treatment. As previously described, the EMWD treats approximately 46 mgd via four RWRFs. The wastewater facility for the proposed neighborhood sites would be the Perris Valley RWRf, which currently has a capacity of 11 mgd, and is anticipated to accommodate an expanded capacity of 30 mgd in the future (County of Riverside 2015b). The average wastewater generation rate for a residential unit in Riverside County is 230 gallons per day per capita (County of Riverside 2015b). The potential for 34,512 additional residents would result in the generation of 2,602,910 gallons per day (2.6 mgd) of wastewater.

The 2.60 mgd wastewater demand generated by the proposed project would represent approximately 23.6 percent of the current design capacity at the Perris Valley RWRf and 6.5 percent of the anticipated future design capacity planned for the Perris Valley RWRf. This increase is not considered substantial over existing capacity. Additionally, future development will be required to pay development impact fees and connection fees, which would fund any potential future expansion of the Perris Valley RWRf. Actual expansion of the Perris Valley RWRf would be subject to subsequent project-level environmental review.

Future development in the Lakeview/Nuevo Plan Area is subject to Riverside County Ordinance No. 592, Regulating Sewer Use, Sewer Construction and Industrial Wastewater Discharges in County Service Areas. Ordinance No. 592 sets various standards for sewer use, construction, and industrial wastewater discharges in Riverside County to protect both water quality and the infrastructure conveying and treating these wastewaters. Among other things, it establishes construction requirements for sewers, laterals, house connections, and other sewerage facilities and for abandoned sewers, septic tanks, and seepage pits in accordance with the Uniform Plumbing Code. The code prohibits the discharge of rainwater, stormwater, groundwater, street drainage, subsurface drainage, or yard drainage into any sewerage facility which is directly or indirectly connected to the sewerage facilities of Riverside County. This ordinance prohibits any discharges to any public sewer (which directly or indirectly connects to Riverside County's sewerage system) any wastes that may have an adverse or harmful effect on sewers, maintenance personnel, wastewater treatment plant personnel or equipment, treatment plant effluent quality, public or private property, or may otherwise endanger the public, the local environment, or create a public nuisance. As a result, this ordinance serves to protect water supplies, water and wastewater facilities, and water quality for both surface water and groundwater.

There is adequate capacity at the Perris Valley RWRf to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and to comply with future required County wastewater requirements. Therefore, this impact is considered **less than significant**.

Mitigation Measures

None required.

Water Supply and Service

Impact Analysis 4.9.22 Implementation of the proposed project will increase the amount of allowable development in the Lakeview and Nuevo Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. This is considered a **significant** impact. (Thresholds 4 and 5)

The EMWD is responsible for the water supply and wastewater treatment within the Lakeview and Nuevo Area Plan. The potential for 11,317 new dwelling units more than anticipated for buildout of the sites under the adopted Lakeview and Nuevo Area Plan may increase the demand for water service. Riverside County EIR No. 521 uses a residential generation factor of 1.01 acre feet yearly (AFY) per dwelling unit which would result in the need for 11,430.17 AFY more water than originally anticipated ($11,317 \times 1.01 \text{ AFY} = 11,430.17 \text{ AFY}$).

EMWD has concluded that it has the ability to meet current and projected water demands through 2035 during normal, historic single-dry and historic multiple-dry years using existing supplies and imported water from MWD with existing supply resources. According to EMWD Urban Water Management Plan (UWMP) (2010), current water demands are 154,700 AFY and current water supply is 213,900. The projected increase of 11,430.17 AFY represents a 5.34 percent increase from the current EMWD water supply of 213,900 AFY and a 3.8 percent increase from the 302,200 AFY water supply anticipated in 2035. However, this represents an incremental increase based on existing EMWD water supplies.

Additionally, the County's preapplication review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process include a determination regarding the availability of water and sewer service. Therefore, the availability of adequate water service, including water supplies, would need to be confirmed by the EMWD prior to the approval of any future development on the neighborhood sites.

Compliance with County- and state-required water management and conservation regulations would assist in reducing the amount of water supplies required by future development on the neighborhood sites. These regulations are discussed in more detail in Section 2.3, Regulatory Framework. For example, GPA 960 Policy OS 2.2 (RCIP GP Policy OS 2.1) encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments. The County's preapplication review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process would ensure consistency with these County General Plan policies. Additionally, Ordinance No. 859, Water-Efficient Landscape Requirements requires new development projects to install water-efficient landscapes, thus limiting water applications and minimizing water runoff and water erosion in landscaped areas. Mitigation measure **MM 3.9.5** (see Section 3.0) ensures that applicants for future development would submit evidence to Riverside County that all applicable water conservation measures have been met.

As demonstrated, EMWD water supply can accommodate future demand required by residential development on the neighborhood sites. Additionally, compliance with these regulations, mitigation, and EMWD review will ensure that future development is not approved without adequate water supplies and the incorporation of feasible water conservation features. Therefore, impacts are considered **less than significant**.

Mitigation Measures

MM 3.9.5 (see Section 3.0)

4.9 LAKEVIEW/NUEVO AREA PLAN

Solid Waste

Impact Analysis 4.9.23 Adequate capacity is available at existing landfills to serve future development resulting from the increase in density/intensity potential on the neighborhood sites and future development would be required to meet County and state recycling requirements to further reduce demands on area landfill. Therefore, solid waste impacts would be **less than significant**. (Thresholds 6 and 7)

The potential for 11,317 more dwelling units would generate solid waste hauled to the El Sobrante, Badlands, and Lamb Canyon Landfills, potentially hastening the end of their usable lives and contributing to the eventual need for new or expanded landfill facilities. Riverside County EIR No. 521 uses a residential solid waste generation factor of 0.41 tons per dwelling unit. Using that factor, the project would generate 4,639.97 tons of waste beyond that already planned for the sites (11,317 du x 0.41 tons per du = 4,639.97 tons).

As discussed in the Setting sub-section above, each of the serving landfills has remaining capacity (63.035 million tons, collectively) to serve future development resulting from the proposed project. In addition, the Lamb Canyon Landfill is currently in the design and permitting stage for its next expansion (Phase 3), which is estimated to provide capacity for an additional 30-plus years beyond the estimated closure date of 2021 (County of Riverside 2015). Furthermore, as waste originating anywhere in Riverside County may be accepted for disposal at any of the landfill sites in the County, other landfills in the County could accept waste generated by the proposed project.

In addition, as discussed in **Impact Analysis 3.17.5** in Section 3.0, the County requires projects to be consistent with RCDWR's Design Guidelines for Refuse and Recyclables Collection and Loading Areas, as well as with mandatory measures required as standard Conditions of Approval for new projects, including the provision of adequate areas for collecting and loading recyclable materials. Furthermore, all future development would be required to comply with mandatory commercial and multi-family recycling requirements of Assembly Bill 341. Mitigation measure **MM 3.17.4** (see Section 3.0) requires all future commercial, industrial, and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials and **MM 3.17.5** (see Section 3.0) requires all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project. These requirements would apply to future development on the neighborhood sites and would reduce the demand on landfills serving the community.

Because there is adequate capacity at existing landfills to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and future development would be required to meet County and state recycling requirements to further reduce demands on area landfills, this impact would be **less than significant**.

Mitigation Measures

MM 3.17.4 and **MM 3.17.5** (see Section 3.0)

ENERGY CONSUMPTION

Thresholds of Significance

The following table identifies the thresholds for determining the significance of greenhouse gas impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Develop land uses and patterns that cause wasteful, inefficient, and unnecessary consumption of energy or construct new or retrofitted buildings that would have excessive energy requirements for daily operation.	Impact Analysis 3.18.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable

4.9 LAKEVIEW/NUEVO AREA PLAN

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- GPA No. 1075, BOS RSLN 2011-156, 10/18/11;
- GPA No. 951, BOS RSLN 2013-224, 11/05/13;
- GPA No. 1120, BOS RSLN 2014-222, 11/24/14;
- GPA No. 1013, BOS RSLN 2014-228, 12/09/14;
- GPA No. 1113, BOS RSLN 2014-228, 12/09/14;
- GPA No. 1131, BOS RSLN 2015-023, 03/10/15;
- GPA No. 9287D1, 954, BOS RSLN 2015-214, 09/22/15;
- GPA No. 1123, BOS RSLN 2015-214, 09/22/15;
- GPA No. 998, BOS RSLN 2015-261, 12/15/15;
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- GPA No. 1077, BOS RSLN 2014-040, 03/11/14;
- GPA No. 925, BOS RSLN 2014-223, 11/25/14;
- GPA No. 1014, BOS RSLN 2014-228, 12/09/14;
- GPA No. 1050, BOS RSLN 2014-228, 12/09/14;
- GPA No. 945D1, BOS RSLN 2015-113, 09/22/15;
- GPA No. 960, BOS RSLN 2015-260, 12/08/15;

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Southwest 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 Southwest 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 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.

What first grabs the attention of travelers as they approach the Southwest planning area from almost any direction is the sense of being in a broad and varied valley where nature and development have found a way to live together. Yes, there is a lot of development. And there is also an extensive system of hills, slopes, streams, lakes, vineyards, groves, and habitats that accent the view in every direction. This space reflects tradition, care, and commitment.

The Southwest Area Plan guides the evolving character of the unincorporated land surrounding the Cities of Murrieta and Temecula. The Southwest 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 Southwest Area Plan, on the other hand, provides customized direction specifically for the Southwest planning area.

The Southwest Area Plan does not 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 unique 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 Southwest planning area. Perhaps a description of these sections will help in understanding the organization of the 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 surrounds it and how it relates to the cities that are part of it. Physical features are described in a section that highlights the Southwest 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 found only in the Southwest planning area, a number of special policies are still necessary to address unique portions of the Southwest planning area. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. Land use is not the only key factor in developing and conserving land here. 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.

Returning again to the physical character of the Southwest planning area, the rugged mountains, rock strewn hills, and sharp slopes that define the valley system in which most development occurs provide a striking backdrop for the cities and communities here. Some development stretches along the streams, but most of the hills and slopes are devoted to more rural and agricultural uses. Perhaps one of the most striking characteristics of the area is its unique micro-climate derived from the influence of coastal breezes that moderate the inland temperatures and dryness. This, in turn, makes possible one of the Southwest planning area's most unique features: a robust vineyard and wine industry. This is an attraction for not only residents and businesses, but a thriving tourism industry as well.

The Southwest planning area is in a gateway position between Riverside and San Diego Counties. Consequently, it plays a pivotal role in the access, connections and impressions for Riverside County. The Southwest Area Plan seeks to capture and capitalize upon not only the special qualities of the land, but also its strategic location.

It is important to understand that the incorporated cities of Murrieta and Temecula, located within the Southwest planning area, are not covered by this plan. They are governed by their own plans. 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.

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.



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.

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 Southwest 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.

Environmental Character. From the vineyards to the ecological preserve, there are an abundance of activities based on the environmental setting unique to the Southwest planning area. Not only are these attractions visually appealing, they are also a major economic draw for the Southwest planning area. The tourism and products generated by these natural resources carry out the Vision within the Southwest planning area by preserving, maintaining, and actively using such destinations as the Santa Rosa Plateau, the Citrus/Vineyard areas, and the surrounding hillsides, while promoting the individuality of the communities within and around these attractions.

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 this area is clearly evident in Figure 1, Location. The Southwest planning area is bounded by San Diego County to the south, Orange and San Diego Counties to the west, Lake Elsinore to the northwest, and the vast mountain and desert area known as REMAP -the Riverside Extended Mountain Area Plan to the east. The Southwest Area Plan borders the Sun City/Menifee Valley and Harvest Valley/Winchester Area Plans. Figure 1, Location, not only identifies the cities of Temecula and Murrieta, but also reflects a number of the unincorporated areas that have strong local identities, such as the Santa Rosa Plateau and French Valley. As a framework for these locales, some of the more prominent physical features are also shown on Figure 1.

Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That is certainly the case here. Bold mountains and hills frame the valleys that accommodate most of the development. Their height and shape also influence the climate, leading to some of the unique habitats found in the Southwest planning area. The ring of mountains and hills also contrasts with the valleys and watercourses that define the natural landmarks for many of the communities. These defining features are shown on Figure 2, Physical Features.

Setting

The Southwest planning area is framed by the Santa Ana Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east. Murrieta Creek runs along the floor of the Murrieta Valley, which generally divides the Southwest planning area in a western/eastern configuration. The Cities of Temecula and Murrieta span both sides of Murrieta Creek, further accentuating this pattern. A series of valleys separated by rolling hills connect with the Murrieta Valley. French Valley runs in a north-south manner and includes Warm Springs, Tualota, and Santa Gertrudis Creeks. Temecula Creek forms the Pauba Valley, which runs east-west along the southern boundary of the area. Pechanga Creek forms Wolf Valley, located just south of the City of Temecula. All of these creeks eventually flow to the Santa Margarita River, one of the most diverse environments in Southern California. The Santa Rosa Plateau forms a high valley along the west side of the Southwest planning area and provides still another unique environment devoted to rural estates, groves, and natural habitat.

Unique Features

The Santa Rosa Plateau Ecological Reserve

The 8,200-acre Santa Rosa Plateau Ecological Reserve is located on the east side of the Santa Ana Mountains, immediately west of the Cities of Murrieta and Temecula. This unusually rich habitat serves as both a habitat reserve and active regional park. The Reserve is also unique in that it is a cooperative management project of the Nature Conservancy, the Riverside County Regional Park and Open Space District, the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and the Metropolitan Water District (MWD) of Southern California. The Nature Conservancy purchased the original 3,100-acre portion of the reserve in 1984. In April of 1991, 3,825 additional acres were purchased by the County of Riverside, the California Conservation Board, the Metropolitan Water District (MWD), and the California Nature Conservancy. It is an outstanding example of collaborative methods preserving valuable habitat lands.

The Santa Rosa Plateau's rolling topography ranges over 2,000 feet in elevation and contains a wide variety of flora and fauna, including Engelmann oaks, pinyon pines, and coastal sage scrub. The reserve includes some of Southern California's last vernal pools, wintering water-fowl, spring wildflowers, and several species of endangered plants. It is, without doubt, a special place.

A further indication of uniqueness is found in the creekbeds throughout the reserve. They contain deep holes called tenajas, which hold water throughout the rainless summer months and provide important water sources for wildlife. These riparian zones support such species as sycamore and willow trees, California treefrogs, and Southwestern pond turtles.



The Santa Rosa Plateau Ecological Reserve is home to the oldest building still standing in Riverside County, the Machado Adobe, built in the late 1840's.



Located in the Santa Rosa Plateau, vernal pools are ephemeral water bodies, usually formed in shallow depressions during the late fall, winter, or early spring. They contain many wetland plants that flourish during the pool cycle. They may also be home to the endangered fairy shrimp.

Vail Lake

Vail Lake is nestled in the Black Hills about 15 miles east of Temecula, just north of State Route 79. Vail Lake was formed in 1948 when Walter Vail dammed Temecula Creek. A haven for fishing and water activities as well as camping, hiking, bicycling, and equestrian trails, Vail Lake and the surrounding areas are recognized for significant biological and natural habitat resources. The considerable unspoiled landscape varies in topography and is accented by oak woodlands and riparian corridors.

The Cleveland National Forest

Along the southeastern boundary of the Southwest planning area is a portion of the Cleveland National Forest. The pristine environment contains thousands of species of plants and animals native to Southern California. The rolling topography and hillsides lead to unspoiled views of natural habitats and tree stands. The forest is also home to treasured oak woodlands. This forest offers ample public access and recreational opportunities, such as hiking, camping, bicycling, and equestrian facilities.

Lake Skinner

Located in the northeastern corner of the Southwest planning area is Lake Skinner. Surrounding the lake is the Lake Skinner Regional Park and a water filtration facility. This area is characterized by rolling hills and agricultural uses extending westward, with largely vacant lands to the east. This man-made lake is operated by the Metropolitan Water District (MWD), and it affords activities such as fishing, boating, hiking, and other outdoor activities that draw tourists and visitors to the area.

The Temecula Valley Vineyards, Wineries, and Citrus Groves

The wine producing area of Temecula Valley is located east of the City of Temecula, extending westward along Rancho California Road. This area features beautiful vineyards and gracious wineries scattered among rolling hills and spreading oaks. The wineries, which offer tours and wine tasting, are an attraction for tourists as well as an economic powerhouse for western Riverside County. This rural area also includes citrus groves and a scattering of residential and equestrian estates.

French Valley Airport

French Valley Airport is a 261-acre general aviation airport located in the French Valley, adjacent to Winchester Road (State Route 79 North). Owned and operated by the County of Riverside, the airport's single runway is oriented roughly in a north/south direction and is expected to be a valuable asset to the businesses and residents that settle in the area.

Figure 4, Overlays and Policy Areas, depicts the Airport Influence Area surrounding the airport. The French Valley Airport Land Use Compatibility Plan includes restrictions on the uses, concentrations of population, and height of proposed development within the Airport Influence Area, in order to protect the airport and maintain public safety. More information on these policies can be found in the Policy Area section of this area plan and the French Valley Airport Land Use Compatibility Plan.

Unique Communities

Glen Oaks Hills/Valle de los Caballos

Located in the foothills of the Agua Tibia Range and Black Hills, Glen Oaks Hills is a rural community with an equestrian focus set among gently rolling hills and ample oak woodlands. A focal point of the equestrian community of Valle de los Caballos is the Galway Downs Racetrack, surrounded by an enclave of large ranch estates. As one might expect, this peaceful setting is also home to a rich variety of natural habitats including oak woodlands, tree stands, and chaparral.

The Pauba/Wolf Valley and Pechanga Indian Reservation

Characterized as a mountainous and rural area east of Interstate 15, the rolling hills, accented by Temecula and Pechanga Creeks, help to form the distinct character of this area. The very special habitat of the Emerson Oaks Preserve is located here, offering beautiful oak woodlands and chaparral habitats. This is also an area of the Southwest planning area that has experienced the expansion of suburban development near the City of Temecula. A relatively narrow strip of industrial uses adjacent to Interstate 15 and an expanse of rural development round out this valley system.

Located along the San Diego County line and south of the City of Temecula on State Route 79 South is the Pechanga Indian Reservation. The Pechanga Tribe operates a large gaming casino and hotel.

Santa Rosa Plateau/De Luz

The community character of the Santa Rosa Plateau is determined by the area's mountainous and rural environment, described earlier in connection with its setting. Privately owned portions of the Plateau are characterized by large lots five acres or more in size. This character is enhanced by its physical separation from surrounding lands, especially the more urban development in the lower part of the Temecula Valley. Homes here are typified by ranch style estates, many of which have an equestrian focus. Extensive citrus groves and avocado orchards complete the sense of quiet and remoteness so predominant here.

Incorporated Cities

Temecula

Incorporated in 1989 and located in the southwestern corner of the Southwest planning area, Temecula traces its roots to Old Town Temecula, a historic western town dating from the 1890s. More recent development is characterized by planned residential developments, largely designed by the use of specific plans. As of 2009, the City of Temecula encompassed over 30.1 square miles with an estimated population of 102,604 and 32,973 households. The City of Temecula's sphere of influence encompasses nearly 21.0 square miles.

Temecula's sphere of influence extends north along State Route 79 almost to the boundary of the Southwest planning area. The sphere also includes lands



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.

to the south of the city east of Interstate 15 and lands between the westerly city boundary and the Santa Rosa Plateau. Most of the sphere is characterized by suburban specific plans adopted in the early 1990s, allowing mainly residential uses and incorporating a mix of commercial land uses and airport related business parks. Sphere of influence lands west of the City of Temecula are comprised of rural mountainous land uses.

Murrieta

Incorporated in 1991 and located at the northern edge of the Southwest planning area, the City of Murrieta is a mixture of rural residential and equestrian estates interspersed with an array of planned residential developments. As of 2009, the City of Murrieta encompassed 33.6 square miles with an estimated population of 100,714 and 34,293 households. Murrieta’s sphere of influence encompasses approximately 8.3 square miles.

As with Temecula, Murrieta’s sphere of influence extends north between State Route 79 and the city limits all the way to the northerly boundary of the Southwest planning area. The remaining portion of Murrieta’s sphere of influence is characterized by a mix of rural, residential, commercial and rural residential land uses.

Land Use Plan

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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 Land Use Plan focuses on preserving the unique features found only in the Southwest 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 Southwest Area Plan Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Area 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 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. 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 the Southwest 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 Southwest Area Plan Land Use Plan generally reflects the predominantly rural character of the area. In fact, approximately 69% of the Southwest planning area is devoted to Open Space, Agricultural, and Rural designations. The remaining 31% of the land is devoted to a variety of urban uses. Most of this urban development is focused near the Cities of Temecula and Murrieta and in French Valley, where commitments to urban uses have been made through adoption of specific plans. By concentrating development patterns in this manner, future growth will be accommodated and the unique rural and agricultural lifestyle found elsewhere in the Southwest planning area will be maintained.

For the most part, the Open Space and Rural designations are applied in the mountains and foothills surrounding the Cities of Murrieta and Temecula. The Agricultural designation is largely applied to the existing vineyards and wineries east of Temecula. The Santa Rosa Ecological Reserve and the Cleveland National Forest are designated for open space uses to reflect the rich and significant habitat these areas provide. Glen Oaks Hills, Valle de los Caballos, and the Santa Rosa Plateau are designated for rural uses to maintain the existing rural residential character of these areas. Vail Lake and environs are designated Open Space-Rural, reflecting the natural values of the land, and its ownership status as private land.

These Open Space, Agricultural, and Rural general plan land use designations reflect the existing and intended long term land use patterns for these areas and help maintain the historic identity and character of the Southwest planning area. Such designations also provide an edge to urban development and a separation between the adjoining area plans and San Diego County. This edge strengthens the identity of the Southwest planning area and helps to distinguish it from other communities. Future growth is largely accommodated northeast of the existing Cities of Temecula and Murrieta in the French Valley. Proposed land uses reflect, or are influenced by, the adopted specific plans described in the Policy Area section of this area plan. These specific plans depict a largely residential community with local-serving commercial and employment uses located along the major roadways. The residential community is focused around State Route 79 North (Winchester Road). Within that residential pattern, the French Valley Airport acts as a hub for surrounding business and industrial park development, which contributes significantly to an employment and economic focus for the Southwest planning area. State Route 79 North is the chief circulation route in the valley other than the Interstate 15 and Interstate 215 freeways. The adjacent areas accommodate regional uses and a large segment of potential commercial development. Despite this rather focused development, significant watercourses in the valley are maintained in adopted and proposed specific plans through open space designations.

A Community Center Overlay is proposed along the south side of Scott Road, westerly of Winchester Road.

Future multi-modal transportation options are accommodated along the freeways and State Route 79 North. A distinctive component of the

“

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**.

Riverside County General Plan is the Transit Oasis concept. This is a highly flexible transit system tailored to the particular conditions found in Riverside County. It depends in part on a careful integration with land use patterns and development design to appeal to users who would otherwise drive cars. This is a substantial commitment to reducing the pressure on single occupancy automobiles by providing a cost effective, convenient, flexible, and responsive option that could also save families a significant amount from their budgets. The area plan envisions this Transit Oasis concept being a major feature of activity centers such as the French Valley Airport and the mixed use area along Murrieta Hot Springs Road, easterly of Winchester Road.

Mobility within the open space system is not ignored either. Multi-use trails are conceptually located throughout the Southwest 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.

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"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. 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.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. 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.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. 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.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> 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.

Southwest Area Plan

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2,3,4	Notes
Open Space	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. 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.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> 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.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses. 	
Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools. 	

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2,3,4	Notes
Community Development	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> 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.
	Mixed-Use Planning Area		<ul style="list-style-type: none"> 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.

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"> 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.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. 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. 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.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> 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.

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.

Southwest Area Plan

Table 2: Statistical Summary of Southwest Area Plan

LAND USE	STATISTICAL CALCULATIONS ¹			
	AREA ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁶				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	8,025	401	1,208	401
<i>Agriculture Foundation Sub-Total:</i>	8,025	401	1,208	401
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	15,005	2,206	6,645	NA
Rural Mountainous (RM)	51,415	2,568	7,733	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	66,420	4,774	14,378	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	3,875	1,346	4,054	NA
Very Low Density Residential (RC-VLDR)	70	48	145	NA
Low Density Residential (RC-LDR)	19	27	80	NA
<i>Rural Community Foundation Sub-Total:</i>	3,964	1,421	4,279	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	3,655	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	33,727	NA	NA	NA
Open Space-Water (OS-W)	1,398	NA	NA	NA
Open Space-Recreation (OS-R)	888	NA	NA	133
Open Space-Rural (OS-RUR)	8,020	200	604	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	47,688	200	604	133
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	168	53	161	NA
Very Low Density Residential (VLDR)	111	81	245	NA
Low Density Residential (LDR)	666	944	2,842	NA
Medium Density Residential (MDR)	5,886	19,222	57,888	NA
Medium-High Density Residential (MHDR)	1,299	7,821	23,554	NA
High Density Residential (HDR)	67	670	2,018	NA
Very High Density Residential (VHDR)	136	2,120	6,383	NA
Highest Density Residential (HHDR)	36 47	1,082 1,399	3,258 4,212	NA
Commercial Retail ² (CR)	229	NA	NA	3,050
Commercial Tourist (CT)	252	NA	NA	4,110
Commercial Office (CO)	111	NA	NA	4,472
Light Industrial (LI)	220	NA	NA	2,828
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	607	NA	NA	9,914
Public Facilities (PF)	1,780	NA	NA	1,780
Community Center (CC) ³	0	0	0	0
Mixed Use Planning Area (MUPA) ¹	114 123	437 570	1,315 1,718	2,488 2,490
<i>Community Development Foundation Sub-Total:</i>	11,682	32,430 32,813	97,664 98,817	28,642
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	137,779	39,226 39,609	118,133 119,286	29,176
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	40,794	---	---	---
Indian Lands	4,147	---	---	---
Freeways	153	---	---	---
<i>Other Lands Sub-Total:</i>	45,094			
TOTAL FOR ALL LANDS:	182,873	39,226 39,609	118,133 119,286	29,176

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE	D.U.	POP.	EMPLOY.
SUPPLEMENTAL LAND USE PLANNING AREAS				
<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>				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4, 5}				
Community Development Overlay	120	1,397	4,207	451
Community Center Overlay ¹	51	236	711	592
Winery District Overlay	113	40	119	0
<i>Total Area Subject to Overlays:^{4, 5}</i>	284	1,673	5,037	1,043
POLICY AREAS⁶				
Highway 79	16,513	---	---	---
Leon/Keller	162	---	---	---
Diamond Valley Lake	5,025	---	---	---
Section 25/36	963	---	---	---
Temecula Valley Wine Country Policy Area	17,889	---	---	---
Santa Rosa Plateau	36,311	---	---	---
Walker Basin	571	---	---	---
Vail Lake	8,069	---	---	---
North Skinner	2,108	---	---	---
Keller Road South Side	20	---	---	---
French Valley Airport Influence Area	8,162	---	---	---
<i>Total Area Within Policy Areas:⁶</i>	95,793			
TOTAL AREA WITHIN SUPPLEMENTALS:⁷	96,077			

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.

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 for the Policy Areas in the Southwest planning area are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Policy Areas

Eleven policy areas and two overlays are designated within the Southwest Area Plan. 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 decades in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Southwest 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. The boundaries of these policy areas shown on the Overlay and Policy Area Map, other than the boundaries of the French Valley 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.

Temecula Valley Wine Country Community Plan

The Temecula Valley Wine Country Community Plan was adopted in March 2014, and applies to lands adjacent to the City of Temecula, City of Murrieta, and several unincorporated communities. This plan produced General Plan Amendment No. 1077, Zoning Ordinance No. 348.4729, Temecula Valley Wine Country Design Guidelines, and Temecula Valley Wine Country Greenhouse Gas Reduction Workbook. The General Plan and Zoning standards were revised for the development of wineries, event facilities and hotel/resort accommodations. The design guidelines were updated to reflect rural residential and equestrian land uses.

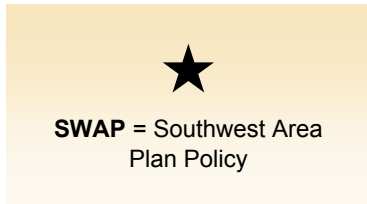
It should be noted that the Temecula Wine Country Community Plan supersedes the Citrus/Vineyard Policy Area and the Valle de los Caballos Policy Area.

Temecula Valley Wine Country Policy Area

The Temecula Valley Wine Country Policy Area is located easterly of the City of Temecula and westerly of Vail Lake. This region encompasses one of the most important agricultural lands in the County. The many wineries and equestrian uses here provide a significant tourist attraction to the region, which in turn provides a continual economic benefit to the surrounding businesses. In addition, the Temecula Valley Wine Country area is an important part of the character of the Southwest Area Plan and has become ingrained in the culture of the surrounding communities.

Three districts have been established for this policy area – Winery, Equestrian and Residential – to ensure long-term viability of the wine industry while protecting the community’s equestrian rural lifestyle. The overarching policies for this region promote a strong identity for the Temecula Valley Wine Country. Additional policies within each district provide for complimentary uses distinct to the delineated areas. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to

land use conflicts in the future. These policies also establish a framework for the implementing Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the distinctive character of this unique area. The following policies are applicable to the Temecula Valley Wine Country Policy Area:



SWAP 1.1 Require boundary changes to the Temecula Valley Wine Country Policy Area to be subject to the Foundation Component Amendment process unless county-initiated amendment.

SWAP 1.2 Maintain distinct characters of the Winery, Equestrian, and Residential Districts through implementing zones to promote harmonious coexistence of these uses.

SWAP 1.3 Permit Class I Wineries on 5 acres or more provided that at least:

- 75% of the project site is planted in vineyards;
- 75% of the grapes utilized in wine production are grown or raised within the county; and
- The winery facility shall be less than 1,500 square feet.

SWAP 1.4 Permit Class II Wineries with limited commercial uses such as sampling rooms and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region provided that at least:

- 75% of the project site is planted in vineyards;
- 75% of the grapes utilized in wine production are grown or raised within the county; and
- The winery facility shall at least produce 3,500 gallons of wine annually.

SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (March 11, 2014) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.

SWAP 1.6 Allow small-scale cottage inns or cottage industries. Encourage agricultural operations, equestrian activities and vineyard planting with such uses to reflect the unique character of this Policy Area.

SWAP 1.7 Develop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.

SWAP 1.8 Pending adoption of an updated Air Quality Element and Climate Action Plan (CAP), ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County’s GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

Wine Country – Winery District

The Wine Country – Winery District generally encompasses the area formally recognized as the Citrus/Vineyard Policy Area and includes additional areas to the east and south. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term

viability of the wine industry. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are integral part of the Temecula Valley Wine Country economy.

- SWAP 1.9 Encourage new incidental commercial uses that promote tourist related activities for the wine industry as described in the Wine Country – Winery (WC-W) Zone.
- SWAP 1.10 Allow the 31 existing wineries that were adopted prior to March 11, 2014 and are shown on Figure 4B to expand as described in the Wine Country – Winery Existing (WC-WE) Zone.
- SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with commercial wineries as defined in the implementing zones.

Winery District Overlay

The purpose of the Winery District Overlay is to identify property that may be developed either under the Winery District Overlay or under the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area.

- SWAP 1.12 Allow properties within the Winery District Overlay the opportunity to utilize either the density and uses allowed under the Rural Community-Estate Density Residential land use designation or the density and uses allowed in the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area.
- SWAP 1.13 The Winery District Overlay is within the area depicted on Figure 4B.
- SWAP 1.14 When developing under the Rural Community-Estate Density Residential land use designation, the following provisions apply:
- Allow land uses consistent with the Rural Community- Estate Density Residential land use designation.
 - The minimum density shall be one dwelling unit per two (2) acres.
 - Proposed uses and related development standards shall be implemented through the Rural Agriculture (R-A) zone with a minimum lot size of two acres.
 - The provisions of the Temecula Valley Wine Country Policy Area do not apply.
- SWAP 1.15 When developing under the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area the following provision shall apply.
- Allow land uses consistent with the Wine Country-Winery District.
 - The minimum density shall be one dwelling unit per ten acres.
 - Proposed uses and related development standards shall be implemented through Wine Country-Winery (WC-W) Zone.
 - The provisions of the Rural Community-Estate Density Residential land use designation do not apply.
- SWAP 1.16 Require that adequate water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use and development.

Wine Country – Equestrian District

The Wine Country – Equestrian District generally encompasses the area formerly recognized as the Valle de los Caballos Policy Area. The purpose of the Equestrian District is to protect and promote equestrian uses in the Temecula Valley Wine Country Policy Area to make this a unique Wine Country in the nation.

- SWAP 1.17 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.
- SWAP 1.18 Permit incidental commercial uses such as western style stores, polo-grounds, or horse racing tracks, petting zoos, event grounds, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.

Wine Country – Residential District

The Wine Country – Residential District is located in the central and northeastern portions of the Temecula Valley Wine Country Policy Area. The purpose of the Residential District is to encourage permanent estate lot residential stock in this region to balance the tourism related activities.

- SWAP 1.19 Encourage residential development that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.
- SWAP 1.20 Encourage tentative approval of residential tract and parcel maps to cluster development in conjunction with on-site vineyards provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set-aside as vineyards.

[SWAP 2.0 policies are reserved for future use.]

North Skinner

This policy area in the northeast portion of the Southwest planning area encompasses an expanse of rolling hills, mountainous terrain, agricultural uses, and rural residences. Development in this area is characterized by large lot residential uses on at least ten acres. In this policy area, the Rural Residential land use designation allow a five-acre minimum lot size, which does not preserve this rural character. A larger minimum lot size of ten acres is more consistent with the existing uses.

Policies:

- SWAP 3.1 Require a minimum lot size of 10 acres for residential development within the North Skinner Policy Area, regardless of the underlying land use designation.

Vail Lake

The Vail Lake Policy Area is located three miles east of the city limits of the City of Temecula and approximately five miles east of Interstate 15, a major transportation corridor. The Vail Lake Policy Area recognizes: 1) the biological and aesthetic uniqueness of the property, including the steep slopes adjacent to much of the lake shore; 2) both the existing and the potential recreation uses of the lake and the land around the lake; and 3) the constraints imposed by limited availability of public facilities. The importance of accommodating the unique characteristics of the Vail Lake area is recognized by property owners, recreation enthusiasts and environmental advocates.

In order to maximize the preservation and protection of onsite biological resources, any future development within the Vail Lake Policy Area should be focused in the portions of the site that have been developed or can appropriately be developed.

Policies:

SWAP 4.1 Balance the development and recreation value with protection of the biological and aesthetic resources of the Vail Lake Policy Area by enforcing the following:

- Any future development shall be focused into the least biologically sensitive areas of the site. Development beyond what is currently allowed shall only occur in accordance with the provisions of an adopted Specific Plan.
- Provide for adequate long-term protection to threatened and endangered plant and animal species.

“
Conserved multipurpose open space is viewed as a critical part of the County's system of public facilities and services required to improve the existing quality of life and accommodate new development.
”

- RCIP Vision

- Provide for recreation access to Vail Lake and other recreational opportunities including a network of equestrian and foot trails available for public use, as described in the Open Space, Parks and Recreation section of the General Plan Multipurpose Open Space Element.
- If the lake is retained in private ownership, prepare a lake management plan to protect water quality, adjacent riparian plant and animal life and recreation opportunities.
- Protect outstanding scenic vistas as described in the Hillside Development and Slope section and the Scenic Corridors section of the General Plan Land Use Element and the Scenic Resources section and Scenic Corridors section of the General Plan Multipurpose Open Space Element.
- Provide adequate access as described in the System Access section of the General Plan Circulation Element.
- Control the design of future development by minimizing grading cuts and fill, clustering development in the least biologically sensitive areas, and minimizing light and glare impacts.
- Provide natural and cultural resource education opportunities.

Santa Rosa Plateau/De Luz

The Santa Rosa Plateau/De Luz area is set in the Santa Ana Mountains west of the Cities of Temecula and Murrieta among rolling hills, steep slopes, and valleys, which are dotted with avocado and citrus farms. As mentioned, the unique Santa Rosa Plateau Ecological Reserve is located here, and because of its size (8,200 acres) plays a significant role in setting the character for the area. Scattered among these abundant natural features are residential equestrian estates and ranches. Access to the area is limited not only by the terrain, but by the fact that there are only two major roads into the area: Clinton Keith and De Luz Roads.

The Santa Rosa Plateau/De Luz Policy Area is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. On the flatter lands in certain locations, rural residential development or agricultural uses are appropriate. However, in order to maintain the Plateau's attributes, future development must be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve.

Policies:

- SWAP 5.1 Notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:
- a. The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.
 - b. The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater.

Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.

- SWAP 5.2 Preserve the land within the Santa Rosa Plateau Ecological Reserve, excluding any privately owned parcels, for habitat and open space uses.

Walker Basin Policy Area

The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to Open Space Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met.

Policies:

- SWAP 6.1 The proposed development shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure.
- SWAP 6.2 The proposed development shall be compatible with the surrounding rural residential area. Any lots smaller than five acres shall be clustered around the interior of the site, and the properties surrounding the Walker Basin Policy Area shall be buffered from the clustered smaller lots by lots larger than five acres within the perimeter of the project. Any larger lots needed to maintain the required buffering shall be protected against further subdivision by legally enforceable conditions or restrictions prior to or concurrently with the creation of any lots smaller than five acres.
- SWAP 6.3 The proposed development shall provide for the protection of stream courses, oak trees, wildlife corridors, and other important natural features of the site.
- SWAP 6.4 The proposed development shall provide for traffic and fire safety improvements that will contribute to the public good.
- SWAP 6.5 The proposed development shall be designed to further the objectives of the Western Riverside County Multi-Species Habitat Conservation Plan.

Sections 25/36 Policy Area

The Sections 25/36 Policy Area has been created to recognize the special challenges and opportunities associated with planning for development, transportation, preservation, and recreation needs within an approximately 1.5 square mile area located northerly of Clinton Keith Road, southerly of Keller Road, and westerly of Briggs Road and comprised of four large, contiguous parcels. Following are the policies for this area:

Policies:

- SWAP 7.1 In order to provide for balancing of the transportation corridor, development, and recreational values of this area with protection of the biological and aesthetic resources associated with Warm Springs Creek, the County of Riverside shall require that future development proposals:
- Provide for adequate long-term protection of Warm Springs Creek and its associated wetland and riparian habitats;
 - Cluster development areas to provide efficient use of infrastructure and allow for the use of onsite amenities such as open spaces, enhanced landscaping, and recreational opportunities;
 - Provide for recreational opportunities including a network of multipurpose trails available for public use, as described in the Open Space, Parks, and Recreation section of the General Plan Multipurpose Open Space Element;
 - Provide adequate access as described in the System Access section of the General Plan Circulation Element;

- Respect the natural landforms of the Policy Area;
- Provide that plans for development be consistent with the City of Murrieta General Plan Sphere of Influence designations for the property and for the surrounding area; and
- Provide that all plans for development shall comply with Highway 79 Policy Area requirements to provide improvements and funding for Circulation Element roadways consistent with Level of Service Policies of the General Plan.

Keller Road South Side Policy Area

The Keller Road South Side Policy Area consists of two ten-acre parcels located southerly of Keller Road and westerly of Leon Road (together comprising the north half of the northeast quarter of the northeast quarter of Section 30, Township 6 South, Range 2 West), directly easterly of the French Valley Specific Plan (Specific Plan No. 312). These properties are designated Community Development - Low Density Residential. While this designation provides for a density of two dwelling units per acre, which generally corresponds to a one-half acre lot size, the Community Development foundation component would normally allow for use of clustering to establish smaller lots. However, at this location, it is necessary to provide for a minimum lot size along Keller Road in order to maintain compatibility with the rural lifestyle enjoyed by residents of areas to the east (designated Rural Residential) and north (designated Rural Community - Estate Density Residential with a dwelling unit density of one dwelling unit per 2 ½ acres by policy). This approach would also be consistent with the special buffering provisions included in the final version of the French Valley Specific Plan.

Policies:

SWAP 8.1 Notwithstanding the Community Development foundation component designation of this Policy Area, lots fronting onto the south side of Keller Road (or, if no lots front on Keller Road, the most northerly row of lots) shall maintain a minimum lot area of one-half acre. In the event that this Policy Area is the subject of a land division proposing to establish any lots smaller than one-half acre, the first two rows of lots southerly of Keller Road shall maintain a minimum net lot size of 30,000 square feet.

Leon/Keller Road Policy Area

Notwithstanding the Estate Density Residential designation of this area on the Southwest Area Plan map, the Leon/Keller Road Policy Area may only be developed at a maximum residential intensity of one (1) dwelling unit per 2 ½ acres.

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:

SWAP 9.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area corridor between Temecula, Hemet, San Jacinto and Banning. 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 infrastructure.

SWAP 9.2 Maintain a 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.

SWAP 9.3 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.

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 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:

SWAP 10.1 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.

SWAP 10.2 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.

SWAP 10.3 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).

SWAP 10.4 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.

French Valley Airport Influence Area


The French Valley Airport is an active airport located easterly of the City of Murrieta and 2 miles north of the City of Temecula. The boundary of the French Valley 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. These Compatibility Zones are shown in Figure 5, French Valley 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 French Valley 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:

SWAP 11.1 To provide for the orderly development of French Valley Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plan for French Valley 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.

Specific Plans

Specific plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Please refer to Table 3, Adopted Specific Plans in the Southwest Area Plan, for specific plan names and numbers that are located in the Southwest planning area. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department.



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 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

Southwest Area Plan

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.

The fourteen specific plans located in the Southwest planning area are listed in Table 3, Adopted Specific Plans in the Southwest Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan, with the exception of Johnson Ranch, which was initially approved as a Community Development Specific Plan but has subsequently been purchased for habitat conservation. The approval of the Johnson Ranch Specific Plan will be considered for rescission during the initial round of Specific Plan reviews.

Table 3: Adopted Specific Plans in the Southwest Area Plan

Specific Plan	Specific Plan #
Dutch Village	106
Rancho Bella Vista	184
Winchester Properties	213
Crown Valley Village	238
Borel Air Park	265
Quinta Do Lago	284
Winchester 1800	286
Johnson Ranch	307
French Valley	312
Morgan Hill	313
Domenigoni/Barton Properties*	310
Keller Crossing	380
Belle Terre	382

Source: Riverside County 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 French Valley Airport)**

Zone	Locations	Maximum Densities/Intensities				Req'd Open Land ³	Additional Criteria	
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²				Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight⁹ 	<ul style="list-style-type: none"> Avigation easement dedication

Zone	Locations	Maximum Densities/Intensities				Additional Criteria		
		Residential (d.u./ac.) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	40 45 50	80 90 100	104 117 130	30% 35% 40%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bldgs with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Aboveground bulk storage of hazardous materials¹¹ Critical community infrastructure facilities¹² Hazards to flight⁹ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> Same as Zone B1, except that buildings may have up to 3 above ground habitable floors. 	<ul style="list-style-type: none"> Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
C	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	80 90 100	160 180 200	208 234 260	20% 25% 30%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Minimum NLR of 20 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >70 feet tall¹⁵ Deed notice required
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.) ¹⁹	150	450	585	10%	<ul style="list-style-type: none"> Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >70 feet tall¹⁵ Children's schools, hospitals, nursing homes discouraged¹⁷ Deed notice required
E	Other Airport Environs	No Limit	No Limit ¹⁸			No Req't	<ul style="list-style-type: none"> Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >100 feet tall¹⁵ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks¹⁸

Southwest Area Plan

Zone	Locations	Maximum Densities/Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
*	Height Review Overlay	Same as Underlying Compatibility Zone			Not Applicable	<ul style="list-style-type: none"> Same as Underlying Compatibility Zone 	<ul style="list-style-type: none"> Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication 	

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 non-aviation 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 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



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.

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Southwest Area Plan, 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 a host of 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

The Southwest Area Plan Land Use Plan identifies one community center overlay within the planning area southerly of Scott Road and westerly of Winchester Road. The Community Center land use overlay allows the property to be developed pursuant to a specific plan proposing an unique mix of employment, commercial, public, and residential uses. In order to promote a compact mixture of these uses and to help bring about an ambiance tailored to the pedestrian, voluntary incentives may be necessary to promote this more efficient form of land development.

Policies:

- SWAP 12.1 Require that the area designated as Community Center Overlay be designed and developed as one specific plan of land use, or as part of a larger specific plan.
- SWAP 12.2 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 Southwest Area Plan Land Use Plan, Figure 3.

SWAP 12.3 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.

French Valley Airport Vicinity (HHDR and Mixed-Use Areas)

The French Valley Airport Vicinity community (see Figure 3A) contains two neighborhoods, the **Leon Road-Allen Road Southeast Neighborhood**, which is designated as Highest Density Residential (HHDR) and the **Leon Road East-Tucalota Creek Neighborhood**, which is designated as a Mixed-Use Area (MUA). These neighborhoods are located east of French Valley Airport, southeast of the intersection of Leon Road and Allen Road, and north of Tucalota Creek and its floodplain. Currently, the neighborhood sites and their immediate vicinities contain scattered single family residences and farming activities in a rural environment. However, these sites are located in close proximity to industrial land use designations. The area adjoining the sites on the west, across Leon Road, are designated as Light Industrial (LI), and the area adjoining the sites to the north, across Allen Road, are designated as Business Park (BP). Smaller lot, single family detached residential neighborhoods, designated as Medium High Density Residential, are located nearby, less than one-half mile to both the east and south of the French Valley Airport Vicinity neighborhood sites.

These neighborhoods are in close proximity to existing and potential future employment opportunities nearby, and would provide for transitional land uses between the neighboring industrial and lower density residential land use designations. In addition, Tucalota Creek and its floodplain will provide both a land use buffer between these sites and the lower density residential uses toward the south, and an opportunity for the development of recreational uses, including trails, along the northern edge of the floodplain, adjacent to these neighborhoods, to benefit both these neighborhoods plus other nearby community areas.

These neighborhoods will benefit from reduced distances between housing, workplaces, retail business, and other amenities and destinations, and the opportunity to create a walkable, bicycle-friendly environment with the opportunity for transit services. Development of these neighborhoods will also provide the opportunity to continue improving local roads, which will facilitate access and the provision of services to both these neighborhoods as well as surrounding areas that are already partly developed, and would benefit from enhanced circulation options.

Highest Density Residential Development (HHDR) Neighborhood description and policy:

Following is a description of the Leon Road – Allen Road Southeast Neighborhood, which is designated for 100% HHDR development, and the policy specific to the neighborhood:

The **Leon Road - Allen Road Southeast Neighborhood** [Neighborhood 1] contains approximately 11 gross acres (about 10 net acres), and is mostly undeveloped, as are most of the immediately surrounding properties, which generally contain scattered single family residences and agricultural uses. This neighborhood is designated as Highest Density Residential (HHDR).

Policy:

SWAP 12.4 The entire Leon Road-Allen Road Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.

Mixed-Use Area (MUA) Neighborhood description and policies:

Following is a description of the Leon Road East – Tucalota Creek Neighborhood, which is designated as a MUA, with a **requirement for required minimum of 50% HHDR development**, and the policies specific to the neighborhood:

The **Leon Road East - Tucalota Creek Neighborhood** [Neighborhood 2] contains approximately nine gross acres (**also, about nine net acres**) and is located along the eastern and southern edges of the Leon Road East - Allen Road Southeast Neighborhood. Its southern edge adjoins the northern side of the floodplain of Tucalota Creek. This neighborhood is currently mostly undeveloped, is part of a much larger parcel, and is designated as a Mixed-Use Area, with a required **50% minimum HHDR component of 50%**.

Policies:

- SWAP 12.5 *Fifty percent ~~At least 50%~~ of the Leon Road East – Tualota Creek Neighborhood shall be developed in accordance with the HHDR land use designation.*
- SWAP 12.6 *In addition to 50% HHDR, the neighborhood may include both residential uses of different densities, retail commercial, office commercial, schools, child care facilities, parks and recreational facilities, and other uses as appropriate to serve the needs of both French Valley Airport Vicinity HHDR/Mixed-Use Area residents and the surrounding community.*
- SWAP 12.7 *The southern edge of the neighborhood, where it adjoins the floodplain of Tualota Creek, should be developed with trails, trailhead facilities, and park facilities located conveniently and frequently accessible to local residents, workers, and visitors.*

Policies applying to both neighborhoods of the French Valley Airport Vicinity community, whether designated HHDR or MUA:

- SWAP 12.8 *All development, whether residential or otherwise, shall be designed to facilitate convenient and attractive internal pedestrian and bicycle access to residents, workers, and visitors, as appropriate, within and between the two neighborhoods.*
- SWAP 12.9 *All development shall be designed in such a manner as to facilitate, to the maximum degree practical, pedestrian, bicycle, and transit access between the two French Valley Airport Vicinity neighborhoods and local area schools, shopping, employment, and other activity centers, in the local area and in surrounding communities.*
- SWAP 12.10 *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.*

Mount Palomar Nighttime Lighting Requirements

The Mount Palomar Observatory, located just outside of the Southwest planning area in San Diego County, requires unique nighttime lighting standards in order to allow the night sky to 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:

SWAP 13.1 Adhere to the lighting requirements of county ordinances for standards that are intended to limit light leakage and spillage that may interfere with the operations of the 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 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:

SWAP 14.1 Adhere to development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts.

Agricultural Preservation

Agriculture continues to be an important component for many communities within the Southwest planning area. In addition to offering valuable agricultural production, the wineries and vineyards are a strong tourist attraction and economic asset for the Southwest planning area. The citrus and avocado groves also provide a viable agricultural product, while cattle can be found grazing on the rangeland. Not only do each of these agricultural uses provide an economic benefit, but they also help to preserve the historic character of the Southwest planning area.



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.



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.



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Policies:

SWAP 15.1 Protect farmland and agricultural resources in the Southwest planning area through adherence to the Agricultural Resources section of the General Plan Multipurpose Open Space Element and the Agriculture section of the General Plan Land Use Element, as well as the provisions of the Citrus/Vineyard Policy Area.

Ridgeline Policies

The ridgeline westerly of Interstate 15 is an outstanding visual feature that merits conservation in accordance with the Scenic Resources section of the Multipurpose Open Space Element. In order to maintain the natural appearance of this ridgeline, developments located within one-half mile of the ridgeline are reviewed in an effort to ensure that buildings and roof tops do not project above the ridgeline as viewed from the Temecula Basin.

Policies:

SWAP 16.1 Building sites shall not be permitted on the Western Ridgeline as identified on the Area Plan Land Use map. Projects proposed within the area of the Western Ridgeline 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 the Temecula Basin. All projects within one-half mile of the Western Ridgeline shall also be evaluated on a case-by-case basis to determine if the building site will have an adverse impact to the ridgeline as viewed from the basin.

Circulation

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Investment in and expansion of the existing freeway and arterial street networks continue to be a critical part of our comprehensive transportation system development.
 ”

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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. The circulation 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 Southwest 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 Southwest Area Plan is tied to

the countywide system and its long range direction. As such, successful implementation of the policies in the Southwest 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 Southwest Area Plan is shown on Figure 7, Circulation. The vehicular circulation system in the Southwest Area Plan is anchored by Interstate 15 and Interstate 215, which merge in the City of Temecula and run north toward the Cities of Corona and Moreno Valley, respectively. Another significant roadway within the planning area is State Route 79, which runs north-south through the French Valley and then continues east-west through the Pauba Valley. De Luz and Tenaja/Clinton Keith Roads are classified as Mountain Arterials southwest of Murrieta, and run east-west to connect Orange County with Interstate 15. Rancho California and De Portola Roads generally run southwest to northeast through the planning area serving the rural land east of Temecula. Washington Street is also classified as an arterial extending north/south.

Major and secondary arterials and collector roads branch off from these major roadways and provide access to local uses. The street system is more complex in urban areas than in areas that are rural or have rugged terrain.

Policies:

- SWAP 17.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the functional classifications and standards specified in the General Plan Circulation Element.
- SWAP 17.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.
- SWAP 17.3 Support the implementation of a new interchange on Interstate 15, southerly of the State Highway 79 South interchange.

Trails and Bikeway System

The County of Riverside contains multi-purpose trails that accommodate hikers, bicyclists, and equestrian users 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 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.

A network of trails has been planned for the Southwest planning area to make mobility for pedestrians, equestrians, and bicyclists more feasible and to provide an attractive means of recreation. The trails shown on Figure 8, Trails and Bikeway System, are conceptual representations of the proposed system. The intent is to describe the desired routes and connections, leaving detailed right-of-way studies and precise alignments for determination at a later date or when proposed development projects are required to accommodate portions of

the system. The following Southwest Area Plan policy supplements general trails policies throughout Riverside County.

Policies:

SWAP 18.1 Implement the Trails and Bikeway System, Figure 8, as discussed in the Non-Motorized Transportation 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.”

Scenic Highways

Scenic Highways are a unique component of the circulation system as they traverse areas of unusual scenic or aesthetic value 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, three highways within the Southwest planning area have been nominated for Scenic Highway status. The portions of Interstate 215 and State Route 79 South that pass through the Southwest planning area are Eligible Scenic Highways. Interstate 215 provides the traveler with panoramic views of agricultural lands and mountain backdrops. State Route 79 South offers views as diverse as

adjacent rural horse ranches in Rancho California and distant views of Palomar Mountain. Interstate 15 is designated as an Eligible State Scenic Highway as well because of distinct rural scenes in Murrieta, nearby and distant mountain views, and linkage to San Diego County’s system of scenic routes.

Policies:

SWAP 19.1 Protect the scenic highways in the Southwest 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.

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 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 Winchester to Temecula CETAP Corridor passes through the Southwest planning area. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes.

Policies:

SWAP 20.1 Accommodate the Winchester to Temecula CETAP Corridor in accordance with the Community Environmental Transportation Acceptability Process section of the General Plan Circulation Element.

Multipurpose Open Space

The Southwest planning area contains a variety of open spaces that serve a multitude of functions, hence the open space label of Amulti-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 Southwest planning area open space system is highly rich and varied, including such features as the Agua Tibia and the Santa Ana Mountain ranges; Murrieta, Warm Springs, and Santa Gertrudis Creeks; the richly diverse Santa Margarita River; and numerous mountains, hills, and slopes that provide open space, habitat, and recreation spaces. These quality spaces encompass a variety of habitats including riparian corridors, vernal pools, oak woodlands, chaparral habitats, groves, vineyards, 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 the Southwest planning area. It is the scenic 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 topography of the Southwest planning area is a major factor in shaping the distinct character of the region. The slopes and ridgelines defining the valleys where most development is located not only provide a scenic vista; they also account for much of the irreplaceable habitat.

It is of the utmost importance to maintain a balance between growth and natural resource preservation if the overall character cherished by residents of the Southwest planning area is to be sustained.

Local Open Space Policies

Watersheds, Floodplains, and Watercourses

The Southwest planning area contains a major portion of the Santa Margarita River watershed, which includes the Murrieta, Temecula, Warm Springs, Santa Gertrudis, and Pechanga Creeks. This watershed, and its included watercourses, provide a truly unique habitat for flora and fauna. The watercourses provide corridors through developed land as well as linking

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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.

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:

SWAP 21.1 Protect the Santa Margarita watershed and habitat, and provide recreational opportunities and flood protection through adherence to the applicable policies found within the Multiple Species Habitat Conservation Plans, Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element, as well as use of Best Management Practice policies.

Oak Tree Preservation

The Southwest planning area contains significant oak woodland areas that provide habitat and help maintain the area’s distinct character. These oak woodlands can be found in many of the mountainous areas, such as the Santa Rosa Plateau, the Cleveland National Forest, Lake Skinner, and the Glen Oaks community. It is necessary to protect this natural resource as a major component of the Southwest planning area’s remarkable environmental setting.

Policies:

SWAP 22.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines 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.



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 “take of threatened or 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:

- SWAP 23.1 Provide stepping-stone habitat linkages for the California gnatcatcher as well as other species through the preservation of land from the Santa Rosa Plateau to the Santa Margarita Reserve in San Diego County.
- SWAP 23.2 Conserve the Tenaja corridor, which promotes large mammal movement between the Cleveland National Forest and the Santa Rosa Plateau.
- SWAP 23.3 Maintain habitat connectivity within Murrieta Creek, Temecula Creek, Lower Tualota Creek, Lower Warm Springs Creek, and Pechanga Creek to facilitate wildlife movement and dispersal, (especially for the California gnatcatcher and Quino checkerspot butterfly) and conservation of wetland species.
- SWAP 23.4 Conserve habitat connections to the Agua Tibia Wilderness, Arroyo Seco, and Wilson Valley.
- SWAP 23.5 Conserve the large block of habitat containing clay soils east of Interstate 215 and south of Scott Road for the Quino checkerspot butterfly and other narrow endemic species such as Munz’s onion, California Orcutt grass and spreading navarretia.



The following sensitive, threatened and endangered species may be found within this area plan:

Quino checkerspot butterfly

Arroyo toad

slender-horned spineflower

Munz’s onion

many-stemmed dudleya

thread-leaved brodiaea

bobcat

Vail Lake ceanothus

Nevin’s barberry

orange-throated whiptail

California gnatcatcher

Bell’s sage sparrow

smooth tarplant

- SWAP 23.6 Incorporate a watershed management program into the preservation of wildlife movement and dispersal of wetland species within Pechanga Creek.
- SWAP 23.7 Consider the movement of larger mammals such as the mountain lion, bobcat, and mule deer between the Santa Ana and Mount Palomar Mountains.
- SWAP 23.8 Protect sensitive biological resources in SWAP 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 Southwest 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. These hazards are located throughout the Southwest 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 Southwest planning 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 and Dam Inundation

As shown on Figure 10, Flood Hazards, three dams pose a flood hazard in the Southwest planning area. Failure of the 51,000-acre-foot Vail Lake facility could cause flooding in the Pauba and Murrieta Valley’s as well as a three-mile area adjacent to Interstate 15. Failure of the 43,000-acre-foot Lake Skinner Facility could result in flooding along Tualota and Warm Springs Creeks, and eventually Murrieta Creek. According to the Federal Emergency Management Agency (FEMA), failure of the 800,000-acre-foot Diamond Valley Lake, which is located immediately north in the Harvest Valley/Winchester Area Plan, could result in flooding in the French Valley and eventually the Santa Margarita River.

In addition to hazards posed by dam failures, hazards to life and property could result from a significant flood event on the Santa Margarita River, as well as Murrieta, Temecula, Warm Springs, Santa Gertrudis, and Pechanga Creeks. The areas within the 100-year flood events can be found on Figure 10, Flood Hazards. Floodplains follow existing creeks and mostly affect lowland areas. The flood plains may also contain rare and significant ecosystems such as riparian habitats or vernal pools.

Many techniques may be used to address the danger of flooding, such as avoiding development in floodplains, altering water channels, applying specialized building techniques, elevating structures that are in flood plains, and enforcing setbacks. The following policies address the hazards associated with flooding and dam inundation.

Policies:

- SWAP 24.1 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.
- SWAP 24.2 Reduce flooding damage through adherence to design and density standards contained in the Master Drainage Plan for Murrieta Creek Area and the Murrieta Creek Drainage Plan.
- SWAP 24.3 Adhere to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458 regulating flood hazards.
- SWAP 24.4 Require proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow to be submitted to the Riverside County Flood Control and Water Conservation District for review.

Wildland Fire Hazard

Due to the rural and mountainous nature and some of the flora, such as the oak woodlands and chaparral habitat, much of the Southwest planning area is subject to a high risk of fire hazards. These risks are greatest in rural areas and along urban edges. 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 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 11, Wildfire Susceptibility, for the locations of the wildfire zones within the Southwest planning area.

Policies:

- SWAP 25.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the Safety Element of the General Plan.

Seismic

A number of seismic and related hazards are present in the Southwest planning area. The most significant seismic hazard is the Elsinore fault, which runs north-south through the center of the Southwest planning 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 and liquefaction areas within the Southwest planning area.



Fire Fact:

Santa Ana winds create a special hazard. Named by the early settlers at the Santa Ana River valley, these hot, dry winds enhance fire danger throughout Southern California.

The Murrieta Quadrangle Seismic Hazard Zone Map was officially released by the California Geological Survey through its Seismic Hazards Zonation Program in December 5, 2007. The Murrieta Quadrangle Seismic Hazard Map Zones of Required Investigation (ZORI) for liquefaction and slope instability are respectively shown on Figure 12 and Figure 14. The purpose of the ZORI is to delineate areas within which soil conditions, topography and the likelihood of future ground shaking indicate sufficient hazard potential to justify a site-specific geotechnical investigation.



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:

SWAP 26.1 Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

Slope

The Southwest planning area is ringed by the Santa Ana, Santa Margarita, Agua Tibia, and Black Hills mountain ranges. This rugged terrain is an integral part of the character and atmosphere of the Southwest planning area. Not only do these mountains provide a visual backdrop, but they contain important habitat and recreational opportunities. Adherence to County of Riverside development standards is necessary to ensure safety, maintain proper drainage, and limit visual impacts. The purpose is to prevent erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to protect life and property while preserving the area’s character. Figure 13, Steep Slope, reveals the areas of steep slope for the Southwest planning area. Also refer to Figure 14, Slope Instability, for areas of possible landslides.

Policies:

Identify and preserve the ridgelines that provide a significant visual resource for the Southwest planning area through adherence to the Hillside Development and Slope section of the General Plan Land Use Element.

SWAP 27.2 Protect life and property and maintain the character of the Southwest planning area through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the policies within the Rural Mountainous and Open Space land use designations of the General Plan Land Use Element, and policies in the Slope and Soil Instability Hazards section of the General Plan Safety Element.

5.0 ALTERNATIVES

The alternatives analysis consists of the following components: an overview of California Environmental Quality Act (CEQA) requirements for alternatives analysis, descriptions of the alternatives evaluated, a comparison between the anticipated environmental effects of the alternatives and those of the proposed project, and identification of an “environmentally superior” alternative.

5.1 CEQA REQUIREMENTS FOR ALTERNATIVES

The CEQA Guidelines require that an environmental impact report (EIR) describe a reasonable range of alternatives to a project that would feasibly attain the basic project objectives but would avoid or substantially lessen one or more of the project’s significant effects (CEQA Guidelines Section 15126.6(a)).

In addition, Sections 15126.6(a) and (b) of the CEQA Guidelines require the consideration of alternatives that could reduce or eliminate any significant adverse environmental effects of the proposed project, including alternatives that may be more costly or could otherwise impede the project’s objectives. Section 15126.6(a)) specifies that an EIR “shall describe a range of reasonable alternatives to the project” that would “feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the proposed project, and evaluate the comparative merits of the alternatives.” The range of alternatives considered must include those that offer substantial environmental advantages over the proposed project and may be feasibly accomplished in a successful manner considering economic, environmental, social, technological, and legal factors.

In regard to the selection of alternatives to be analyzed, it further specifies that:

“An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. ... There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.”

However, the CEQA Guidelines do require analysis of a “No Project” alternative and identification of the environmentally superior alternative among those analyzed.

5.2 DEVELOPMENT OF PROJECT ALTERNATIVES

This section discusses the reasoning for selecting the alternatives and summarizes the assumptions identified for the alternatives. The range of alternatives included for analysis in an EIR is governed by the “rule of reason.” The primary objective is formulating potential alternatives and choosing which ones to analyze to ensure that the selection and discussion of alternatives fosters informed decision-making and informed public participation. This is accomplished by providing sufficient information to enable readers to reach their own conclusions about such alternatives. This approach avoids assessing an unmanageable number of alternatives or analyzing alternatives that differ too little to provide additional meaningful insights about their environmental effects.

The alternatives addressed in this Draft EIR were selected in consideration of one or more of the following factors:

- The extent to which the alternative would accomplish most of the basic objectives of the project.

5.0 ALTERNATIVES

- The extent to which the alternative would avoid or reduce any of the identified significant effects of the project.
- The feasibility of the alternative, taking into account site suitability and parcel sizes, and consistency with applicable public plans, policies, and regulations.

The alternatives analyzed in this DEIR were ultimately chosen based on each alternative's ability to feasibly attain the basic project objectives while avoiding or reducing one or more of the project's significant effects.

PROJECT OBJECTIVES

In identifying the range of alternatives for analysis in this DEIR, the following project objectives were considered:

- 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.

SUMMARY OF SIGNIFICANT AND UNAVOIDABLE IMPACTS

The analysis presented in Section 3.0, Countywide Impact Analysis, of this DEIR determined that the significant and unavoidable impacts listed in **Table 5.1** would result as cumulative effects of the proposed project on the county as a whole.

TABLE 5.1
SIGNIFICANT COUNTYWIDE IMPACTS

Section	Impact Analysis Number	Impact
3.0 (Countywide 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 .
3.0 (Countywide Impact Analysis)	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.
3.0 (Countywide Impact Analysis)	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.
3.0 (Countywide Impact Analysis)	Impact Analysis 3.3.4	The project would be considered to have a cumulatively considerable impact if implementation of the proposed project update, 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 .
3.0 (Countywide Impact Analysis)	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.
3.0 (Countywide 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 .
3.0 (Countywide Impact Analysis)	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 cumulatively considerable .
3.0 (Countywide 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 .
3.0 (Countywide Impact Analysis)	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 .

COUNTYWIDE IMPACTS AND ALTERNATIVE SELECTION

With the exception of increased water demand, the cumulatively significant impacts identified in **Table 5.1** are associated with the potential for conflict between new construction and existing development. Overall, construction activities have the potential to exceed thresholds for noise, dust, and emissions due to the nature of the activity. Movement of earth, grading of property, and use of heavy equipment will generate noise and dust. Mitigation in the form of compliance with existing policies and procedures can reduce, but not entirely eliminate, the potential for construction to impact existing development.

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The construction impacts identified in this EIR and in **Table 5.1** are both project- and site-specific, meaning that one project may have no impact because of location, topography, or lack of surrounding development, while a similar project in a different location may have significant impacts for the same reasons. As shown in Chapter 2.3 of this EIR, the existing development review process evaluates each development proposal and would assign the appropriate means of addressing impacts as part of the process. Further, as noted in Section 3.0, this EIR includes mitigation measures that would reduce impacts associated with construction. As the significant impacts identified in this EIR are project-specific, discussion of alternatives in a countywide context is difficult. For example, mandating that development only occur away from existing homes or businesses could result in poor planning or inefficient extension of services, and would not meet the General Plan directive to encourage development in areas with existing services.

Some areas of the County currently lack the water services needed to support the type of development that could occur as a result of the proposed project. County policies require that adequate utility services be demonstrated before a development proposal can be approved, and all subsequent development will be required to comply with this policy. Further, the type of development encouraged by the proposed project is mixed use and multiple family, which would allow for a more efficient use of water than a lower-intensity development pattern. Both the mixed use development and the requirement to demonstrate water services are consistent with existing state laws such as Senate Bill (SB 610) (California Water Code Section 10912), which requires water supply assessments for large projects, and SB 221 (California Government Code Section 66473), which requires water supply be demonstrated for certain subdivisions. Both SB 610 and SB 221 rely on urban water management plans that are specific to the location of the project and the purveyor of water.

In response to the drought, the County has adopted water efficiency requirements for all development, which would reduce water usage for landscaping and construction. And though water is a precious commodity countywide, some areas have more water available for development than others. This EIR identifies areas where lack of water could be an issue for subsequent development. Regardless, while some areas may currently lack the ability to provide services, as a long-range planning document the County recognizes that there may be sufficient interest in development in these areas to encourage extending water services.

5.3 COUNTYWIDE ALTERNATIVES CONSIDERED BUT REJECTED AS INFEASIBLE

CEQA Guidelines Section 15126.6(c) states that an EIR should identify any alternatives that were considered but rejected as infeasible by the lead agency during the scoping process, and briefly explain the reasons underlying the lead agency's determination. Additional information explaining the choice of alternatives may be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are (1) failure to meet most of the stated project objectives; (2) infeasibility; and (3) inability to avoid significant environmental impacts. The alternatives discussed below were considered but rejected from further analysis in the EIR.

Alternative Site

Ordinarily the alternatives section of an EIR would evaluate alternative project sites to determine if another location for a project would reduce its impacts. As the proposed project is a policy document that affects an entire county, an alternative project site is not a feasible alternative. The properties of each of the Area Plans were evaluated to ensure the plans were already identified for development, had adequate utilities, or could easily expand utilities. Specifically, the County used the following to evaluate the sites contained in the project description:

- A) Countywide general evaluation to identify communities in which to locate potential HHDR/MJA sites;
- B) Local community-supportive facilities and services availability;
- C) Intra- and interregional transportation facilities availability;
- D) Availability of supportive on-site and site-edge land use and environmental characteristics;
- E) Primary on-site infrastructure (roads, sewer, and water) availability; and
- F) Flexibility in individual site development options.

These criteria, along with the selection process, are discussed in detail in the proposed Housing Element document. The selected sites were then evaluated within the context of the plans and the goals of the General Plan. During the Notice of Preparation public comment period, nine additional sites were identified by the public and added to the project. (See Revised Notice of Preparation in **Appendix 1.0-1.**) The proposed project contains more sites than are required to meet the RHNA under the assumption that one or more sites may be removed from consideration as part of the public process. With this assumption it was determined that the proposed project represented all of the currently available sites, and that seeking alternative sites would be unnecessary.

Fewer Sites

In developing the parcels that make up the proposed project, care was taken to focus on areas with existing services and development. This both furthers the General Plan goal of reducing development in agricultural areas, and provides for a more efficient use of existing services. The increase in density and intensity of development was also intended to encourage higher ridership on existing transit routes, or to eventually result in the expansion of transit to service residents in more rural areas.

Because the California Department of Housing and Community Development requires land use regulations to establish a minimum density of 20 units to the acre and to allow up to 30 units to the acre, reducing density below this number was not considered. Instead, more property was identified in the proposed project than was needed to meet the County's RHNA numbers. While part of the larger-than-necessary project size was to ensure that housing opportunity is provided throughout the County, the larger size was also in recognition that some properties may be removed from consideration during the public review and adoption process. In this regard, the proposed project represents the maximum potential build, while the actual adopted project is likely to have fewer acres and overall units than evaluated in this EIR, and represent a reduced number of sites.

Concentrating High-Density Housing in Eastern Riverside County

Western Riverside County comprises the majority of the population due to the number and size of incorporated cities and the development in the unincorporated areas between them. Because of the availability of services and the existing population, western Riverside County has a wide variety of housing types. This alternative would focus on more development in eastern Riverside County in order to balance population growth, result in additional services, and increase all types of housing in this area. This alternative was rejected because of the lack of public utilities and the potential to increase the conversion of agricultural land to nonagricultural land uses. Also, even

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though the project has a potential for mixed-use development, it is not certain that residents of the new units will work or shop in the area if commercial and professional office uses are developed. As a result, if all of the regional housing needs were to be accommodated in eastern Riverside County, it is likely that the existing transportation network would need additional capacity. For these reasons, this alternative was not considered feasible.

Modification to Existing Specific Plans

The proposed project targets vacant land that is within an Area Plan, but not within an adopted specific plan or other approved development. This approach is in recognition of the large investment in time and money needed to get approval for development. Modifications to one or more specific plans would potentially disrupt a project long in the planning and development stage, and could prolong the completion of the proposed project, thereby failing to meet the County's RHNA. Nothing in the proposed project precludes a property owner with an existing entitlement from requesting rezoning or redesignation to a higher density and following the development review process. For purposes of this project, including both the timing and desire to avoid disruption of existing projects, this alternative was rejected.

The analysis presented in the Sections 4.1 through 4.10 of this DEIR determined that the following significant and unavoidable impacts listed in **Table 5.2** would result from the proposed rezonings identified in each of the Area Plans.

TABLE 5.2
AREA PLAN SIGNIFICANT IMPACTS

Section	Impact Analysis Number	Impact
4.1 (Elsinore Area Plan)	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.
4.1 (Elsinore Area Plan)	Impact Analysis 4.1.17	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on one roadway segment within 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.
4.2 (Mead Valley Area Plan)	Impact Analysis 4.2.10	Future development resulting from the project would be required to comply with the March Air Reserve Base Land Use Compatibility Plan. Therefore, the project will not result in an airport-related safety hazard for people residing or working in the project area. However, the density of neighborhoods 1 and 2 cannot be met. Therefore, this is a significant impact.
4.2 (Mead Valley Area Plan)	Impact Analysis 4.2.13	Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a significant impact.
4.2 (Mead Valley Area Plan)	Impact Analysis 4.2.16	Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites. This is a significant impact.
4.2 (Mead Valley Area Plan)	Impact Analysis 4.2.21	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on several roadway segments within the Mead Valley Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a significant impact.

Section	Impact Analysis Number	Impact
4.3 (Temescal Canyon Area Plan)	Impact Analysis 4.3.10	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.
4.3 (Temescal Canyon Area Plan)	Impact Analysis 4.3.12	Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites. This is a significant impact.
4.3 (Temescal Canyon Area Plan)	Impact Analysis 4.3.17	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on two roadway segments in the Temescal Canyon Area Plan planning area that is already projected to operate at an unacceptable level under buildout of the General Plan (Indiana Avenue and McKinley Street). This is a significant impact.
4.4 (Highgrove Area Plan)	Impact Analysis 4.4.11	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.
4.4 (Highgrove Area Plan)	Impact Analysis 4.4.19	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on two roadway segments within the Highgrove Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a significant impact.
4.4 (Highgrove Area Plan)	Impact Analysis 4.4.14	Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites. This is a significant impact.
4.4 (Highgrove Area Plan)	Impact Analysis 4.4.20	County regulation of the construction of septic tanks in future development resulting from the project would ensure both adequate capacity for wastewater treatment and the protection of water quality consistent with all applicable wastewater treatment requirements; however, 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. Therefore, this impact would be significant .
4.5 (Harvest Valley/Winchester Area Plan)	Impact Analysis 4.5.11	Future development facilitated by the project could result in an increase in ambient noise levels in the vicinity, as well as exposure of sensitive receptors to noise levels in excess of the Riverside County noise standards. The proposed project could result in groundborne noise vibrations and potentially result in temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. This is a significant impact.
4.5 (Harvest Valley/Winchester Area Plan)	Impact Analysis 4.5.13	Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a significant impact.
4.5 (Harvest Valley/Winchester Area Plan)	Impact Analysis 4.5.18	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on five roadway segments within the Harvest Valley and Winchester Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a significant impact.
4.5 (Harvest Valley/Winchester Area Plan)	Impact Analysis 4.5.19	Future development would require construction of an individual or community on-site wastewater treatment system (OWTS) or alternative system, the feasibility of which is uncertain. Therefore, this impact is significant .
4.6 (Southwest Area Plan)	Impact Analysis 4.6.12	Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a significant impact.

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Section	Impact Analysis Number	Impact
4.6 (Southwest Area Plan)	Impact Analysis 4.6.20	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on one roadway segment within the Southwest Area Plan planning area that is already projected to operate at an unacceptable level under buildout of the General Plan (Clinton Keith Road). This is a significant impact.
4.7 (Western Coachella Valley Area Plan)	Impact Analysis 4.7.10	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.
4.7 (Western Coachella Valley Area Plan)	Impact Analysis 4.7.12	Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a significant impact.
4.7 (Western Coachella Valley Area Plan)	Impact Analysis 4.7.17	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on seven roadway segments within the Western Coachella Valley Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a significant impact.
4.7 (Western Coachella Valley Area Plan)	Impact Analysis 4.7.19	Implementation of the proposed project will increase the amount of allowable development in the Western Coachella Valley Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. This is considered a significant impact.
4.8 (Eastern Coachella Valley Area Plan)	Impact Analysis 4.8.6	The proposed project would rezone approximately 525 acres of land in the Mecca Town Center and Oasis Town Center communities that are currently designated/zoned for agricultural uses. This is a significant impact.
4.8 (Eastern Coachella Valley Area Plan)	Impact Analysis 4.8.13	Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a significant impact.
4.8 (Eastern Coachella Valley Area Plan)	Impact Analysis 4.8.15	Future development of the neighborhood sites could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a significant impact.
4.8 (Eastern Coachella Valley Area Plan)	Impact Analysis 4.8.20	The proposed increase in density/intensity potential on the neighborhood sites would result in three roadway segments within the Eastern Coachella Valley Area Plan planning area operating at LOS E or F as a result of project-related traffic volumes. This is a significant impact.
4.9 (Lakeview/Nuevo Area Plan)	Impact Analysis 4.9.12	Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a significant impact.
4.9 (Lakeview/Nuevo Area Plan)	Impact Analysis 4.9.15	Future development of the neighborhood sites could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a significant impact.
4.9 (Lakeview/Nuevo Area Plan)	Impact Analysis 4.9.20	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on three roadway segments within the Lakeview/Nuevo Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a significant impact.
4.9 (Lakeview/Nuevo Area Plan)	Impact Analysis 4.9.22	Implementation of the proposed project will increase the amount of allowable development in the Lakeview and Nuevo Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. This is considered a significant impact.
4.10 (The Pass Area Plan)	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.

Section	Impact Analysis Number	Impact
4.10 (The Pass Area Plan)	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 under the current land use designations. This is a significant impact.
4.10 (The Pass Area Plan)	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.
4.10 (The Pass Area Plan)	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.
4.10 (The Pass Area Plan)	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.

Similar to the countywide impacts shown in Table 5.1, the Area Plan significant impacts can be summarized by common issue as shown in Table 5.3.

**TABLE 5.3
SUMMARY OF SIGNIFICANT IMPACT ISSUES TO AREA PLANS**

EIR Chapter & Area Plan	Noise	Traffic	Population Housing	Sewer	Water	Agriculture	MARB Land Use
4.1 Elsinore	X	X					
4.2 Mead Valley	X	X	X				X
4.3 Temescal Canyon	X	X	X				
4.4 Highgrove	X	X	X	X			
4.5 Harvest Valley/Winchester	X	X	X	X			
4.6 Southwest	X	X					
4.7 Western Coachella Valley	X	X	X		X		
4.8 Eastern Coachella Valley	X	X	X			X	
4.9 Lakeview/Nuevo	X	X	X		X		
4.10 The Pass	X	X	X	X	X		

5.0 ALTERNATIVES

Noise

The identified noise impacts associated with each Area Plan reflect the impacts of construction and then occupancy of units assumed in this EIR. The increase in traffic will result in more road noise in areas that are often very quiet and rural. This type of impact is project- and location-specific, and typically results in noise mitigation such as sound walls and additional insulation. Without a specific development project it is not possible to determine if any of the standard measures would be effective or even if the noise impact would be significant. The determination of the level of impact would be made at the time of application for a development project as part of the environmental review. However, as existing homes and businesses need access to local roadways, there would be gaps in any noise barrier which would reduce its effectiveness. As retrofitting existing buildings to add noise mitigation may not be feasible, the EIR concludes that the proposed project may result in an increase in ambient noise that cannot be mitigated.

Alternatives would include a reduction in density; however, this would not meet the state direction of 30 units to the acre. Another alternative would be to further distribute the land throughout the County, resulting in less incremental increase in traffic at any one location. Spreading out the potential development would move the development potential away from the Area Plans. However, as the Area Plans serve as community and services focal points, it is likely that development in the region would travel to the Area Plan, thus resulting in the same concentration of traffic and associated increase in ambient noise.

Traffic

Traffic impacts are analyzed based on a cumulative analysis that assumes buildout of the General Plan as well as the maximum potential units for each of the affected parcels. While theoretically possible, full buildout is a mathematical construct and not likely to occur. However, as noted in the EIR, several of the existing roadways would experience an increase in delay that would worsen the projected levels of service that are already determined to be significant and unavoidable in the General Plan EIR. Alternatives that could reduce this impact include:

- *Reducing the Number of Potential Dwelling Units.* The potential for dwelling unit reduction was designed into the project by designating more land than was necessary to meet the County RHNA obligation. Fewer units would reduce traffic throughout the County which would reduce but not eliminate the impact on regional roadways. It is anticipated that one or more parcels, and thereby the potential dwelling units, will be removed from the project as part of the public review and approval process.
- *Local Roadway Capacity Improvements.* As each project is submitted for review, the existing development review process requires an assessment of traffic. Project-specific mitigation ranging from roadway widening to intersection modification and even new road construction would be determined in conjunction with review of the individual project. The proposed project is not sufficiently detailed to establish individual project improvement requirements for local roadways.
- *Widening Roadways.* The analysis for expansion of roadway capacity is done at the project level as part of the traffic impact analysis. This EIR assumes and evaluates buildout, but does not recommend widening roadways to address potential traffic.
- *Reducing Vehicle Miles Traveled.* The proposed project includes an ordinance to implement the existing mixed-use provisions of the General Plan. The proposed project expands the mixed-use areas to accommodate both residential and commercial uses.

This was done in an attempt to encourage retail and professional services near the planned residences to help reduce the need to travel. The increase in density in each of the Area Plans is also hoped to result in a larger local market which could further reduce the need to travel. The availability of existing service areas was a factor in selecting sites for the proposed project.

Population & Housing

There is no adopted threshold for population increase. This EIR applied mathematical assumptions for building and occupancy to determine potential population changes resulting from the proposed project. These assumptions resulted in a total 'potential' population increase of 240,805 residents countywide. This figure assumes full buildout of all land to the maximum potential building density which is not likely to occur due to site constraints (e.g., slope, soils, wetlands) or service constraints (e.g., water, wastewater).

The EIR used the same buildout assumptions to calculate the population increase for each Area Plan. Where the increase was 10 percent or more above the existing estimate, the EIR concluded that the impact was significant and unavoidable. In selecting properties for the proposed project, the County assumed that some of the parcels would be eliminated as part of the public review and consideration process and therefore designated more land than was necessary to meet the RHNA numbers. While a reduction in parcels is probable, the number can only be reduced to a point where the RHNA obligation of 12,044 extremely low, very low, and low units is met. Reduction in unit count or density is the only alternative that would address this potential impact.

5.4 ALTERNATIVES DESCRIPTIONS AND ANALYSIS

DESCRIPTION OF PROJECT ALTERNATIVES

Alternative 1: No Project

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)).

Future development allowed under the 2013–2021 Housing Element update would cumulatively result in the capacity for up to 73,254 more dwelling units and 240,805 more people in Riverside County in comparison to the development capacity without the 2013–2021 Housing Element. The No Project Alternative assumes that the 2013–2021 Housing Element update is not adopted. In addition, the proposed changes to the Land Use Element and Ordinance No. 348, and the redesignation and rezoning of specific sites throughout the unincorporated County, would not occur. Accordingly, Alternative 1 can also be said to represent the "status quo." However, the status quo in this case equates to the continual lack of accommodation of the previous 2006–2013 RHNA, as well as not accommodating the most recent, 2014–2021 RHNA. This is in conflict with Government Code Section 65583 requirements that jurisdictions evaluate their housing elements every eight years to determine their effectiveness in achieving county and state housing goals and objectives, and adopt an updated housing element reflecting the results of this evaluation.

5.0 ALTERNATIVES

ANALYSIS OF ALTERNATIVES

The project alternatives are evaluated in less detail than those of the proposed project, and the impacts are described in terms of difference in outcome compared with implementing the proposed project. **Table 5.4** at the end of this section provides an at-a-glance comparison of the environmental benefits and impacts of each alternative.

Comparative Impacts of Alternative 1: No Project

1. Air Quality

The air quality analysis for the proposed project identified that subsequent land use activities associated with the project could conflict with the South Coast Air Quality Management District's (SCAQMD) 2012 Air Quality Management Plan and result in short- and long-term emissions that could substantially contribute to the violation of federal and state standards for ozone and particulate matter at levels that are considered significant and unavoidable and cumulatively considerable. Under Alternative 1, the 4,972 acres of land identified for a change of land use designation and zone classification to Highest Density Residential and Mixed Use Area could be developed in accordance with the existing zoning and land use designations for the sites, which provide for less intense development of these sites (see **Table 3.13-4** in Section 3.0, Countywide Impact Analysis).

Buildout capacity under Alternative 1, which is defined by the currently adopted General Plan, currently exceeds Southern California Association of Governments' (SCAG) growth forecasts, which informs the 2012 Air Quality Management Plan's air pollutant inventory for the South Coast Air Basin. Therefore, Alternative 1 would conflict with the SCAQMD's 2012 Air Quality Management Plan. The increase in development potential allowed under the proposed project would further exceed SCAG growth forecasts and thus the 2012 Air Quality Management Plan. Therefore, Alternative 1 would result in a lesser degree of impact to SCAQMD's air quality planning.

Alternative 1 would likely have less construction activities and development, which would result in less short-term construction emissions and long-term operational and mobile source emissions. Therefore, Alternative 1 would result in a lesser degree of air quality impacts than the proposed project.

2. Hydrology and Water Quality

The proposed project could result in increased water demand leading to groundwater extractions cumulatively exceeding groundwater basins' safe yields or causing a net deficit in aquifer volume. Alternative 1 would result in less housing development and land disturbance potential than the proposed project, which would reduce the demand for water and thus the amount of groundwater extraction. While 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, the greatly reduced amount of residential development potential under Alternative 1 would most likely result in a lesser degree of impact to groundwater resources than the proposed project.

3. Noise

The noise analysis for the proposed project identified that subsequent land use activities associated with the project could result in short- and long-term noise levels that exceed County noise standards. In most cases it can be assumed that future construction activities will be exempted from County noise standards since most construction occurs within the set of established hours that the County has identified as specifically exempted. However, the timing of all future construction projects cannot be guaranteed and it is possible that construction noise would be generated outside of exempted hours. The same would be true under Alternative 1. Therefore, short-term noise level impacts would be the same under Alternative 1 and the proposed project.

The noise analysis for the proposed project identified that predicted increases in traffic noise levels associated with buildout of the proposed Housing Element update 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. Alternative 1 would likely have less development, which would result in less traffic-generated noise levels at the SR 111 segment between 65th Avenue and 68th Avenue. Therefore, Alternative 1 would result in a lesser degree of long-term noise impacts than the proposed project.

4. Population and Housing

The proposed project would result in significant and unavoidable impacts to population and housing. The increase in population associated with Alternative 1 would be lower, and the alternative would not result in the displacement of people or housing. Therefore, Alternative 1 would result in lesser population and housing impacts than the proposed project.

5. Utilities and Service Systems

The proposed project would result in an increase in population and housing, which would increase the demand for water. 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. Alternative 1 would result in less population and housing, which would decrease the demand for water compared to the proposed project. Therefore, Alternative 1 would result in a lesser degree of impact utilities and service systems.

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

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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 shown in Table 4.8-8 of this EIR. This is a reduction of approximately 17 percent from the potential units and population estimated.

Comparative Impacts of Alternative 2: Remove All Lands Designated for Agricultural Use

1. Agricultural Resources

The proposed project focused on increasing the density and intensity of lands that were already designated for development in the current and previous General Plans. These lands had previously been considered by the County for conversion from agricultural use to nonagricultural use and findings were made during certification of EIR 521. The proposed project was amended to include 131.48 acres in Eastern Coachella Area Plan that had not been considered for conversion to nonagricultural use in the General Plan. As a result, the EIR concluded that the conversion of the land constituted a significant and unavoidable impact.

Alternative 2 would remove the 131.48 acres from the proposed project which would eliminate the significant and unavoidable impact. In this regard, Alternative 2 would have a less of an impact on agricultural resources than the proposed project.

2. Air Quality

The air quality analysis for the proposed project identified that subsequent land use activities associated with the project could conflict with the SCAQMD's 2012 Air Quality Management Plan and result in short- and long-term emissions that could substantially contribute to the violation of federal and state standards for ozone and particulate matter at levels that are considered significant and unavoidable and cumulatively considerable. Under Alternative 2, the 4,972 acres of land identified for a change of land use designation and zone classification to Highest Density Residential and Mixed Use Area would be reduced by approximately 131.48 acres. The land would continue to be used for agriculture, and would not be anticipated for development.

The reduction of 131.48 acres from the total of 4,972 acres of land intended for rezoning as part of the proposed project represents a decrease of approximately 3 percent. Alternative 2 would therefore have slightly less construction activities and development and result in less short-term construction emissions and long-term operational and mobile source emissions. Overall, Alternative 2 would result in similar air quality impacts to the proposed project.

3. Hydrology and Water Quality

The proposed project could result in increased water demand leading to groundwater extractions cumulatively exceeding groundwater basins' safe yields or causing a net deficit in aquifer volume. Alternative 2 would result in less housing development and land disturbance potential than the proposed project, which would reduce the demand for water and thus the amount of groundwater extraction. While 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, the reduced amount of residential development potential under Alternative 2 would most likely result in less of an impact to groundwater resources than the proposed project.

4. Noise

The noise analysis for the proposed project identified that subsequent land use activities associated with the project could result in short- and long-term noise levels that exceed County noise standards. In most cases it can be assumed that future construction activities will be exempted from County noise standards since most construction occurs within the set of established hours that the County has identified as specifically exempted. However, the timing of all future construction projects cannot be guaranteed and it is possible that construction noise would be generated outside of exempted hours. The reduction in the potential housing units would result in less development which would reduce the potential for noise impacts. Noise impacts associated with the remainder of the proposed project would remain unchanged; however, because there would be fewer homes and less traffic, Alternative 2 would result in lower long-term noise impacts than the proposed project.

5. Population and Housing

The proposed project would result in significant and unavoidable impacts to population and housing in the Eastern Coachella Area Plan. The reduction in population associated with Alternative 2 is approximately 19,416. The RHNA as shown in **Table 2.1-2** of Section 2.0 Project Description, requires 23,794 low- and very low-income housing units. As noted in this EIR, this type of housing is assumed when the development density is 30 units per acre consistent with the Highest Density Residential land use designation. Alternative 2 would reduce the potential housing units at this density by 4,155. As shown in **Table 3.13-4**, the proposed project could result in 73,255 housing units. After the reduction associated with this alternative, the potential would be 69,100 housing units which represents a reduction of approximately 6 percent. As the remaining potential housing units at 30 units to the acre remains above the required RHNA target, this alternative would be consistent with the project objective. Therefore, Alternative 2 would result in less impact to population and housing than the proposed project.

5. Utilities and Service Systems

The proposed project would result in an increase in population and housing, which would increase the demand for water. 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. Alternative 2 would result in less population and housing, which would decrease the demand for water compared to the proposed project. Therefore, Alternative 2 would result in less of an impact to utilities and service systems.

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

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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.

Comparative Impacts of Alternative 3: Remove HHDR on All land Affected by MARB Land Use.

1. Air Quality

The air quality analysis for the proposed project identified that subsequent land use activities associated with the project could conflict with the SCAQMD's 2012 Air Quality Management Plan and result in short- and long-term emissions that could substantially contribute to the violation of federal and state standards for ozone and particulate matter at levels that are considered significant and unavoidable and cumulatively considerable. Under Alternative 3, the land within the March Air Reserve Base Airport Compatibility Zone could still be developed, albeit at a lower density. As the land would still be subject to grading, pavement, and construction, the air quality impacts would be similar to those of the proposed project. The reduction in density would result in fewer residents and therefore less traffic, which would result in air quality impacts less than those of the proposed project.

2. Hazards and Hazardous Materials

Alternative 3 would remove the HHDR expectation for the two neighborhoods, which would eliminate any conflict with the Airport Land Use Compatibility Plan. The land is currently designated Business Park which does not anticipate the construction of housing. Alternative 3 would reduce the current significant and unavoidable impact conclusion of the EIR to no impact.

3. Hydrology and Water Quality

The proposed project could result in increased water demand leading to groundwater extractions cumulatively exceeding groundwater basins' safe yields or causing a net deficit in aquifer volume. Alternative 3 would result in fewer homes than the proposed project, which would reduce the demand for water and thus the amount of groundwater extraction. While 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, the reduced amount of residential development potential under Alternative 3 would most likely result in less of an impact to groundwater resources than the proposed project.

4. Noise

The noise analysis for the proposed project identified that subsequent land use activities associated with the project could result in short- and long-term noise levels that exceed County noise standards. In most cases it can be assumed that future construction activities will be exempted from County noise standards since most construction occurs within the set of established hours that the County has identified as specifically exempted. However, the timing of all future construction projects cannot be guaranteed and it is possible that construction noise would be generated outside of exempted hours. The reduction in the potential housing units would result in less development which would reduce the potential for noise impacts. Noise impacts associated with the remainder of the proposed project would remain unchanged; however, Alternative 3 would result in lower long-term noise impacts than the proposed project.

5. Population and Housing

The proposed project would result in significant and unavoidable impacts to population and housing in the Mead Area Plan. The reduction in population associated with Alternative 3 is approximately 6,170. The RHNA as shown in **Table 2.1-2** requires 23,794 low- and very low-income housing units. As noted in this EIR, this type of housing is assumed when the development density is 30 units per acre consistent with the Highest Density Residential land use designation. Alternative 3 would reduce the potential units at this density by 1,320. As shown in **Table 3.13-4**, the proposed project could result in 73,255 housing units. After the reduction associated with this alternative, the potential would be 71,935 housing units, which represents a reduction of approximately 2 percent. As the remaining potential housing units are in excess of the required RHNA target, this alternative would be consistent with the project objectives. Therefore, Alternative 3 would result in less population and housing impact than the proposed project.

6. Traffic

The addition of housing density in the Mead Area Plan would increase impacts to local roadways and reduce the projected level of service. Alternative 3 would reduce the potential for traffic impacts associated with housing units when compared to the proposed project. Alternative 3 would have less of an impact on local traffic.

7. Utilities and Service Systems

The proposed project would result in an increase in population and housing, which would increase the demand for water. 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. Alternative 3 would result in less population and housing, which would decrease the demand for water compared to the proposed project. Therefore, Alternative 3 would result in less of an impact to utilities and service systems.

Combined Alternative 2 and Alternative 3

Both Alternatives 2 and 3 reduce the potential for housing in areas to either avoid new conversion of agricultural land to nonagricultural purposes or to avoid conflicting with an airport land use plan. The proposed project could result in 73,255 housing units. If both Alternatives 2 and 3 were selected, the reduction of potential housing units would total 5,475, resulting in a total of 67,780, which represents a reduction of approximately 8 percent. The reduced potential housing units is more than the 23,794 housing unit obligation, which would allow both alternatives to be selected and still meet the project objectives.

5.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Table 5.4 provides a summary of the potential impacts of the alternatives evaluated in this section, as compared with the potential impacts of the proposed project. The No Project Alternative would eliminate all of the environmental impacts associated with the proposed project, but would meet none of the project objectives. Both Alternative 2 and Alternative 3 meet the project objectives, and do not significantly reduce the number of potential housing units. Alternative 2 could provide housing that would benefit farmworkers in the Coachella Valley, and would not significantly reduce the amount of available agricultural land. While Alternative 3 has the potential to reduce vehicle miles traveled by placing housing near employment centers in the Business Park, Light Industrial land uses, and near the Interstate 215 transportation corridor, the housing is in conflict

5.0 ALTERNATIVES

with the March Air Reserve Base Land Use Compatibility Plan and could constitute a hazard. Therefore, Alternative 3 is considered the environmentally superior alternative.

**TABLE 5.4
ALTERNATIVES IMPACTS COMPARISON**

Environmental Issue	Proposed Project Impact Finding (Mitigated)	Alternative 1: No Project	Alternative 2: No Ag Land	Alternative 3: Outside Airport
Agriculture	Significant and Unavoidable	-	-	=
Air Quality	Significant and Unavoidable	-	-	-
Hazards	Significant and Unavoidable	-	=	-
Hydrology and Water Quality	Significant and Unavoidable	-	-	-
Noise	Significant and Unavoidable	-	=	-
Population and Housing	Significant and Unavoidable	-	-	-
Traffic	Significant and Unavoidable	-	-	-
Utilities and Service Systems	Significant and Unavoidable	-	-	-

- Impacts less than those under proposed project

+ Impacts greater than those under proposed project

= Impacts similar to those of the proposed project

6.0 OTHER CEQA CONSIDERATIONS

This section discusses additional topics statutorily required by the California Environmental Quality Act (CEQA) concerning the long-term implications of the proposed project. The topics include growth-inducing impacts, significant irreversible environmental effects, including irretrievable commitment of resources, and significant and unavoidable environmental impacts.

6.1 GROWTH-INDUCING IMPACTS

INTRODUCTION

CEQA Guidelines Section 15126.2(d) requires that an Environmental Impact Report (EIR) evaluate the growth-inducing impacts of a proposed action. A growth-inducing impact is defined by the CEQA Guidelines as:

The way in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth . . . It is not assumed that growth in an area is necessarily beneficial, detrimental, or of little significance to the environment.

A project can have direct and/or indirect growth inducement potential. For example, direct growth inducement would result if a project involved construction of new housing. A project would have indirect growth-inducement potential if it established substantial new permanent employment opportunities or involved a construction effort with substantial short-term employment opportunities that would indirectly stimulate the need for additional housing and services to support the new employment demand. Similarly, a project would indirectly induce growth if it removed an obstacle to additional growth and development, such as removing a constraint on a required public service. A project providing an increased water supply in an area where water service historically limited growth could be considered growth-inducing.

The CEQA Guidelines further explain that the environmental effects of induced growth are considered indirect impacts of the proposed action. These indirect impacts or secondary effects of growth may result in significant, adverse environmental impacts. Potential secondary effects of growth include increased demand on other community and public services and infrastructure, increased traffic and noise, and adverse environmental impacts such as degradation of air and water quality, degradation or loss of plant and animal habitat, and conversion of agricultural and open space land to developed uses.

Growth inducement may constitute an adverse impact if the growth is not consistent with, or accommodated by, the land use plans and growth management plans and policies for the area affected. Local land use plans provide for land use development patterns and growth policies that allow for the orderly expansion of urban development supported by adequate urban public services, such as water supply, roadway infrastructure, sewer service, and solid waste service.

GROWTH EFFECTS OF THE PROJECT

Adoption of the proposed project would not result in direct physical growth as it does not include development proposals or grant site-specific development entitlement. However, the nature and purpose of the proposed project is inherently growth-inducing as it is intended to facilitate and encourage affordable housing development throughout the County in order to comply with state law. The County's General Plan indicates that population growth is anticipated in the County and that the intent of the General Plan policies and programs is to ensure the quality of such growth rather than to prevent it. The project is consistent with the General Plan, and the sites facilitating

6.0 OTHER CEQA CONSIDERATIONS

density/intensity increases as a result of the proposed project are generally 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 in order to facilitate growth where it can be best accommodated. Therefore, it is unlikely that the proposed project would result in growth or intensification of development or sprawl in the surrounding region. Even so, the project would increase density/intensity capacity on sites throughout the County, which could increase growth beyond that already planned for and accommodated by the General Plan, thus resulting in substantial growth effects.

Future development facilitated by the project would be subject to all policies, plans, procedures, and standards in the Riverside County General Plan, as well as federal and state regulations, that collectively serve to mitigate and reduce, where possible, the severity of the environmental effects associated with growth and buildout of Riverside County.

The specific environmental effects resulting from the growth effects of the project are discussed in Sections 3.0 and 4.1 through 4.10 of this Draft EIR.

6.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

CEQA Guidelines Sections 21100(b)(2) and 21100.1(a) require that EIRs prepared for the adoption of a plan, policy, or ordinance of a public agency must include a discussion of significant irreversible environmental changes that would result from project implementation. In addition, CEQA Guidelines Section 15126.2(c) describes irreversible environmental changes in the following manner:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also irreversible damage can result from environmental accidents associated with the project. Irrecoverable commitments of resources should be evaluated to assure that such current consumption is justified.

It is in this context that the potential for the various components of GPA No. 1122 to result in significant irreversible environmental changes are discussed herein. It should be noted that unlike standard significance findings for impacts that cannot be reduced through mitigation, a significant irreversible change may occur when an action commits "future generations to similar uses," irrespective of any mitigation applied to the specific action (County of Riverside 2014).

RESULT IN A LARGE COMMITMENT OF NONRENEWABLE RESOURCES

A large commitment of nonrenewable resources represents a significant irreversible environmental change if these resources are used in a manner that makes their later removal or nonuse unlikely. This includes, in particular, the use of nonrenewable resources during either construction or operational phases of development. A nonrenewable resource is one that comes from the earth and cannot be readily replenished within the human timescale. This includes mineral resources, particularly aggregate and metal ores, and fossil energy resources, such as oil, coal, and natural gas (County of Riverside 2014).

Adoption of the proposed project does not include development proposals in that it neither requires the construction of housing nor grants site-specific development entitlement. However, the proposed project is intended to encourage the future development of affordable housing at

high densities throughout the County. Although future construction and operation of future development facilitated by the project could result in the use of mineral and fossil energy resources, no refineries, large-scale manufactories, or large-scale infrastructure development (hydroelectric dams, nuclear reactors, wastewater treatment facilities, canals, interstate freeways, etc.) or other massive structures (skyscrapers, penitentiaries, etc.) which would necessitate the commitment of large amounts of aggregates, including rock, sand, gravel, cement, or other minerals, would occur or be required. Furthermore, any use of mineral and fossil energy resources in association with future development would occur incrementally commensurate with the growth rate, which is dependent on economic factors, market forces, and regulatory restrictions.

As such, the proposed project would not necessitate a large commitment of nonrenewable resources in a manner that makes their later removal or nonuse unlikely, and would not result in a significant irreversible change in the environment due to the use of nonrenewable resources.

RESULT IN THE UNJUSTIFIED CONSUMPTION OF NONRENEWABLE RESOURCES

The Riverside County EIR No. 521 (State Clearinghouse Number 200904105) prepared for the General Plan Update Project (GPA 960) defines nonrenewable fuels as those coming from the earth that cannot be replenished on a human timescale, with petroleum (oil), coal, natural gas, and the associated materials and byproducts of the pumping and refining of these fuels, collectively "fossil fuels," representing the most common and widely used nonrenewable energy sources.

As discussed above, a project may be deemed to have significant irreversible changes if it would result in the unjustified consumption of nonrenewable resources, in this case, fossil fuels. Future development accommodated by the project would require the consumption of fossil fuels (oil and other petroleum products) during both construction and operation, as well as a result of increased vehicular use, which represents the largest source of fossil fuel use in the County. Even so, the residential and mixed-use development facilitated by the project is intended to encourage housing development in order to comply with state law and, as such, would meet the housing needs of population growth already anticipated in the County as determined by the 5th cycle RHNA plan. The County's General Plan indicates that population growth is anticipated in the County and that the intent of the General Plan policies and programs is to ensure the quality of such growth rather than to prevent it. Therefore, the use of nonrenewable energy sources associated with future development would not be considered "unjustified."

Furthermore, the sites facilitating density/intensity increases as a result of the proposed project are generally 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. Therefore, the growth pattern encouraged by the project would ensure that energy resources (renewable and nonrenewable) would be used in an efficient and nonwasteful manner.

For these reasons, it is anticipated that the project would not result in the unjustified consumption of nonrenewable resources and would not cause a significant irreversible environmental change as a result.

COMMIT FUTURE GENERATIONS TO SIMILAR USES

The Riverside County EIR No. 521 prepared for GPA 960 defines an environmental change committing future generations to similar uses as one resulting in a transformation of the

6.0 OTHER CEQA CONSIDERATIONS

fundamental character of a site such that it would no longer be suitable for certain uses (e.g., the conversion of vacant open space with natural vegetation to an urban or suburban use).

As previously discussed, the sites facilitating density/intensity increases as a result of the proposed project are generally 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. The majority of sites proposed for land use changes are currently designated/classified for urban development by GPA 960. In these instances, the proposed changes would not cause new impacts due to the commitment of future generations to similar (urban) uses.

However, as described above, the project would induce growth in the County. The exact scope, timing, and location of future off-site infrastructure improvements needed to serve future development is not currently known. It is possible that the project could lead either to irreversible change in the middle of vacant, undeveloped land with intact native vegetation and other natural resources, and possibly require further disturbances to provide access, water, sewer collection, and other infrastructure, or would represent the extension of an existing general pattern of land use (typically rural or agricultural) into natural open space located on the border between developing areas and natural open space. Therefore, the project would represent significant irreversible changes in the environment and commit future generations to perpetuating the developed uses that would result.

POTENTIAL FOR ACCIDENTAL IRREVERSIBLE DAMAGE

Another source of significant irreversible change is from accidents causing irreparable environmental damage. Such accidents could occur through a variety of human activities, including: spill or release of a hazardous material or radioactive substance to land, air, or water; accidental fires in wildlands due to human carelessness or inattention, or fires resulting from mechanical or industrial failures (pipe ruptures, airplane or vehicle crashes, etc.); flooding or dam inundation due to failure of a man-made structure for channeling or retaining water (dams, canals, etc.); or landslides or mudslides resulting from failure of an engineered slope or soil, or improper hydrological improvements (drainage). As discussed throughout this EIR, these risks can be mitigated by compliance with standard regulatory requirements as determined during the environmental and/or development review process. It is not anticipated that the project would result in significant irreversible changes in the environment from accidents causing irreparable environmental damage.

6.3 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL EFFECTS

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. In addition, Section 15093(a) of the CEQA Guidelines allows the decision-making agency to determine whether the benefits of a proposed project outweigh the unavoidable adverse environmental impacts of implementing the project. The County can approve a project with unavoidable adverse impacts if it prepares a Statement of Overriding Considerations setting forth the specific reasons for making such a judgment.

The impacts of the proposed project identified in **Table 6.3-1** have been recognized as significant and unavoidable and are identified and discussed in detail in either Section 3.0 or Sections 4.1 through 4.10 of this Draft EIR, as noted. The reader is referred to the various environmental issue areas of these sections for further details and analysis of these significant and unavoidable impacts.

**TABLE 6.3-1
SUMMARY OF SIGNIFICANT AND UNAVOIDABLE IMPACTS**

Section	Impact Analysis Number	Impact
3.0 (Countywide 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 .
3.0 (Countywide Impact Analysis)	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.
3.0 (Countywide Impact Analysis)	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.
3.0 (Countywide Impact Analysis)	Impact Analysis 3.3.4	The project would be considered to have a cumulatively considerable impact if implementation of the proposed project update, 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 .
3.0 (Countywide Impact Analysis)	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.
3.0 (Countywide 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 .
3.0 (Countywide Impact Analysis)	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 cumulatively considerable .
3.0 (Countywide 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 .
3.0 (Countywide Impact Analysis)	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 .
4.1 (Elsinore Area Plan)	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.

6.0 OTHER CEQA CONSIDERATIONS

Section	Impact Analysis Number	Impact
4.1 (Elsinore Area Plan)	Impact Analysis 4.1.17	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on one roadway segment within 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.
4.2 (Mead Valley Area Plan)	Impact Analysis 4.2.10	Future development resulting from the project would be required to comply with the March Air Reserve Base Land Use Compatibility Plan. Therefore, the project will not result in an airport-related safety hazard for people residing or working in the project area. However, the density of neighborhoods 1 and 2 cannot be met. Therefore, this is a significant impact.
4.2 (Mead Valley Area Plan)	Impact Analysis 4.2.13	Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a significant impact.
4.2 (Mead Valley Area Plan)	Impact Analysis 4.2.16	Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites. This is a significant impact.
4.2 (Mead Valley Area Plan)	Impact Analysis 4.2.21	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on several roadway segments within the Mead Valley Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a significant impact.
4.3 (Temescal Canyon Area Plan)	Impact Analysis 4.3.10	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.
4.3 (Temescal Canyon Area Plan)	Impact Analysis 4.3.12	Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites. This is a significant impact.
4.3 (Temescal Canyon Area Plan)	Impact Analysis 4.3.17	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on two roadway segments in the Temescal Canyon Area Plan planning area that is already projected to operate at an unacceptable level under buildout of the General Plan (Indiana Avenue and McKinley Street). This is a significant impact.
4.4 (Highgrove Area Plan)	Impact Analysis 4.4.11	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.
4.4 (Highgrove Area Plan)	Impact Analysis 4.4.19	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on two roadway segments within the Highgrove Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a significant impact.
4.4 (Highgrove Area Plan)	Impact Analysis 4.4.14	Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites. This is a significant impact.
4.4 (Highgrove Area Plan)	Impact Analysis 4.4.20	County regulation of the construction of septic tanks in future development resulting from the project would ensure both adequate capacity for wastewater treatment and the protection of water quality consistent with all applicable wastewater treatment requirements; however, the feasibility of such systems is dependent on the specifics

Section	Impact Analysis Number	Impact
		of the development proposal and property-specific conditions that cannot be determined at this time. Therefore, this impact would be significant .
4.5 (Harvest Valley/Winchester Area Plan)	Impact Analysis 4.5.11	Future development facilitated by the project could result in an increase in ambient noise levels in the vicinity, as well as exposure of sensitive receptors to noise levels in excess of the Riverside County noise standards. The proposed project could result in groundborne noise vibrations and potentially result in temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. This is a significant impact.
4.5 (Harvest Valley/Winchester Area Plan)	Impact Analysis 4.5.13	Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a significant impact.
4.5 (Harvest Valley/Winchester Area Plan)	Impact Analysis 4.5.18	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on five roadway segments within the Harvest Valley and Winchester Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a significant impact.
4.5 (Harvest Valley/Winchester Area Plan)	Impact Analysis 4.5.19	Future development would require construction of an individual or community on-site wastewater treatment system (OWTS) or alternative system, the feasibility of which is uncertain. Therefore, this impact is significant .
4.6 (Southwest Area Plan)	Impact Analysis 4.6.12	Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a significant impact.
4.6 (Southwest Area Plan)	Impact Analysis 4.6.20	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on one roadway segment within the Southwest Area Plan planning area that is already projected to operate at an unacceptable level under buildout of the General Plan (Clinton Keith Road). This is a significant impact.
4.7 (Western Coachella Valley Area Plan)	Impact Analysis 4.7.10	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.
4.7 (Western Coachella Valley Area Plan)	Impact Analysis 4.7.12	Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a significant impact.
4.7 (Western Coachella Valley Area Plan)	Impact Analysis 4.7.17	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on seven roadway segments within the Western Coachella Valley Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a significant impact.
4.7 (Western Coachella Valley Area Plan)	Impact Analysis 4.7.19	Implementation of the proposed project will increase the amount of allowable development in the Western Coachella Valley Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. This is considered a significant impact.
4.8 (Eastern Coachella Valley Area Plan)	Impact Analysis 4.8.6	The proposed project would rezone approximately 525 acres of land in the Mecca Town Center and Oasis Town Center communities that are currently designated/zoned for agricultural uses. This is a significant impact.

6.0 OTHER CEQA CONSIDERATIONS

Section	Impact Analysis Number	Impact
4.8 (Eastern Coachella Valley Area Plan)	Impact Analysis 4.8.13	Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a significant impact.
4.8 (Eastern Coachella Valley Area Plan)	Impact Analysis 4.8.15	Future development of the neighborhood sites could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a significant impact.
4.8 (Eastern Coachella Valley Area Plan)	Impact Analysis 4.8.20	The proposed increase in density/intensity potential on the neighborhood sites would result in three roadway segments within the Eastern Coachella Valley Area Plan planning area operating at LOS E or F as a result of project-related traffic volumes. This is a significant impact.
4.9 (Lakeview/Nuevo Area Plan)	Impact Analysis 4.9.12	Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a significant impact.
4.9 (Lakeview/Nuevo Area Plan)	Impact Analysis 4.9.15	Future development of the neighborhood sites could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a significant impact.
4.9 (Lakeview/Nuevo Area Plan)	Impact Analysis 4.9.20	The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on three roadway segments within the Lakeview/Nuevo Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a significant impact.
4.9 (Lakeview/Nuevo Area Plan)	Impact Analysis 4.9.22	Implementation of the proposed project will increase the amount of allowable development in the Lakeview and Nuevo Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. This is considered a significant impact.
4.10 (The Pass Area Plan)	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.
4.10 (The Pass Area Plan)	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 under the current land use designations. This is a significant impact.
4.10 (The Pass Area Plan)	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.
4.10 (The Pass Area Plan)	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.
4.10 (The Pass Area Plan)	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.

7.0 REPORT PREPARATION PERSONNEL

RIVERSIDE COUNTY TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA), PLANNING DEPARTMENT

4080 Lemon Street, 12th Floor

Riverside, California 92501

Juan Perez, TLMA Director

Steve Weiss, Planning Director

Kristi Lovelady, Principal Planner

Bill Gayk, Urban and Regional Planner

Phayvanh Nanthavongdouangsy, Urban Regional Planner III

Jerry Joliffe, Urban and Regional Planner

MICHAEL BAKER INTERNATIONAL

40810 County Center Drive, Suite 200

Temecula, California 92591

Mark Teague, AICP, Technical Manager

Peter Minegar, CEP-IT, Environmental Associate

Seth Meyers, Environmental Specialist

Morgan Weintraub, Planning Associate

Yvette Noir, Planning Associate

Melanie Ware, Environmental Associate

Hilary Potter, Technical Writer

Amanda Kraft, Technical Writer

7.0 REPORT PREPARATION PERSONNEL









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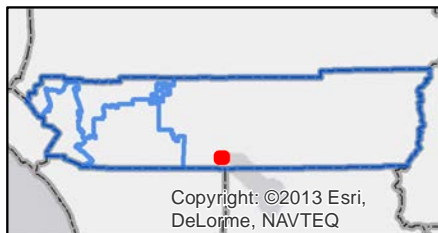
**Supervisorial District 4
Eastern Coachella Valley
Area Plan**

**Riverside County
General Plan Housing Element**

-  Proposed HHDR/MUA Neighborhoods
-  Supervisorial District
-  Roads
-  PARCELS
-  Rail Roads
-  Cities
-  Area Plans
-  Specific Plan

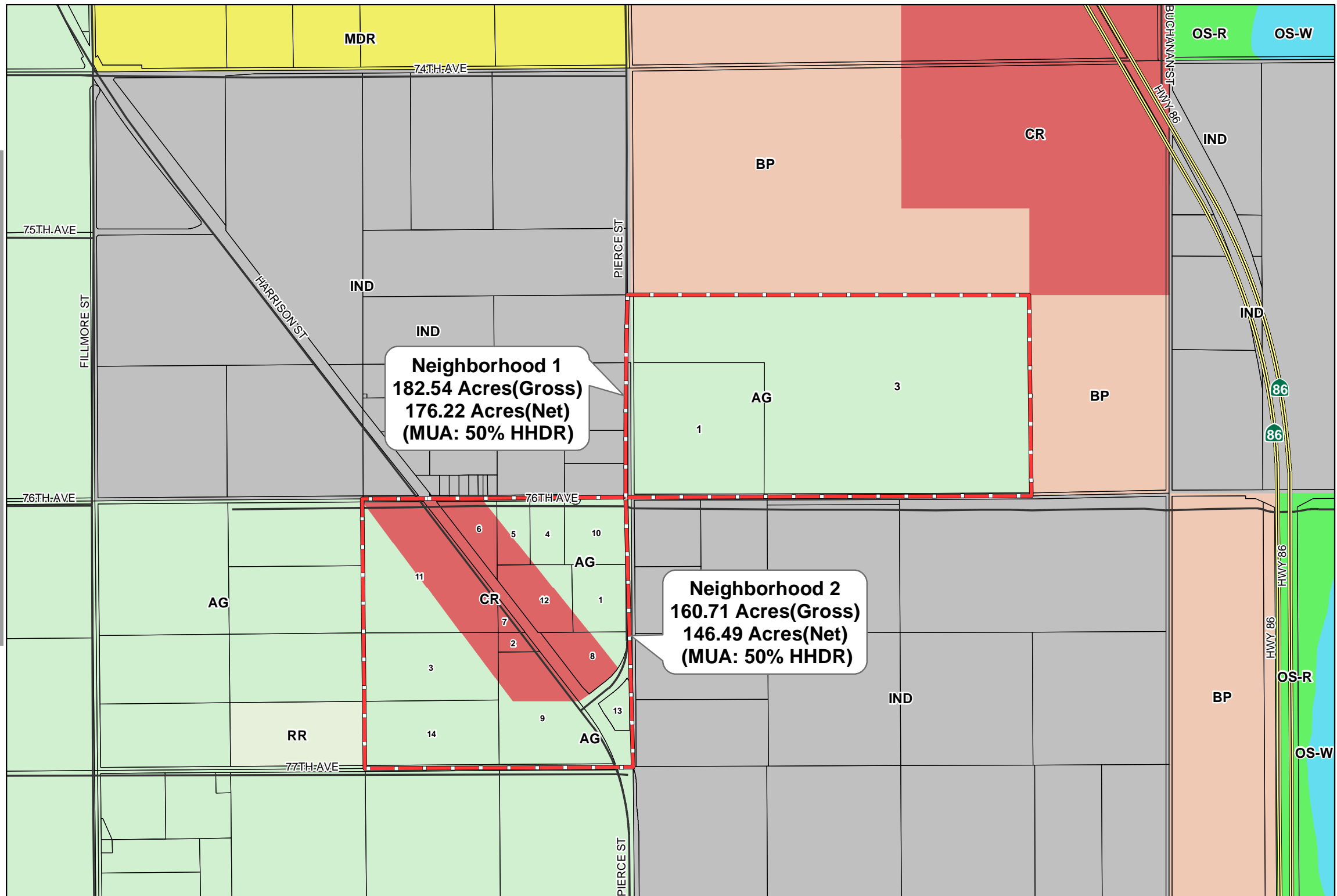
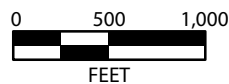
General Plan Land Use

-  Medium Density Residential
-  Commercial Retail
-  Business Park
-  Rural Residential
-  Agriculture
-  Open Space Recreation
-  Water
-  Indian Lands



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Source: Riverside County 2015



Neighborhood 1
182.54 Acres(Gross)
176.22 Acres(Net)
(MUA: 50% HHDR)

Neighborhood 2
160.71 Acres(Gross)
146.49 Acres(Net)
(MUA: 50% HHDR)

Figure 4.8-1c
Oasis TC Neighborhood Sites

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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"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. 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.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. 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.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. 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.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> 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.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. 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.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.

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"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
Community Development	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> 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.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> 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.
	Mixed-Use Planning Area		<ul style="list-style-type: none"> 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.

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.

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Community Development Overlay (CDO)	<ul style="list-style-type: none"> 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.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. 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. 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.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> 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.

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 ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁹				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	42,828 42,425	2,554 2,533	11,936 11,841	2,141 2,121
<i>Agriculture Foundation Sub-Total:</i>	42,828 42,425	2,554 2,533	11,936 11,841	2,141 2,121
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	1,210 1,209	181	848	NA
Rural Mountainous (RM)	0	0	0	NA
Rural Desert (RD)	3,879 3,876	194	907 906	NA
<i>Rural Foundation Sub-Total:</i>	5,089 5,084	375	1,755 1,754	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	306	107	500	NA
Very Low Density Residential (RC-VLDR)	8	6	28	NA
Low Density Residential (RC-LDR)	160	240	1,122	NA
<i>Rural Community Foundation Sub-Total:</i>	474	353	1,650	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	478	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	199,316	NA	NA	NA
Open Space-Water (OS-W)	50,642	NA	NA	NA
Open Space-Recreation (OS-R)	684	NA	NA	103
Open Space-Rural (OS-RUR) ¹⁰	93,880	2,347	10,970	NA
Open Space-Mineral Resources (OS-MIN)	737	NA	NA	22
<i>Open Space Foundation Sub-Total:</i>	345,737	2,347	10,970	125
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	292	102	478	NA
Very Low Density Residential (VLDR)	482 453	361 340	1,689 1,589	NA
Low Density Residential (LDR)	388 367	581 551	2,718 2,576	NA
Medium Density Residential (MDR) ⁸	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 ² (CR)	1,147 1,091	NA	NA	15,004 14,173
Commercial Tourist (CT)	1,006 801	NA	NA	16,436 13,084
Commercial Office (CO)	75	NA	NA	3,568
Light Industrial (LI)	4,643 4,387	NA	NA	59,695 55,641
Heavy Industrial (HI)	496 492	NA	NA	4,324 3,568
Business Park (BP)	574 566	NA	NA	9,379 9,244
Public Facilities (PF)	2,551	NA	NA	2,551
Community Center (CC) ^{3,4}	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>	28,203 28,611	102,948 124,365	481,180 581,283	111,427 111,449
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:				
	422,331	108,577 129,974	507,491 607,498	113,693 113,695
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	18,562	---	---	---
Indian Lands	13,385	---	---	---
Freeways	1,344	---	---	---
<i>Other Lands Sub-Total:</i>	33,291			
TOTAL FOR ALL LANDS:	455,622	108,577 129,974	507,491 607,498	113,693 113,695

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LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
SUPPLEMENTAL LAND USE PLANNING AREAS				
<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>				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4, 5}				
Community Development Overlay	4,009	42,484	198,570	37,502
Community Center Overlay ¹	474	2,182	10,201	5,471
<i>Total Area Subject to Overlays:^{4, 5}</i>	4,483	44,666	208,771	42,973
POLICY AREAS⁶				
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:⁶</i>	28,517			
TOTAL AREA WITHIN SUPPLEMENTALS:⁷		33,000		

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.

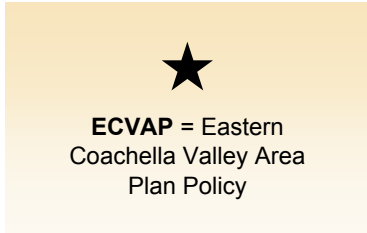
Policy Areas

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 PM₁₀ 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 66th 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 2nd Street and 66th Avenue, infill and building projects that include the Mecca Family Care Center, Library, Police Substation, Fire Station, and town plaza. EDA has also completed the Mecca Design Guidelines that provide design elements and goals for the community of Mecca. The Riverside County Transportation Department is in the process of completing the extensive Mecca Downtown Street Revitalization Project that improves basic infrastructure amenities. The project comprises construction of approximately seven miles of street, sidewalk, curb and gutter, and street light improvements for fifteen streets within the 1.3 square-mile downtown area.

Another notable community outreach engagement is the “Mecca Livable Community Planning Program”. This program was developed by the Riverside County Department of Public Health in partnership with the Riverside County Planning Department, Local Government Commission, and Opticos Design, Inc. and funded by an Environmental Justice: Context Sensitive Planning Grant from 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-65th Neighborhood [Neighborhood 1] *is located northeast of the Date Palm Street and 65th 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-65th 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 66th Avenue/Gateway, 66th Avenue/North, and the 66th Avenue/Lincoln Street West Neighborhoods are grouped together as the Lincoln Street-66th West Neighborhood grouping. The Lincoln-66th East Neighborhood and the Hammond Road/66th Avenue Neighborhoods are described (with policies) separately.

The **Lincoln-66th West Neighborhoods** (grouping of three neighborhoods): The 66th Avenue/Gateway Neighborhood [Neighborhood 2], 66th Avenue/North Neighborhood, [Neighborhood 3], and the 66th Avenue/Lincoln Street West Neighborhood [Neighborhood 4] are located together along both sides of 66th Avenue, west of the Lincoln Road and 66th Avenue intersection. The existing gasoline station and retail center located on the corner of Highway 86 and 66th Avenue serves as a western anchor point for the community. Highway 86, Highway 111, and 66th Avenue (Highway 195) are major transportation corridors that will support growth and connect the mixed use community to adjacent city activity centers. These neighborhoods will extend the existing development pattern of commercial uses along 66th Avenue to provide employment opportunities and other community services for Mecca's growing populace. All of these neighborhoods are Mixed-Use Areas, with requirements for **at least** 50% HHDR development in each.

The **66th Avenue/Gateway Neighborhood** [Neighborhood 2] covers about 79 gross acres (about 77 net acres) and is located along the north side of 66th Avenue, about midway between Highways 86 and 111.

Policy:

ECVAP 3.4 **Fifty percent At least 50%** of the 66th Avenue/Gateway Neighborhood shall be developed in accordance with the HHDR land use designation.

The **66th Avenue/North Neighborhood** [Neighborhood 3] covers about 13 gross acres (about 12 net acres) and is located along the north side of 66th Avenue, just east of Neighborhood 2 (described above).

Policy:

ECVAP 3.5 **Fifty percent At least 50%** of the 66th Avenue/North Neighborhood shall be developed in accordance with the HHDR land use designation.

The **66th Avenue/Lincoln Street West Neighborhood** [Neighborhood 4] covers about 61 gross acres (about 59 net acres) and is located along the south side of 66th Avenue, and along the west side of Lincoln Street.

Policy:

ECVAP 3.6 **Fifty percent At least 50%** of the 66th 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-66th East and Hammond Road/66th Avenue Neighborhoods:

The **Lincoln-66th East Neighborhood** [Neighborhood 5] is located east of Lincoln Road and 66th Avenue and is approximately 128 gross acres (about 102 net acres). The Lincoln-66th East Neighborhood has an existing mobile home park and vacant land. This neighborhood is ideal for mostly HHDR Development due to its close proximity to the planned 66th Avenue commercial-employment corridor.

Policy:

ECVAP 3.7 **Seventy-five percent At least 75%** of the Lincoln-66th East Neighborhood shall be developed in accordance with the HHDR land use designation.

The ***Hammond Road/66th Avenue Neighborhood*** [Neighborhood 6] is located southeast of the Hammond Road and 66th Avenue intersection and is approximately 320 gross acres (about 252 net acres). The area currently is predominately used for agricultural purposes. This large contiguous area is a canvas for mixed use development to support the community east of Highway 111. It is also close to community health services, library, fire and police stations, and the town center.

Policy:

ECVAP 3.8 *Twenty-five percent ~~At least 25%~~ of the Hammond-66th 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 76th Avenue intersection. The Oasis Town Center comprises two neighborhoods, Pierce East and Pierce West Neighborhoods, which are diagonally opposite from the Torres-Martinez Tribal Reservation. Existing uses within Oasis Town Center and its immediate vicinity include the Date Oasis Medical Farmers Center, date farms and other agricultural uses, and mobile home parks. The valley is relatively flat with a 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 76th 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 76th 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.*

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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 ³	Additional Criteria	
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²				Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight⁹ 	<ul style="list-style-type: none"> Avigation easement dedication
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bldgs with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Aboveground bulk storage of hazardous materials¹¹ Critical community infrastructure facilities¹² Hazards to flight⁹ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> Same as Zone B1 	<ul style="list-style-type: none"> Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
C	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Minimum NLR of 20 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >70 feet tall¹⁵ Deed notice required

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.) ^{19,20}	100	300	390	10%	<ul style="list-style-type: none"> Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >70 feet tall¹⁵ Children's schools, hospitals, nursing homes discouraged¹⁷ Deed notice required
E	Other Airport Environs	No Limit	No Limit ¹⁸			No Req't	<ul style="list-style-type: none"> Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >100 feet tall¹⁵ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks¹⁸
*	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	<ul style="list-style-type: none"> Same as Underlying Compatibility Zone 	<ul style="list-style-type: none"> Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication

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) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight⁹ 	<ul style="list-style-type: none"> Avigation easement dedication
B1	Inner Approach/ Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bldgs with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Aboveground bulk storage of hazardous materials¹¹ Critical community infrastructure facilities¹² Hazards to flight⁹ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> Same as Zone B1 	<ul style="list-style-type: none"> Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
C	Extended Approach/ Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses ¹⁰ Hazards to flight ⁹ 	<ul style="list-style-type: none"> Minimum NLR of 20 dB in residences (including mobile homes) and office buildings ¹³ Airspace review required for objects >70 feet tall ¹⁵ Deed notice required
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.) ¹⁹	100	300	390	10%	<ul style="list-style-type: none"> Highly noise-sensitive outdoor nonresidential uses ¹⁰ Hazards to flight ⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >70 feet tall ¹⁵ Children's schools, hospitals, nursing homes discouraged ¹⁷ Deed notice required
E	Other Airport Environs	No Limit	No Limit ¹⁸			No Req't	<ul style="list-style-type: none"> Hazards to flight ⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >100 feet tall ¹⁵ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks ¹⁸
*	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	<ul style="list-style-type: none"> Same as Underlying Compatibility Zone 	<ul style="list-style-type: none"> Airspace review required for objects >35 feet tall ¹⁴ Avigation easement dedication

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.

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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.

Scenic Highways



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 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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- 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) ^{1, 2,3,4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. 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.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. 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.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. 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.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> 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..
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. 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.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3,4}	Notes
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VHDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> 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.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	< 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> 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.
Mixed-Use Planning Area		<ul style="list-style-type: none"> 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. 	

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"> 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.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. 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. 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.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> 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.

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	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁹				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
RURAL FOUNDATION COMPONENT				
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
RURAL COMMUNITY FOUNDATION COMPONENT				
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
OPEN SPACE FOUNDATION COMPONENT				
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
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
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) ⁸	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 ² (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) ³	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
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	80,699	15,394 17,597	46,494 53,157	13,674 13,128
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	45,435	---	---	---
Indian Lands	0	---	---	---
Freeways	218	---	---	---
<i>Other Lands Sub-Total:</i>	45,653			
TOTAL FOR ALL LANDS:	126,352	15,394 17,597	46,494 53,157	13,674 13,128

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LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
SUPPLEMENTAL LAND USE PLANNING AREAS				
<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>				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4,5}				
Rural Village Study Area Overlay	701	2,003	6,050	3,859
<i>Total Area Subject to Overlays:^{4, 5}</i>	701	2,003	6,050	3,859
POLICY AREAS⁶				
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:⁶</i>	16,669			
TOTAL AREA WITHIN SUPPLEMENTALS:⁷				
	17,370			

FOOTNOTES:

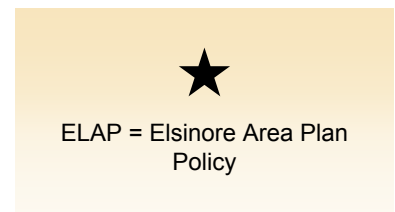
- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note 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 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 ¹	327
Renaissance Ranch	333
Colinas del Oro	364

Source: County of Riverside Planning Department.

¹ 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.

”

- 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 spinyflower

- 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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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) ^{1,2,3,4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. 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.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. 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.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. 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.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> 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.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. 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.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3,4}	Notes
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> 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.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	< 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> 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.
Mixed-Use Planning Area		<ul style="list-style-type: none"> 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. 	

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"> 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.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. 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. 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.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> 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.

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 ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁸				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	1,408	196	541	NA
Rural Mountainous (RM)	3,394	155	428	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	4,802	351	969	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	1,732	559	1,546	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA
Low Density Residential (RC-LDR)	380	518	1,433	NA
<i>Rural Community Foundation Sub-Total:</i>	2,112	1,077	2,979	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	909	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	3,003	NA	NA	NA
Open Space-Water (OS-W)	2,748	NA	NA	NA
Open Space-Recreation (OS-R)	1,741	NA	NA	261
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	8,401	0	0	261
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	1,261	905	2,501	NA
Low Density Residential (LDR)	1,180 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 ² (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) ³	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
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	29,084	36,135 40,897	99,893 133,059	42,098
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	3,094	---	---	---
Indian Lands	0	---	---	---
Freeways	0	---	---	---
<i>Other Lands Sub-Total:</i>	3,094	---	---	---
TOTAL FOR ALL LANDS:	32,178	36,135	99,893	42,098

Harvest Valley/Winchester Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
		40,897	133,059	
SUPPLEMENTAL LAND USE PLANNING AREAS				
<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>				
OVERLAYS AND POLICY AREA				
OVERLAYS^{4, 5}				
Community Center Overlay	457	1,701	4,703	28,354
<i>Total Area Subject to Overlays:^{4, 5}</i>	457	1,701	4,703	28,354
POLICY AREAS⁶				
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:⁶</i>	48,560			
TOTAL AREA WITHIN SUPPLEMENTALS:⁷				
	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:

HVWAP 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.



HVWAP = 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:

HVWAP 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 ¹	310

Source: County of Riverside Planning Department.

¹ 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) ^{1, 2, 3}**

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 ³	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

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 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)^{1,2}**

Safety Zone	Maximum Population Density	Land Use
Area I	No Residential ³	<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"> • Places of Assembly, such as churches, schools, and auditoriums. • Large Retail Outlets, such as shopping centers, department stores, "big box" discount stores, supermarkets, and drug stores. • High Patronage Services, such as restaurants, theaters, banks, and bowling alleys. • Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels. • Communication Facilities for use by emergency response and public information activities. • Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries.
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 9th Street, that are not included in the Winchester Town Center neighborhoods.*

The other Community Center Overlay designation is located westerly of Winchester Road. This area is provided with the Community Center Overlay to allow the flexibility to create a village core that would serve the adjacent residences and become the focal point for the surrounding community. Alternatively, this area could be developed as an Entertainment Center to take advantage of the recreational and tourism opportunities presented by Diamond Valley Lake.

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 9th Street, near Double Butte. Highway 79 is proposed for relocation to the eastern side of Winchester, as part of a major project to provide a new, upgraded highway route 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 9th 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 9th 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

HWWAP 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:

HWWAP 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:

HWWAP 8.15 *Fifty percent ~~At least 50%~~ of the Salt Creek West Neighborhood shall be developed in accordance with the HHDR land use designation.*

HWWAP 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:

HWWAP 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.

- HWVAP 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.*
- HWVAP 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:

- HWVAP 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.*
- HWVAP 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.*
- HWVAP 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.*
- HWVAP 8.31 *Utilize both side-by-side and vertical mixed uses in this Mixed-Use Area neighborhood.*
- HWVAP 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.*
- HWVAP 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,

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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.

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- 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.

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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

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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 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. 1105, BOS RSLN 2011-176, 07/12/11; | - GPA No. 1120, BOS RSLN 2014-222, 11/24/14; |
| - GPA No. 1126, BOS RSLN 2015-214, 09/22/15; | - GPA No. 960, BOS RSLN 2015-260, 12/08/15; |



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) ^{1, 2,3,4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. 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.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. 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.
Rural	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. 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.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
Open Space	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> 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.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. 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.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
Community Development	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Community	Low Density	0.5 ac min.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3,4}	Notes
Development	Residential (LDR)		<ul style="list-style-type: none"> Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> 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.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> 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.
Mixed-Use Planning Area		<ul style="list-style-type: none"> 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. 	

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"> 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.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. 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. 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.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> 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.

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 ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁶				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	2	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	2	0	0	0
RURAL FOUNDATION COMPONENT				
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
RURAL COMMUNITY FOUNDATION COMPONENT				
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
OPEN SPACE FOUNDATION COMPONENT				
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
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
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 ² (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) ³	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
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:				
	3,955 3,954	5,668 6,032	17,284 18,394	3,095
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	0	---	---	---
Indian Lands	0	---	---	---
Freeways	132	---	---	---
<i>Other Lands Sub-Total:</i>	132			
TOTAL FOR ALL LANDS:				
	4,087 4,086	5,668 6,032	17,284 18,394	3,095

Highgrove Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.
SUPPLEMENTAL LAND USE PLANNING AREAS				
<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>				
OVERLAYS AND POLICY AREAS				
POLICY AREAS⁴				
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:⁴</i>	9,375			
TOTAL AREA WITHIN SUPPLEMENTALS:⁵	9,375			

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

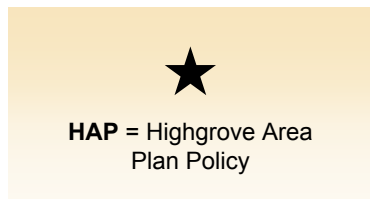
Based on the above community concerns and issues, the following goals apply to the Highgrove community:

- 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 ¹	323
Springbrook Estates	330

Source: Riverside County Planning Department.

¹ 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)^{1,2}**

Safety Zone	Maximum Population Density	Land Use
Area I	No Residential ³	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"> • Places of Assembly, such as churches, schools, and auditoriums. • Large Retail Outlets, such as shopping centers, department stores, “big box” discount stores, supermarkets, and drug stores. • High Patronage Services, such as restaurants, theaters, banks, and bowling alleys. • Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels. • Communication Facilities for use by emergency response and public information activities. • Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries.
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.

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Investment in and expansion of the existing freeway and arterial street networks continue to be a critical part of our comprehensive transportation system development.

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- 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.

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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

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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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) ^{1, 2,3,4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. 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.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. 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.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. 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.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> 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.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. 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.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3,4}	Notes
Community Development	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> 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.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses .
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> 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. 	
Mixed-Use Planning Area		<ul style="list-style-type: none"> 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. 	

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"> 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.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. 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. 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.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> 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.

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 ¹		
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS²				
BASE LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
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>
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	4,829	724	2,209	NA
Rural Mountainous (RM)	4,028	201	614	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	<i>8,857</i>	<i>925</i>	<i>2,823</i>	<i>0</i>
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	1,450	508	1,548	NA
Very Low Density Residential (RC-VLDR)	2,091	1,568	4,782	NA
Low Density Residential (RC-LDR)	3,009	4,514	13,765	NA
<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 ¹		
	ACREAGE	D.U.	POP.	EMPLOY.
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	786	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	1,083	NA	NA	NA
Open Space-Water (OS-W)	212	NA	NA	NA
Open Space-Recreation (OS-R)	101	NA	NA	13
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	148	NA	NA	4
<i>Open Space Foundation Sub-Total:</i>	2,330	0	0	17
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	492	369	1,124	NA
Low Density Residential (LDR)	1,021	1,531	4,670	NA
Medium Density Residential (MDR)	4,359 3,381	14,348 12,798	43,756 39,028	NA
Medium-High Density Residential (MHDR)	370 327	2,408 2,214	7,344 6,478	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	66	1,127	3,437	NA
Highest Density Residential (HHDR)	0 19	0 581	0 1,771	NA
Commercial Retail ² (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) ³	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
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	27,746 27,745	28,069 39,516	85,602 126,178	23,551 23,550
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	0	---	---	---
Indian Lands	0	---	---	---
Freeways	0	---	---	---
<i>Other Lands Sub-Total:</i>	0			
TOTAL FOR ALL LANDS:	27,746 27,745	28,069 39,516	85,602 126,178	23,551 23,550
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 listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4, 5}				
Community Development Overlay	840	754	2,299	5,986
Northeast Business Park Overlay	232	NA	NA	3,798
<i>Total Area Subject to Overlays:^{4, 5}</i>	1,072	754	2,299	9,784
POLICY AREAS⁶				
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 ¹		
	ACREAGE	D.U.	POP.	EMPLOY.
<i>Total Area Within Policy Areas:</i> ⁶	10,952			
TOTAL AREA WITHIN SUPPLEMENTALS:	12,024			

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)^{1,2}**

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"> • Places of Assembly, such as churches, schools, and auditoriums. • Large Retail Outlets, such as shopping centers, department stores, and "big box" discount stores, supermarkets, and drug stores. • High Patronage Services, such as restaurants, theaters, banks, and bowling alleys. • Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels. • Communication Facilities for use by emergency response and public information activities. • Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries.
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 11th Street, and westerly of the historic core of the Lakeview community. The rural communities to the east of River/Southeast Neighborhood, which is located southerly of the Metropolitan Water District aqueduct, will be buffered from this higher 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.

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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.

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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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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.

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- 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"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. 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.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. 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.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. 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.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat(CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with

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"> Includes bodies of water and natural or artificial drainage corridors. 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.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
Open Space	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
Community Development	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> 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.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.

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"> 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.
Community Development	Mixed-Use Planning Area		<ul style="list-style-type: none"> 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.

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"> 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.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. 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. 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.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> 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.

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 ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁸				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
RURAL FOUNDATION COMPONENT				
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
RURAL COMMUNITY FOUNDATION COMPONENT				
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
OPEN SPACE FOUNDATION COMPONENT				
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
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
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 ² (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
Business Park (BP)	569 397 485	NA	NA	9,296 6,492 7,926
Public Facilities (PF)	1,328	NA	NA	1,328
Community Center (CC) ³	0	0	0	0
Mixed Use Planning Area (MUPA)	0 365 277	0 6,110 4,792	0 21,998 17,252	0 3,396 1,962
<i>Community Development Foundation Sub-Total:</i>	3,658	3,078 8,654 7,336	11,083 31,156 26,411	27,972 27,973
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:				
	30,310 20,309	11,375 16,950	40,956 61,025	27,972 27,973
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	20,283	---	---	---
Indian Lands	0	---	---	---
Freeways	98	---	---	---

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
<i>Other Lands Sub-Total:</i>	20,381			
TOTAL FOR ALL LANDS:	40,691 40,690	11,375 16,950	40,956 61,025	27,972 27,973
SUPPLEMENTAL LAND USE PLANNING AREAS				
<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>				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4, 5}				
Community Center Overlay ¹	317	745	2,682	7,485
Rural Village Overlay	265	503	1,813	2,177
<i>Total Area Subject to Overlays:^{4, 5}</i>	582	1,248	4,495	9,662
POLICY AREAS⁶				
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:⁶</i>	19,728			
TOTAL AREA WITHIN SUPPLEMENTALS:⁷	20,310			

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

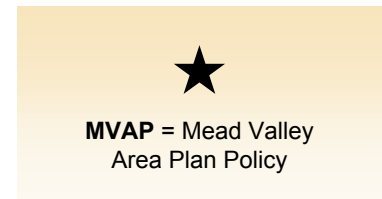
Two overlays and four policy areas have been designated within Mead Valley. In some ways, these policies are even more critical to the sustained character of the Mead Valley planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is 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) ^{1,2}**

Safety Zone	Maximum Population Density	Land Use
Area I	No residential ³	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"> • Places of Assembly, such as churches, schools, and auditoriums. • Large Retail Outlets, such as shopping centers, department stores, "big box" discount stores, supermarkets, and drug stores. • High Patronage Services, such as restaurants, theaters, banks, and bowling alleys. • Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels. • Communication Facilities for use by emergency response and public information activities. • Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries.
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 74-7th Street/Ellis Avenue Neighborhood:

MVAP 5-23 5.21 ***Fifty percent At least 50%** of the Highway 74-7th 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. 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

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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) ^{1, 2,3,4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. 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.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. 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.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. 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.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> 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.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. 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.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.

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Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3, 4}	Notes
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> 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.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> 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.
	Mixed-Use Planning Area		<ul style="list-style-type: none"> 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.

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"> 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.
Community Center Overlay	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.

(CCO)	
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. 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. 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.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> 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.

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 ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS¹⁰				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	2,180	109	298	109
<i>Agriculture Foundation Sub-Total:</i>	2,180	109	298	109
RURAL FOUNDATION COMPONENT				
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>	27,833	1,797	4,917	0
RURAL COMMUNITY FOUNDATION COMPONENT				
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>	888	559	1,529	0
OPEN SPACE FOUNDATION COMPONENT				
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>	24,030	0	0	169
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR) ^{8, 9}	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 ² (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) ³	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>	10,407,10,410	12,719,17,932	34,800,48,062	4,463
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	65,338,65,341	15,184,17,932	41,544,54,806	4,741
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	43,512	---	---	---
Indian Lands	30,719	---	---	---
Freeways	643	---	---	---
<i>Other Lands Sub-Total:</i>	74,874			
TOTAL FOR ALL LANDS:	140,212-140,213	15,184,17,932	41,544,54,806	4,741

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
SUPPLEMENTAL LAND USE PLANNING AREAS				
<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>				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4, 5}				
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:^{4, 5}</i>	<i>2,045</i>	<i>1,878</i>	<i>5,139</i>	<i>3,402</i>
POLICY AREAS⁶				
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:⁶</i>	<i>22,161</i>			
TOTAL AREA WITHIN SUPPLEMENTALS:⁷				
	24,206			

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

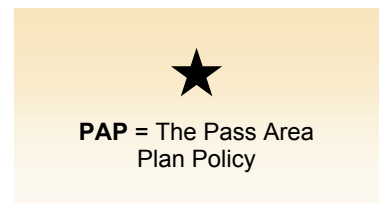
Six policy areas and two overlays have been designated within The Pass Area Plan. In some ways, these policies are even more critical to the sustained character of the area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. 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) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight⁹ 	<ul style="list-style-type: none"> Avigation easement dedication
B1	Inner Approach/ Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bldgs with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Aboveground bulk storage of hazardous materials¹¹ Critical community infrastructure facilities¹² Hazards to flight⁹ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> Same as Zone B1 	<ul style="list-style-type: none"> Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
C	Extended Approach/ Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Minimum NLR of 20 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >70 feet tall¹⁵ Deed notice required

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.) ¹⁹	100	300	390	10%	<ul style="list-style-type: none"> Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >70 feet tall¹⁵ Children's schools, hospitals, nursing homes discouraged¹⁷ Deed notice required
E	Other Airport Environs	No Limit	No Limit ¹⁸			No Req't	<ul style="list-style-type: none"> Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >100 feet tall¹⁵ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks¹⁸
*	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	<ul style="list-style-type: none"> Same as Underlying Compatibility Zone 	<ul style="list-style-type: none"> Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication

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.

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- 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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General Plan Amendments adopted since 12/31/09:

- GPA No. 1075, BOS RSLN 2011-156, 10/18/11;
- GPA No. 951, BOS RSLN 2013-224, 11/05/13;
- GPA No. 1120, BOS RSLN 2014-222, 11/24/14;
- GPA No. 1013, BOS RSLN 2014-228, 12/09/14;
- GPA No. 1113, BOS RSLN 2014-228, 12/09/14;
- GPA No. 1131, BOS RSLN 2015-023, 03/10/15;
- GPA No. 9287D1, 954, BOS RSLN 2015-214, 09/22/15;
- GPA No. 1123, BOS RSLN 2015-214, 09/22/15;
- GPA No. 998, BOS RSLN 2015-261, 12/15/15;
- GPA No. 1107, BOS RSLN 2012-018, 01/10/12;
- GPA No. 1077, BOS RSLN 2014-040, 03/11/14;
- GPA No. 925, BOS RSLN 2014-223, 11/25/14;
- GPA No. 1014, BOS RSLN 2014-228, 12/09/14;
- GPA No. 1050, BOS RSLN 2014-228, 12/09/14;
- GPA No. 945D1, BOS RSLN 2015-113, 09/22/15;
- GPA No. 960, BOS RSLN 2015-260, 12/08/15;

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Southwest 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 Southwest 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 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.

What first grabs the attention of travelers as they approach the Southwest planning area from almost any direction is the sense of being in a broad and varied valley where nature and development have found a way to live together. Yes, there is a lot of development. And there is also an extensive system of hills, slopes, streams, lakes, vineyards, groves, and habitats that accent the view in every direction. This space reflects tradition, care, and commitment.

The Southwest Area Plan guides the evolving character of the unincorporated land surrounding the Cities of Murrieta and Temecula. The Southwest 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 Southwest Area Plan, on the other hand, provides customized direction specifically for the Southwest planning area.

The Southwest Area Plan does not 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 unique 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 Southwest planning area. Perhaps a description of these sections will help in understanding the organization of the 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 surrounds it and how it relates to the cities that are part of it. Physical features are described in a section that highlights the Southwest planning area’s communities, surrounding environment, and natural resources. This leads naturally to the

Southwest Area Plan

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 found only in the Southwest planning area, a number of special policies are still necessary to address unique portions of the Southwest planning area. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. Land use is not the only key factor in developing and conserving land here. 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.

Returning again to the physical character of the Southwest planning area, the rugged mountains, rock strewn hills, and sharp slopes that define the valley system in which most development occurs provide a striking backdrop for the cities and communities here. Some development stretches along the streams, but most of the hills and slopes are devoted to more rural and agricultural uses. Perhaps one of the most striking characteristics of the area is its unique micro-climate derived from the influence of coastal breezes that moderate the inland temperatures and dryness. This, in turn, makes possible one of the Southwest planning area's most unique features: a robust vineyard and wine industry. This is an attraction for not only residents and businesses, but a thriving tourism industry as well.

The Southwest planning area is in a gateway position between Riverside and San Diego Counties. Consequently, it plays a pivotal role in the access, connections and impressions for Riverside County. The Southwest Area Plan seeks to capture and capitalize upon not only the special qualities of the land, but also its strategic location.

It is important to understand that the incorporated cities of Murrieta and Temecula, located within the Southwest planning area, are not covered by this plan. They are governed by their own plans. 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.

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.



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.

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 Southwest 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.

Environmental Character. From the vineyards to the ecological preserve, there are an abundance of activities based on the environmental setting unique to the Southwest planning area. Not only are these attractions visually appealing, they are also a major economic draw for the Southwest planning area. The tourism and products generated by these natural resources carry out the Vision within the Southwest planning area by preserving, maintaining, and actively using such destinations as the Santa Rosa Plateau, the Citrus/Vineyard areas, and the surrounding hillsides, while promoting the individuality of the communities within and around these attractions.

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 this area is clearly evident in Figure 1, Location. The Southwest planning area is bounded by San Diego County to the south, Orange and San Diego Counties to the west, Lake Elsinore to the northwest, and the vast mountain and desert area known as REMAP -the Riverside Extended Mountain Area Plan to the east. The Southwest Area Plan borders the Sun City/Menifee Valley and Harvest Valley/Winchester Area Plans. Figure 1, Location, not only identifies the cities of Temecula and Murrieta, but also reflects a number of the unincorporated areas that have strong local identities, such as the Santa Rosa Plateau and French Valley. As a framework for these locales, some of the more prominent physical features are also shown on Figure 1.

Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That is certainly the case here. Bold mountains and hills frame the valleys that accommodate most of the development. Their height and shape also influence the climate, leading to some of the unique habitats found in the Southwest planning area. The ring of mountains and hills also contrasts with the valleys and watercourses that define the natural landmarks for many of the communities. These defining features are shown on Figure 2, Physical Features.

Setting

The Southwest planning area is framed by the Santa Ana Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east. Murrieta Creek runs along the floor of the Murrieta Valley, which generally divides the Southwest planning area in a western/eastern configuration. The Cities of Temecula and Murrieta span both sides of Murrieta Creek, further accentuating this pattern. A series of valleys separated by rolling hills connect with the Murrieta Valley. French Valley runs in a north-south manner and includes Warm Springs, Tualota, and Santa Gertrudis Creeks. Temecula Creek forms the Pauba Valley, which runs east-west along the southern boundary of the area. Pechanga Creek forms Wolf Valley, located just south of the City of Temecula. All of these creeks eventually flow to the Santa Margarita River, one of the most diverse environments in Southern California. The Santa Rosa Plateau forms a high valley along the west side of the Southwest planning area and provides still another unique environment devoted to rural estates, groves, and natural habitat.

Unique Features

The Santa Rosa Plateau Ecological Reserve

The 8,200-acre Santa Rosa Plateau Ecological Reserve is located on the east side of the Santa Ana Mountains, immediately west of the Cities of Murrieta and Temecula. This unusually rich habitat serves as both a habitat reserve and active regional park. The Reserve is also unique in that it is a cooperative management project of the Nature Conservancy, the Riverside County Regional Park and Open Space District, the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and the Metropolitan Water District (MWD) of Southern California. The Nature Conservancy purchased the original 3,100-acre portion of the reserve in 1984. In April of 1991, 3,825 additional acres were purchased by the County of Riverside, the California Conservation Board, the Metropolitan Water District (MWD), and the California Nature Conservancy. It is an outstanding example of collaborative methods preserving valuable habitat lands.

The Santa Rosa Plateau's rolling topography ranges over 2,000 feet in elevation and contains a wide variety of flora and fauna, including Engelmann oaks, pinyon pines, and coastal sage scrub. The reserve includes some of Southern California's last vernal pools, wintering water-fowl, spring wildflowers, and several species of endangered plants. It is, without doubt, a special place.

A further indication of uniqueness is found in the creekbeds throughout the reserve. They contain deep holes called tenajas, which hold water throughout the rainless summer months and provide important water sources for wildlife. These riparian zones support such species as sycamore and willow trees, California treefrogs, and Southwestern pond turtles.



The Santa Rosa Plateau Ecological Reserve is home to the oldest building still standing in Riverside County, the Machado Adobe, built in the late 1840's.



Located in the Santa Rosa Plateau, vernal pools are ephemeral water bodies, usually formed in shallow depressions during the late fall, winter, or early spring. They contain many wetland plants that flourish during the pool cycle. They may also be home to the endangered fairy shrimp.

Vail Lake

Vail Lake is nestled in the Black Hills about 15 miles east of Temecula, just north of State Route 79. Vail Lake was formed in 1948 when Walter Vail dammed Temecula Creek. A haven for fishing and water activities as well as camping, hiking, bicycling, and equestrian trails, Vail Lake and the surrounding areas are recognized for significant biological and natural habitat resources. The considerable unspoiled landscape varies in topography and is accented by oak woodlands and riparian corridors.

The Cleveland National Forest

Along the southeastern boundary of the Southwest planning area is a portion of the Cleveland National Forest. The pristine environment contains thousands of species of plants and animals native to Southern California. The rolling topography and hillsides lead to unspoiled views of natural habitats and tree stands. The forest is also home to treasured oak woodlands. This forest offers ample public access and recreational opportunities, such as hiking, camping, bicycling, and equestrian facilities.

Lake Skinner

Located in the northeastern corner of the Southwest planning area is Lake Skinner. Surrounding the lake is the Lake Skinner Regional Park and a water filtration facility. This area is characterized by rolling hills and agricultural uses extending westward, with largely vacant lands to the east. This man-made lake is operated by the Metropolitan Water District (MWD), and it affords activities such as fishing, boating, hiking, and other outdoor activities that draw tourists and visitors to the area.

The Temecula Valley Vineyards, Wineries, and Citrus Groves

The wine producing area of Temecula Valley is located east of the City of Temecula, extending westward along Rancho California Road. This area features beautiful vineyards and gracious wineries scattered among rolling hills and spreading oaks. The wineries, which offer tours and wine tasting, are an attraction for tourists as well as an economic powerhouse for western Riverside County. This rural area also includes citrus groves and a scattering of residential and equestrian estates.

French Valley Airport

French Valley Airport is a 261-acre general aviation airport located in the French Valley, adjacent to Winchester Road (State Route 79 North). Owned and operated by the County of Riverside, the airport's single runway is oriented roughly in a north/south direction and is expected to be a valuable asset to the businesses and residents that settle in the area.

Figure 4, *Overlays and Policy Areas*, depicts the Airport Influence Area surrounding the airport. The French Valley Airport Land Use Compatibility Plan includes restrictions on the uses, concentrations of population, and height of proposed development within the Airport Influence Area, in order to protect the airport and maintain public safety. More information on these policies can be found in the Policy Area section of this area plan and the French Valley Airport Land Use Compatibility Plan.

Unique Communities

Glen Oaks Hills/Valle de los Caballos

Located in the foothills of the Agua Tibia Range and Black Hills, Glen Oaks Hills is a rural community with an equestrian focus set among gently rolling hills and ample oak woodlands. A focal point of the equestrian community of Valle de los Caballos is the Galway Downs Racetrack, surrounded by an enclave of large ranch estates. As one might expect, this peaceful setting is also home to a rich variety of natural habitats including oak woodlands, tree stands, and chaparral.

The Pauba/Wolf Valley and Pechanga Indian Reservation

Characterized as a mountainous and rural area east of Interstate 15, the rolling hills, accented by Temecula and Pechanga Creeks, help to form the distinct character of this area. The very special habitat of the Emerson Oaks Preserve is located here, offering beautiful oak woodlands and chaparral habitats. This is also an area of the Southwest planning area that has experienced the expansion of suburban development near the City of Temecula. A relatively narrow strip of industrial uses adjacent to Interstate 15 and an expanse of rural development round out this valley system.

Located along the San Diego County line and south of the City of Temecula on State Route 79 South is the Pechanga Indian Reservation. The Pechanga Tribe operates a large gaming casino and hotel.

Santa Rosa Plateau/De Luz

The community character of the Santa Rosa Plateau is determined by the area's mountainous and rural environment, described earlier in connection with its setting. Privately owned portions of the Plateau are characterized by large lots five acres or more in size. This character is enhanced by its physical separation from surrounding lands, especially the more urban development in the lower part of the Temecula Valley. Homes here are typified by ranch style estates, many of which have an equestrian focus. Extensive citrus groves and avocado orchards complete the sense of quiet and remoteness so predominant here.

Incorporated Cities

Temecula

Incorporated in 1989 and located in the southwestern corner of the Southwest planning area, Temecula traces its roots to Old Town Temecula, a historic western town dating from the 1890s. More recent development is characterized by planned residential developments, largely designed by the use of specific plans. As of 2009, the City of Temecula encompassed over 30.1 square miles with an estimated population of 102,604 and 32,973 households. The City of Temecula's sphere of influence encompasses nearly 21.0 square miles.

Temecula's sphere of influence extends north along State Route 79 almost to the boundary of the Southwest planning area. The sphere also includes lands



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.

to the south of the city east of Interstate 15 and lands between the westerly city boundary and the Santa Rosa Plateau. Most of the sphere is characterized by suburban specific plans adopted in the early 1990s, allowing mainly residential uses and incorporating a mix of commercial land uses and airport related business parks. Sphere of influence lands west of the City of Temecula are comprised of rural mountainous land uses.

Murrieta

Incorporated in 1991 and located at the northern edge of the Southwest planning area, the City of Murrieta is a mixture of rural residential and equestrian estates interspersed with an array of planned residential developments. As of 2009, the City of Murrieta encompassed 33.6 square miles with an estimated population of 100,714 and 34,293 households. Murrieta’s sphere of influence encompasses approximately 8.3 square miles.

As with Temecula, Murrieta’s sphere of influence extends north between State Route 79 and the city limits all the way to the northerly boundary of the Southwest planning area. The remaining portion of Murrieta’s sphere of influence is characterized by a mix of rural, residential, commercial and rural residential land uses.

Land Use Plan

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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.

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-RCIP Vision

The Land Use Plan focuses on preserving the unique features found only in the Southwest 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 Southwest Area Plan Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Area 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 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. 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 the Southwest 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 Southwest Area Plan Land Use Plan generally reflects the predominantly rural character of the area. In fact, approximately 69% of the Southwest planning area is devoted to Open Space, Agricultural, and Rural designations. The remaining 31% of the land is devoted to a variety of urban uses. Most of this urban development is focused near the Cities of Temecula and Murrieta and in French Valley, where commitments to urban uses have been made through adoption of specific plans. By concentrating development patterns in this manner, future growth will be accommodated and the unique rural and agricultural lifestyle found elsewhere in the Southwest planning area will be maintained.

For the most part, the Open Space and Rural designations are applied in the mountains and foothills surrounding the Cities of Murrieta and Temecula. The Agricultural designation is largely applied to the existing vineyards and wineries east of Temecula. The Santa Rosa Ecological Reserve and the Cleveland National Forest are designated for open space uses to reflect the rich and significant habitat these areas provide. Glen Oaks Hills, Valle de los Caballos, and the Santa Rosa Plateau are designated for rural uses to maintain the existing rural residential character of these areas. Vail Lake and environs are designated Open Space-Rural, reflecting the natural values of the land, and its ownership status as private land.

These Open Space, Agricultural, and Rural general plan land use designations reflect the existing and intended long term land use patterns for these areas and help maintain the historic identity and character of the Southwest planning area. Such designations also provide an edge to urban development and a separation between the adjoining area plans and San Diego County. This edge strengthens the identity of the Southwest planning area and helps to distinguish it from other communities. Future growth is largely accommodated northeast of the existing Cities of Temecula and Murrieta in the French Valley. Proposed land uses reflect, or are influenced by, the adopted specific plans described in the Policy Area section of this area plan. These specific plans depict a largely residential community with local-serving commercial and employment uses located along the major roadways. The residential community is focused around State Route 79 North (Winchester Road). Within that residential pattern, the French Valley Airport acts as a hub for surrounding business and industrial park development, which contributes significantly to an employment and economic focus for the Southwest planning area. State Route 79 North is the chief circulation route in the valley other than the Interstate 15 and Interstate 215 freeways. The adjacent areas accommodate regional uses and a large segment of potential commercial development. Despite this rather focused development, significant watercourses in the valley are maintained in adopted and proposed specific plans through open space designations.

A Community Center Overlay is proposed along the south side of Scott Road, westerly of Winchester Road.

Future multi-modal transportation options are accommodated along the freeways and State Route 79 North. A distinctive component of the

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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.

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-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**.

Riverside County General Plan is the Transit Oasis concept. This is a highly flexible transit system tailored to the particular conditions found in Riverside County. It depends in part on a careful integration with land use patterns and development design to appeal to users who would otherwise drive cars. This is a substantial commitment to reducing the pressure on single occupancy automobiles by providing a cost effective, convenient, flexible, and responsive option that could also save families a significant amount from their budgets. The area plan envisions this Transit Oasis concept being a major feature of activity centers such as the French Valley Airport and the mixed use area along Murrieta Hot Springs Road, easterly of Winchester Road.

Mobility within the open space system is not ignored either. Multi-use trails are conceptually located throughout the Southwest 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.

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"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. 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.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. 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.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. 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.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> 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.

Southwest Area Plan

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2,3,4	Notes
Open Space	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. 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.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> 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.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses. 	
Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools. 	

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) 1, 2,3,4	Notes
Community Development	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> 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.
	Mixed-Use Planning Area		<ul style="list-style-type: none"> 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.

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"> 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.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. 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. 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.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> 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.

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.

Southwest Area Plan

Table 2: Statistical Summary of Southwest Area Plan

LAND USE	STATISTICAL CALCULATIONS ¹			
	AREA ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁶				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	8,025	401	1,208	401
<i>Agriculture Foundation Sub-Total:</i>	8,025	401	1,208	401
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	15,005	2,206	6,645	NA
Rural Mountainous (RM)	51,415	2,568	7,733	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	66,420	4,774	14,378	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	3,875	1,346	4,054	NA
Very Low Density Residential (RC-VLDR)	70	48	145	NA
Low Density Residential (RC-LDR)	19	27	80	NA
<i>Rural Community Foundation Sub-Total:</i>	3,964	1,421	4,279	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	3,655	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	33,727	NA	NA	NA
Open Space-Water (OS-W)	1,398	NA	NA	NA
Open Space-Recreation (OS-R)	888	NA	NA	133
Open Space-Rural (OS-RUR)	8,020	200	604	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	47,688	200	604	133
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	168	53	161	NA
Very Low Density Residential (VLDR)	111	81	245	NA
Low Density Residential (LDR)	666	944	2,842	NA
Medium Density Residential (MDR)	5,886	19,222	57,888	NA
Medium-High Density Residential (MHDR)	1,299	7,821	23,554	NA
High Density Residential (HDR)	67	670	2,018	NA
Very High Density Residential (VHDR)	136	2,120	6,383	NA
Highest Density Residential (HHDR)	36 47	1,082 1,399	3,258 4,212	NA
Commercial Retail ² (CR)	229	NA	NA	3,050
Commercial Tourist (CT)	252	NA	NA	4,110
Commercial Office (CO)	111	NA	NA	4,472
Light Industrial (LI)	220	NA	NA	2,828
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	607	NA	NA	9,914
Public Facilities (PF)	1,780	NA	NA	1,780
Community Center (CC) ³	0	0	0	0
Mixed Use Planning Area (MUPA) ¹	114 123	437 570	1,315 1,718	2,488 2,490
<i>Community Development Foundation Sub-Total:</i>	11,682	32,430 32,813	97,664 98,817	28,642
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	137,779	39,226 39,609	118,133 119,286	29,176
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	40,794	---	---	---
Indian Lands	4,147	---	---	---
Freeways	153	---	---	---
<i>Other Lands Sub-Total:</i>	45,094			
TOTAL FOR ALL LANDS:	182,873	39,226 39,609	118,133 119,286	29,176

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE	D.U.	POP.	EMPLOY.
SUPPLEMENTAL LAND USE PLANNING AREAS				
<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>				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4, 5}				
Community Development Overlay	120	1,397	4,207	451
Community Center Overlay ¹	51	236	711	592
Winery District Overlay	113	40	119	0
<i>Total Area Subject to Overlays:^{4, 5}</i>	284	1,673	5,037	1,043
POLICY AREAS⁶				
Highway 79	16,513	---	---	---
Leon/Keller	162	---	---	---
Diamond Valley Lake	5,025	---	---	---
Section 25/36	963	---	---	---
Temecula Valley Wine Country Policy Area	17,889	---	---	---
Santa Rosa Plateau	36,311	---	---	---
Walker Basin	571	---	---	---
Vail Lake	8,069	---	---	---
North Skinner	2,108	---	---	---
Keller Road South Side	20	---	---	---
French Valley Airport Influence Area	8,162	---	---	---
<i>Total Area Within Policy Areas:⁶</i>	95,793			
TOTAL AREA WITHIN SUPPLEMENTALS:⁷	96,077			

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.

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 for the Policy Areas in the Southwest planning area are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Policy Areas

Eleven policy areas and two overlays are designated within the Southwest Area Plan. 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 decades in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Southwest 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. The boundaries of these policy areas shown on the Overlay and Policy Area Map, other than the boundaries of the French Valley 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.

Temecula Valley Wine Country Community Plan

The Temecula Valley Wine Country Community Plan was adopted in March 2014, and applies to lands adjacent to the City of Temecula, City of Murrieta, and several unincorporated communities. This plan produced General Plan Amendment No. 1077, Zoning Ordinance No. 348.4729, Temecula Valley Wine Country Design Guidelines, and Temecula Valley Wine Country Greenhouse Gas Reduction Workbook. The General Plan and Zoning standards were revised for the development of wineries, event facilities and hotel/resort accommodations. The design guidelines were updated to reflect rural residential and equestrian land uses.

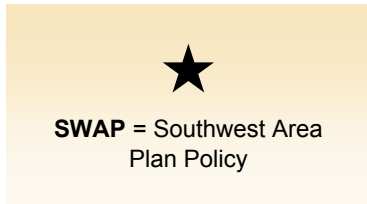
It should be noted that the Temecula Wine Country Community Plan supersedes the Citrus/Vineyard Policy Area and the Valle de los Caballos Policy Area.

Temecula Valley Wine Country Policy Area

The Temecula Valley Wine Country Policy Area is located easterly of the City of Temecula and westerly of Vail Lake. This region encompasses one of the most important agricultural lands in the County. The many wineries and equestrian uses here provide a significant tourist attraction to the region, which in turn provides a continual economic benefit to the surrounding businesses. In addition, the Temecula Valley Wine Country area is an important part of the character of the Southwest Area Plan and has become ingrained in the culture of the surrounding communities.

Three districts have been established for this policy area – Winery, Equestrian and Residential – to ensure long-term viability of the wine industry while protecting the community's equestrian rural lifestyle. The overarching policies for this region promote a strong identity for the Temecula Valley Wine Country. Additional policies within each district provide for complimentary uses distinct to the delineated areas. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to

land use conflicts in the future. These policies also establish a framework for the implementing Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the distinctive character of this unique area. The following policies are applicable to the Temecula Valley Wine Country Policy Area:



SWAP 1.1 Require boundary changes to the Temecula Valley Wine Country Policy Area to be subject to the Foundation Component Amendment process unless county-initiated amendment.

SWAP 1.2 Maintain distinct characters of the Winery, Equestrian, and Residential Districts through implementing zones to promote harmonious coexistence of these uses.

SWAP 1.3 Permit Class I Wineries on 5 acres or more provided that at least:

- 75% of the project site is planted in vineyards;
- 75% of the grapes utilized in wine production are grown or raised within the county; and
- The winery facility shall be less than 1,500 square feet.

SWAP 1.4 Permit Class II Wineries with limited commercial uses such as sampling rooms and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region provided that at least:

- 75% of the project site is planted in vineyards;
- 75% of the grapes utilized in wine production are grown or raised within the county; and
- The winery facility shall at least produce 3,500 gallons of wine annually.

SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (March 11, 2014) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.

SWAP 1.6 Allow small-scale cottage inns or cottage industries. Encourage agricultural operations, equestrian activities and vineyard planting with such uses to reflect the unique character of this Policy Area.

SWAP 1.7 Develop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.

SWAP 1.8 Pending adoption of an updated Air Quality Element and Climate Action Plan (CAP), ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County’s GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

Wine Country – Winery District

The Wine Country – Winery District generally encompasses the area formally recognized as the Citrus/Vineyard Policy Area and includes additional areas to the east and south. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term

viability of the wine industry. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are integral part of the Temecula Valley Wine Country economy.

- SWAP 1.9 Encourage new incidental commercial uses that promote tourist related activities for the wine industry as described in the Wine Country – Winery (WC-W) Zone.
- SWAP 1.10 Allow the 31 existing wineries that were adopted prior to March 11, 2014 and are shown on Figure 4B to expand as described in the Wine Country – Winery Existing (WC-WE) Zone.
- SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with commercial wineries as defined in the implementing zones.

Winery District Overlay

The purpose of the Winery District Overlay is to identify property that may be developed either under the Winery District Overlay or under the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area.

- SWAP 1.12 Allow properties within the Winery District Overlay the opportunity to utilize either the density and uses allowed under the Rural Community-Estate Density Residential land use designation or the density and uses allowed in the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area.
- SWAP 1.13 The Winery District Overlay is within the area depicted on Figure 4B.
- SWAP 1.14 When developing under the Rural Community-Estate Density Residential land use designation, the following provisions apply:
- Allow land uses consistent with the Rural Community- Estate Density Residential land use designation.
 - The minimum density shall be one dwelling unit per two (2) acres.
 - Proposed uses and related development standards shall be implemented through the Rural Agriculture (R-A) zone with a minimum lot size of two acres.
 - The provisions of the Temecula Valley Wine Country Policy Area do not apply.
- SWAP 1.15 When developing under the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area the following provision shall apply.
- Allow land uses consistent with the Wine Country-Winery District.
 - The minimum density shall be one dwelling unit per ten acres.
 - Proposed uses and related development standards shall be implemented through Wine Country-Winery (WC-W) Zone.
 - The provisions of the Rural Community-Estate Density Residential land use designation do not apply.
- SWAP 1.16 Require that adequate water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use and development.

Wine Country – Equestrian District

The Wine Country – Equestrian District generally encompasses the area formerly recognized as the Valle de los Caballos Policy Area. The purpose of the Equestrian District is to protect and promote equestrian uses in the Temecula Valley Wine Country Policy Area to make this a unique Wine Country in the nation.

- SWAP 1.17 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.
- SWAP 1.18 Permit incidental commercial uses such as western style stores, polo-grounds, or horse racing tracks, petting zoos, event grounds, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.

Wine Country – Residential District

The Wine Country – Residential District is located in the central and northeastern portions of the Temecula Valley Wine Country Policy Area. The purpose of the Residential District is to encourage permanent estate lot residential stock in this region to balance the tourism related activities.

- SWAP 1.19 Encourage residential development that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.
- SWAP 1.20 Encourage tentative approval of residential tract and parcel maps to cluster development in conjunction with on-site vineyards provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set-aside as vineyards.

[SWAP 2.0 policies are reserved for future use.]

North Skinner

This policy area in the northeast portion of the Southwest planning area encompasses an expanse of rolling hills, mountainous terrain, agricultural uses, and rural residences. Development in this area is characterized by large lot residential uses on at least ten acres. In this policy area, the Rural Residential land use designation allow a five-acre minimum lot size, which does not preserve this rural character. A larger minimum lot size of ten acres is more consistent with the existing uses.

Policies:

- SWAP 3.1 Require a minimum lot size of 10 acres for residential development within the North Skinner Policy Area, regardless of the underlying land use designation.

Vail Lake

The Vail Lake Policy Area is located three miles east of the city limits of the City of Temecula and approximately five miles east of Interstate 15, a major transportation corridor. The Vail Lake Policy Area recognizes: 1) the biological and aesthetic uniqueness of the property, including the steep slopes adjacent to much of the lake shore; 2) both the existing and the potential recreation uses of the lake and the land around the lake; and 3) the constraints imposed by limited availability of public facilities. The importance of accommodating the unique characteristics of the Vail Lake area is recognized by property owners, recreation enthusiasts and environmental advocates.

In order to maximize the preservation and protection of onsite biological resources, any future development within the Vail Lake Policy Area should be focused in the portions of the site that have been developed or can appropriately be developed.

Policies:

SWAP 4.1 Balance the development and recreation value with protection of the biological and aesthetic resources of the Vail Lake Policy Area by enforcing the following:

- Any future development shall be focused into the least biologically sensitive areas of the site. Development beyond what is currently allowed shall only occur in accordance with the provisions of an adopted Specific Plan.
- Provide for adequate long-term protection to threatened and endangered plant and animal species.

“
Conserved multipurpose open space is viewed as a critical part of the County's system of public facilities and services required to improve the existing quality of life and accommodate new development.
”

- RCIP Vision

- Provide for recreation access to Vail Lake and other recreational opportunities including a network of equestrian and foot trails available for public use, as described in the Open Space, Parks and Recreation section of the General Plan Multipurpose Open Space Element.
- If the lake is retained in private ownership, prepare a lake management plan to protect water quality, adjacent riparian plant and animal life and recreation opportunities.
- Protect outstanding scenic vistas as described in the Hillside Development and Slope section and the Scenic Corridors section of the General Plan Land Use Element and the Scenic Resources section and Scenic Corridors section of the General Plan Multipurpose Open Space Element.
- Provide adequate access as described in the System Access section of the General Plan Circulation Element.
- Control the design of future development by minimizing grading cuts and fill, clustering development in the least biologically sensitive areas, and minimizing light and glare impacts.
- Provide natural and cultural resource education opportunities.

Santa Rosa Plateau/De Luz

The Santa Rosa Plateau/De Luz area is set in the Santa Ana Mountains west of the Cities of Temecula and Murrieta among rolling hills, steep slopes, and valleys, which are dotted with avocado and citrus farms. As mentioned, the unique Santa Rosa Plateau Ecological Reserve is located here, and because of its size (8,200 acres) plays a significant role in setting the character for the area. Scattered among these abundant natural features are residential equestrian estates and ranches. Access to the area is limited not only by the terrain, but by the fact that there are only two major roads into the area: Clinton Keith and De Luz Roads.

The Santa Rosa Plateau/De Luz Policy Area is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. On the flatter lands in certain locations, rural residential development or agricultural uses are appropriate. However, in order to maintain the Plateau's attributes, future development must be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve.

Policies:

- SWAP 5.1 Notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:
- a. The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.
 - b. The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater.

Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.

- SWAP 5.2 Preserve the land within the Santa Rosa Plateau Ecological Reserve, excluding any privately owned parcels, for habitat and open space uses.

Walker Basin Policy Area

The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to Open Space Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met.

Policies:

- SWAP 6.1 The proposed development shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure.
- SWAP 6.2 The proposed development shall be compatible with the surrounding rural residential area. Any lots smaller than five acres shall be clustered around the interior of the site, and the properties surrounding the Walker Basin Policy Area shall be buffered from the clustered smaller lots by lots larger than five acres within the perimeter of the project. Any larger lots needed to maintain the required buffering shall be protected against further subdivision by legally enforceable conditions or restrictions prior to or concurrently with the creation of any lots smaller than five acres.
- SWAP 6.3 The proposed development shall provide for the protection of stream courses, oak trees, wildlife corridors, and other important natural features of the site.
- SWAP 6.4 The proposed development shall provide for traffic and fire safety improvements that will contribute to the public good.
- SWAP 6.5 The proposed development shall be designed to further the objectives of the Western Riverside County Multi-Species Habitat Conservation Plan.

Sections 25/36 Policy Area

The Sections 25/36 Policy Area has been created to recognize the special challenges and opportunities associated with planning for development, transportation, preservation, and recreation needs within an approximately 1.5 square mile area located northerly of Clinton Keith Road, southerly of Keller Road, and westerly of Briggs Road and comprised of four large, contiguous parcels. Following are the policies for this area:

Policies:

- SWAP 7.1 In order to provide for balancing of the transportation corridor, development, and recreational values of this area with protection of the biological and aesthetic resources associated with Warm Springs Creek, the County of Riverside shall require that future development proposals:
- Provide for adequate long-term protection of Warm Springs Creek and its associated wetland and riparian habitats;
 - Cluster development areas to provide efficient use of infrastructure and allow for the use of onsite amenities such as open spaces, enhanced landscaping, and recreational opportunities;
 - Provide for recreational opportunities including a network of multipurpose trails available for public use, as described in the Open Space, Parks, and Recreation section of the General Plan Multipurpose Open Space Element;
 - Provide adequate access as described in the System Access section of the General Plan Circulation Element;

- Respect the natural landforms of the Policy Area;
- Provide that plans for development be consistent with the City of Murrieta General Plan Sphere of Influence designations for the property and for the surrounding area; and
- Provide that all plans for development shall comply with Highway 79 Policy Area requirements to provide improvements and funding for Circulation Element roadways consistent with Level of Service Policies of the General Plan.

Keller Road South Side Policy Area

The Keller Road South Side Policy Area consists of two ten-acre parcels located southerly of Keller Road and westerly of Leon Road (together comprising the north half of the northeast quarter of the northeast quarter of Section 30, Township 6 South, Range 2 West), directly easterly of the French Valley Specific Plan (Specific Plan No. 312). These properties are designated Community Development - Low Density Residential. While this designation provides for a density of two dwelling units per acre, which generally corresponds to a one-half acre lot size, the Community Development foundation component would normally allow for use of clustering to establish smaller lots. However, at this location, it is necessary to provide for a minimum lot size along Keller Road in order to maintain compatibility with the rural lifestyle enjoyed by residents of areas to the east (designated Rural Residential) and north (designated Rural Community - Estate Density Residential with a dwelling unit density of one dwelling unit per 2 ½ acres by policy). This approach would also be consistent with the special buffering provisions included in the final version of the French Valley Specific Plan.

Policies:

SWAP 8.1 Notwithstanding the Community Development foundation component designation of this Policy Area, lots fronting onto the south side of Keller Road (or, if no lots front on Keller Road, the most northerly row of lots) shall maintain a minimum lot area of one-half acre. In the event that this Policy Area is the subject of a land division proposing to establish any lots smaller than one-half acre, the first two rows of lots southerly of Keller Road shall maintain a minimum net lot size of 30,000 square feet.

Leon/Keller Road Policy Area

Notwithstanding the Estate Density Residential designation of this area on the Southwest Area Plan map, the Leon/Keller Road Policy Area may only be developed at a maximum residential intensity of one (1) dwelling unit per 2 ½ acres.

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:

SWAP 9.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area corridor between Temecula, Hemet, San Jacinto and Banning. 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 infrastructure.

SWAP 9.2 Maintain a 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.

SWAP 9.3 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.

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 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:

SWAP 10.1 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.

SWAP 10.2 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.

SWAP 10.3 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).

SWAP 10.4 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.

French Valley Airport Influence Area


The French Valley Airport is an active airport located easterly of the City of Murrieta and 2 miles north of the City of Temecula. The boundary of the French Valley 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. These Compatibility Zones are shown in Figure 5, French Valley 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 French Valley 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:

SWAP 11.1 To provide for the orderly development of French Valley Airport and the surrounding areas, comply with the Airport Land Use Compatibility Plan for French Valley 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.

Specific Plans

Specific plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Please refer to Table 3, Adopted Specific Plans in the Southwest Area Plan, for specific plan names and numbers that are located in the Southwest planning area. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department.



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 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

Southwest Area Plan

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.

The fourteen specific plans located in the Southwest planning area are listed in Table 3, Adopted Specific Plans in the Southwest Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan, with the exception of Johnson Ranch, which was initially approved as a Community Development Specific Plan but has subsequently been purchased for habitat conservation. The approval of the Johnson Ranch Specific Plan will be considered for rescission during the initial round of Specific Plan reviews.

Table 3: Adopted Specific Plans in the Southwest Area Plan

Specific Plan	Specific Plan #
Dutch Village	106
Rancho Bella Vista	184
Winchester Properties	213
Crown Valley Village	238
Borel Air Park	265
Quinta Do Lago	284
Winchester 1800	286
Johnson Ranch	307
French Valley	312
Morgan Hill	313
Domenigoni/Barton Properties*	310
Keller Crossing	380
Belle Terre	382

Source: Riverside County 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 French Valley Airport)**

Zone	Locations	Maximum Densities/Intensities				Req'd Open Land ³	Additional Criteria	
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²				Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight⁹ 	<ul style="list-style-type: none"> Avigation easement dedication

Zone	Locations	Maximum Densities/Intensities				Additional Criteria		
		Residential (d.u./ac.) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	40 45 50	80 90 100	104 117 130	30% 35% 40%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bldgs with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Aboveground bulk storage of hazardous materials¹¹ Critical community infrastructure facilities¹² Hazards to flight⁹ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> Same as Zone B1, except that buildings may have up to 3 above ground habitable floors. 	<ul style="list-style-type: none"> Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
C	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	80 90 100	160 180 200	208 234 260	20% 25% 30%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Minimum NLR of 20 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >70 feet tall¹⁵ Deed notice required
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.) ¹⁹	150	450	585	10%	<ul style="list-style-type: none"> Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >70 feet tall¹⁵ Children's schools, hospitals, nursing homes discouraged¹⁷ Deed notice required
E	Other Airport Environs	No Limit	No Limit ¹⁸			No Req't	<ul style="list-style-type: none"> Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >100 feet tall¹⁵ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks¹⁸

Southwest Area Plan

Zone	Locations	Maximum Densities/Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
*	Height Review Overlay	Same as Underlying Compatibility Zone			Not Applicable	<ul style="list-style-type: none"> Same as Underlying Compatibility Zone 	<ul style="list-style-type: none"> Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication 	

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 non-aviation 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 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



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.

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Southwest Area Plan, 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 a host of 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

The Southwest Area Plan Land Use Plan identifies one community center overlay within the planning area southerly of Scott Road and westerly of Winchester Road. The Community Center land use overlay allows the property to be developed pursuant to a specific plan proposing an unique mix of employment, commercial, public, and residential uses. In order to promote a compact mixture of these uses and to help bring about an ambiance tailored to the pedestrian, voluntary incentives may be necessary to promote this more efficient form of land development.

Policies:

- SWAP 12.1 Require that the area designated as Community Center Overlay be designed and developed as one specific plan of land use, or as part of a larger specific plan.
- SWAP 12.2 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 Southwest Area Plan Land Use Plan, Figure 3.

SWAP 12.3 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.

French Valley Airport Vicinity (HHDR and Mixed-Use Areas)

The French Valley Airport Vicinity community (see Figure 3A) contains two neighborhoods, the **Leon Road-Allen Road Southeast Neighborhood**, which is designated as Highest Density Residential (HHDR) and the **Leon Road East-Tucalota Creek Neighborhood**, which is designated as a Mixed-Use Area (MUA). These neighborhoods are located east of French Valley Airport, southeast of the intersection of Leon Road and Allen Road, and north of Tucalota Creek and its floodplain. Currently, the neighborhood sites and their immediate vicinities contain scattered single family residences and farming activities in a rural environment. However, these sites are located in close proximity to industrial land use designations. The area adjoining the sites on the west, across Leon Road, are designated as Light Industrial (LI), and the area adjoining the sites to the north, across Allen Road, are designated as Business Park (BP). Smaller lot, single family detached residential neighborhoods, designated as Medium High Density Residential, are located nearby, less than one-half mile to both the east and south of the French Valley Airport Vicinity neighborhood sites.

These neighborhoods are in close proximity to existing and potential future employment opportunities nearby, and would provide for transitional land uses between the neighboring industrial and lower density residential land use designations. In addition, Tucalota Creek and its floodplain will provide both a land use buffer between these sites and the lower density residential uses toward the south, and an opportunity for the development of recreational uses, including trails, along the northern edge of the floodplain, adjacent to these neighborhoods, to benefit both these neighborhoods plus other nearby community areas.

These neighborhoods will benefit from reduced distances between housing, workplaces, retail business, and other amenities and destinations, and the opportunity to create a walkable, bicycle-friendly environment with the opportunity for transit services. Development of these neighborhoods will also provide the opportunity to continue improving local roads, which will facilitate access and the provision of services to both these neighborhoods as well as surrounding areas that are already partly developed, and would benefit from enhanced circulation options.

Highest Density Residential Development (HHDR) Neighborhood description and policy:

Following is a description of the Leon Road – Allen Road Southeast Neighborhood, which is designated for 100% HHDR development, and the policy specific to the neighborhood:

The **Leon Road - Allen Road Southeast Neighborhood** [Neighborhood 1] contains approximately 11 gross acres (about 10 net acres), and is mostly undeveloped, as are most of the immediately surrounding properties, which generally contain scattered single family residences and agricultural uses. This neighborhood is designated as Highest Density Residential (HHDR).

Policy:

SWAP 12.4 The entire Leon Road-Allen Road Southeast Neighborhood shall be developed in accordance with the HHDR land use designation.

Mixed-Use Area (MUA) Neighborhood description and policies:

Following is a description of the Leon Road East – Tucalota Creek Neighborhood, which is designated as a MUA, with a **requirement for required minimum of 50% HHDR development**, and the policies specific to the neighborhood:

The **Leon Road East - Tucalota Creek Neighborhood** [Neighborhood 2] contains approximately nine gross acres (**also, about nine net acres**) and is located along the eastern and southern edges of the Leon Road East - Allen Road Southeast Neighborhood. Its southern edge adjoins the northern side of the floodplain of Tucalota Creek. This neighborhood is currently mostly undeveloped, is part of a much larger parcel, and is designated as a Mixed-Use Area, with a required **50% minimum HHDR component of 50%**.

Policies:

- SWAP 12.5 *Fifty percent ~~At least 50%~~ of the Leon Road East – Tualota Creek Neighborhood shall be developed in accordance with the HHDR land use designation.*
- SWAP 12.6 *In addition to 50% HHDR, the neighborhood may include both residential uses of different densities, retail commercial, office commercial, schools, child care facilities, parks and recreational facilities, and other uses as appropriate to serve the needs of both French Valley Airport Vicinity HHDR/Mixed-Use Area residents and the surrounding community.*
- SWAP 12.7 *The southern edge of the neighborhood, where it adjoins the floodplain of Tualota Creek, should be developed with trails, trailhead facilities, and park facilities located conveniently and frequently accessible to local residents, workers, and visitors.*

Policies applying to both neighborhoods of the French Valley Airport Vicinity community, whether designated HHDR or MUA:

- SWAP 12.8 *All development, whether residential or otherwise, shall be designed to facilitate convenient and attractive internal pedestrian and bicycle access to residents, workers, and visitors, as appropriate, within and between the two neighborhoods.*
- SWAP 12.9 *All development shall be designed in such a manner as to facilitate, to the maximum degree practical, pedestrian, bicycle, and transit access between the two French Valley Airport Vicinity neighborhoods and local area schools, shopping, employment, and other activity centers, in the local area and in surrounding communities.*
- SWAP 12.10 *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.*

Mount Palomar Nighttime Lighting Requirements

The Mount Palomar Observatory, located just outside of the Southwest planning area in San Diego County, requires unique nighttime lighting standards in order to allow the night sky to 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:

SWAP 13.1 Adhere to the lighting requirements of county ordinances for standards that are intended to limit light leakage and spillage that may interfere with the operations of the 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 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:

SWAP 14.1 Adhere to development standards established in the Development Design Standards and Guidelines for the Third and Fifth Supervisorial Districts.

Agricultural Preservation

Agriculture continues to be an important component for many communities within the Southwest planning area. In addition to offering valuable agricultural production, the wineries and vineyards are a strong tourist attraction and economic asset for the Southwest planning area. The citrus and avocado groves also provide a viable agricultural product, while cattle can be found grazing on the rangeland. Not only do each of these agricultural uses provide an economic benefit, but they also help to preserve the historic character of the Southwest planning area.



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.



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

Policies:

SWAP 15.1 Protect farmland and agricultural resources in the Southwest planning area through adherence to the Agricultural Resources section of the General Plan Multipurpose Open Space Element and the Agriculture section of the General Plan Land Use Element, as well as the provisions of the Citrus/Vineyard Policy Area.

Ridgeline Policies

The ridgeline westerly of Interstate 15 is an outstanding visual feature that merits conservation in accordance with the Scenic Resources section of the Multipurpose Open Space Element. In order to maintain the natural appearance of this ridgeline, developments located within one-half mile of the ridgeline are reviewed in an effort to ensure that buildings and roof tops do not project above the ridgeline as viewed from the Temecula Basin.

Policies:

SWAP 16.1 Building sites shall not be permitted on the Western Ridgeline as identified on the Area Plan Land Use map. Projects proposed within the area of the Western Ridgeline 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 the Temecula Basin. All projects within one-half mile of the Western Ridgeline shall also be evaluated on a case-by-case basis to determine if the building site will have an adverse impact to the ridgeline as viewed from the basin.

Circulation

“
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

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. The circulation 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 Southwest 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 Southwest Area Plan is tied to

the countywide system and its long range direction. As such, successful implementation of the policies in the Southwest 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 Southwest Area Plan is shown on Figure 7, Circulation. The vehicular circulation system in the Southwest Area Plan is anchored by Interstate 15 and Interstate 215, which merge in the City of Temecula and run north toward the Cities of Corona and Moreno Valley, respectively. Another significant roadway within the planning area is State Route 79, which runs north-south through the French Valley and then continues east-west through the Pauba Valley. De Luz and Tenaja/Clinton Keith Roads are classified as Mountain Arterials southwest of Murrieta, and run east-west to connect Orange County with Interstate 15. Rancho California and De Portola Roads generally run southwest to northeast through the planning area serving the rural land east of Temecula. Washington Street is also classified as an arterial extending north/south.

Major and secondary arterials and collector roads branch off from these major roadways and provide access to local uses. The street system is more complex in urban areas than in areas that are rural or have rugged terrain.

Policies:

- SWAP 17.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the functional classifications and standards specified in the General Plan Circulation Element.
- SWAP 17.2 Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.
- SWAP 17.3 Support the implementation of a new interchange on Interstate 15, southerly of the State Highway 79 South interchange.

Trails and Bikeway System

The County of Riverside contains multi-purpose trails that accommodate hikers, bicyclists, and equestrian users 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 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.

A network of trails has been planned for the Southwest planning area to make mobility for pedestrians, equestrians, and bicyclists more feasible and to provide an attractive means of recreation. The trails shown on Figure 8, Trails and Bikeway System, are conceptual representations of the proposed system. The intent is to describe the desired routes and connections, leaving detailed right-of-way studies and precise alignments for determination at a later date or when proposed development projects are required to accommodate portions of

the system. The following Southwest Area Plan policy supplements general trails policies throughout Riverside County.

Policies:

SWAP 18.1 Implement the Trails and Bikeway System, Figure 8, as discussed in the Non-Motorized Transportation 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.”

Scenic Highways

Scenic Highways are a unique component of the circulation system as they traverse areas of unusual scenic or aesthetic value 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, three highways within the Southwest planning area have been nominated for Scenic Highway status. The portions of Interstate 215 and State Route 79 South that pass through the Southwest planning area are Eligible Scenic Highways. Interstate 215 provides the traveler with panoramic views of agricultural lands and mountain backdrops. State Route 79 South offers views as diverse as

adjacent rural horse ranches in Rancho California and distant views of Palomar Mountain. Interstate 15 is designated as an Eligible State Scenic Highway as well because of distinct rural scenes in Murrieta, nearby and distant mountain views, and linkage to San Diego County’s system of scenic routes.

Policies:

SWAP 19.1 Protect the scenic highways in the Southwest 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.

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 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 Winchester to Temecula CETAP Corridor passes through the Southwest planning area. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes.

Policies:

SWAP 20.1 Accommodate the Winchester to Temecula CETAP Corridor in accordance with the Community Environmental Transportation Acceptability Process section of the General Plan Circulation Element.

Multipurpose Open Space

The Southwest planning area contains a variety of open spaces that serve a multitude of functions, hence the open space label of Amulti-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 Southwest planning area open space system is highly rich and varied, including such features as the Agua Tibia and the Santa Ana Mountain ranges; Murrieta, Warm Springs, and Santa Gertrudis Creeks; the richly diverse Santa Margarita River; and numerous mountains, hills, and slopes that provide open space, habitat, and recreation spaces. These quality spaces encompass a variety of habitats including riparian corridors, vernal pools, oak woodlands, chaparral habitats, groves, vineyards, 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 the Southwest planning area. It is the scenic 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 topography of the Southwest planning area is a major factor in shaping the distinct character of the region. The slopes and ridgelines defining the valleys where most development is located not only provide a scenic vista; they also account for much of the irreplaceable habitat.

It is of the utmost importance to maintain a balance between growth and natural resource preservation if the overall character cherished by residents of the Southwest planning area is to be sustained.

Local Open Space Policies

Watersheds, Floodplains, and Watercourses

The Southwest planning area contains a major portion of the Santa Margarita River watershed, which includes the Murrieta, Temecula, Warm Springs, Santa Gertrudis, and Pechanga Creeks. This watershed, and its included watercourses, provide a truly unique habitat for flora and fauna. The watercourses provide corridors through developed land as well as linking

“

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 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.

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:

SWAP 21.1 Protect the Santa Margarita watershed and habitat, and provide recreational opportunities and flood protection through adherence to the applicable policies found within the Multiple Species Habitat Conservation Plans, Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element, as well as use of Best Management Practice policies.

Oak Tree Preservation

The Southwest planning area contains significant oak woodland areas that provide habitat and help maintain the area’s distinct character. These oak woodlands can be found in many of the mountainous areas, such as the Santa Rosa Plateau, the Cleveland National Forest, Lake Skinner, and the Glen Oaks community. It is necessary to protect this natural resource as a major component of the Southwest planning area’s remarkable environmental setting.

Policies:

SWAP 22.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines 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.



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 “take of threatened or 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:

- SWAP 23.1 Provide stepping-stone habitat linkages for the California gnatcatcher as well as other species through the preservation of land from the Santa Rosa Plateau to the Santa Margarita Reserve in San Diego County.
- SWAP 23.2 Conserve the Tenaja corridor, which promotes large mammal movement between the Cleveland National Forest and the Santa Rosa Plateau.
- SWAP 23.3 Maintain habitat connectivity within Murrieta Creek, Temecula Creek, Lower Tualota Creek, Lower Warm Springs Creek, and Pechanga Creek to facilitate wildlife movement and dispersal, (especially for the California gnatcatcher and Quino checkerspot butterfly) and conservation of wetland species.
- SWAP 23.4 Conserve habitat connections to the Agua Tibia Wilderness, Arroyo Seco, and Wilson Valley.
- SWAP 23.5 Conserve the large block of habitat containing clay soils east of Interstate 215 and south of Scott Road for the Quino checkerspot butterfly and other narrow endemic species such as Munz’s onion, California Orcutt grass and spreading navarretia.



The following sensitive, threatened and endangered species may be found within this area plan:

Quino checkerspot butterfly

Arroyo toad

slender-horned spineflower

Munz’s onion

many-stemmed dudleya

thread-leaved brodiaea

bobcat

Vail Lake ceanothus

Nevin’s barberry

orange-throated whiptail

California gnatcatcher

Bell’s sage sparrow

smooth tarplant

- SWAP 23.6 Incorporate a watershed management program into the preservation of wildlife movement and dispersal of wetland species within Pechanga Creek.
- SWAP 23.7 Consider the movement of larger mammals such as the mountain lion, bobcat, and mule deer between the Santa Ana and Mount Palomar Mountains.
- SWAP 23.8 Protect sensitive biological resources in SWAP 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 Southwest 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. These hazards are located throughout the Southwest 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 Southwest planning 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 and Dam Inundation

As shown on Figure 10, Flood Hazards, three dams pose a flood hazard in the Southwest planning area. Failure of the 51,000-acre-foot Vail Lake facility could cause flooding in the Pauba and Murrieta Valley’s as well as a three-mile area adjacent to Interstate 15. Failure of the 43,000-acre-foot Lake Skinner Facility could result in flooding along Tualota and Warm Springs Creeks, and eventually Murrieta Creek. According to the Federal Emergency Management Agency (FEMA), failure of the 800,000-acre-foot Diamond Valley Lake, which is located immediately north in the Harvest Valley/Winchester Area Plan, could result in flooding in the French Valley and eventually the Santa Margarita River.

In addition to hazards posed by dam failures, hazards to life and property could result from a significant flood event on the Santa Margarita River, as well as Murrieta, Temecula, Warm Springs, Santa Gertrudis, and Pechanga Creeks. The areas within the 100-year flood events can be found on Figure 10, Flood Hazards. Floodplains follow existing creeks and mostly affect lowland areas. The flood plains may also contain rare and significant ecosystems such as riparian habitats or vernal pools.

Many techniques may be used to address the danger of flooding, such as avoiding development in floodplains, altering water channels, applying specialized building techniques, elevating structures that are in flood plains, and enforcing setbacks. The following policies address the hazards associated with flooding and dam inundation.

Policies:

- SWAP 24.1 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.
- SWAP 24.2 Reduce flooding damage through adherence to design and density standards contained in the Master Drainage Plan for Murrieta Creek Area and the Murrieta Creek Drainage Plan.
- SWAP 24.3 Adhere to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458 regulating flood hazards.
- SWAP 24.4 Require proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow to be submitted to the Riverside County Flood Control and Water Conservation District for review.

Wildland Fire Hazard

Due to the rural and mountainous nature and some of the flora, such as the oak woodlands and chaparral habitat, much of the Southwest planning area is subject to a high risk of fire hazards. These risks are greatest in rural areas and along urban edges. 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 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 11, Wildfire Susceptibility, for the locations of the wildfire zones within the Southwest planning area.

Policies:

- SWAP 25.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the Safety Element of the General Plan.

Seismic

A number of seismic and related hazards are present in the Southwest planning area. The most significant seismic hazard is the Elsinore fault, which runs north-south through the center of the Southwest planning 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 and liquefaction areas within the Southwest planning area.



Fire Fact:

Santa Ana winds create a special hazard. Named by the early settlers at the Santa Ana River valley, these hot, dry winds enhance fire danger throughout Southern California.

The Murrieta Quadrangle Seismic Hazard Zone Map was officially released by the California Geological Survey through its Seismic Hazards Zonation Program in December 5, 2007. The Murrieta Quadrangle Seismic Hazard Map Zones of Required Investigation (ZORI) for liquefaction and slope instability are respectively shown on Figure 12 and Figure 14. The purpose of the ZORI is to delineate areas within which soil conditions, topography and the likelihood of future ground shaking indicate sufficient hazard potential to justify a site-specific geotechnical investigation.



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:

SWAP 26.1 Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

Slope

The Southwest planning area is ringed by the Santa Ana, Santa Margarita, Agua Tibia, and Black Hills mountain ranges. This rugged terrain is an integral part of the character and atmosphere of the Southwest planning area. Not only do these mountains provide a visual backdrop, but they contain important habitat and recreational opportunities. Adherence to County of Riverside development standards is necessary to ensure safety, maintain proper drainage, and limit visual impacts. The purpose is to prevent erosion and landslides, preserve significant views, and minimize grading and scarring. The following policies are intended to protect life and property while preserving the area’s character. Figure 13, Steep Slope, reveals the areas of steep slope for the Southwest planning area. Also refer to Figure 14, Slope Instability, for areas of possible landslides.

Policies:

Identify and preserve the ridgelines that provide a significant visual resource for the Southwest planning area through adherence to the Hillside Development and Slope section of the General Plan Land Use Element.

SWAP 27.2 Protect life and property and maintain the character of the Southwest planning area through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the policies within the Rural Mountainous and Open Space land use designations of the General Plan Land Use Element, and policies in the Slope and Soil Instability Hazards section of the General Plan Safety Element.

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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.

“

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.

”

- 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.

Temescal Canyon Area Plan

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"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. 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.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. 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.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. 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.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> 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.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. 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.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3,4}	Notes
Community Development	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> 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.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> 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. 	
Mixed-Use Planning Area		<ul style="list-style-type: none"> 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. 	

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"> 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.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.

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Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. 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. 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.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> 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.

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 ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁶				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	491	25	84	25
<i>Agriculture Foundation Sub-Total:</i>	491	25	84	25
RURAL FOUNDATION COMPONENT				
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
RURAL COMMUNITY FOUNDATION COMPONENT				
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
OPEN SPACE FOUNDATION COMPONENT				
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

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁵	D.U.	POP.	EMPLOY.
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
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 ² (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) ³	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
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	43,033 43,303	17,008 17,493	58,164 59,940	19,795
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	25,132	---	---	---
Indian Lands	0	---	---	---
Freeways	394	---	---	---
<i>Other Lands Sub-Total:</i>	25,526			
TOTAL FOR ALL LANDS:	68,559 68,829	17,008 17,493	58,164 59,940	19,795
SUPPLEMENTAL LAND USE PLANNING AREAS				
<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>				
OVERLAYS AND POLICY AREAS				
OVERLAYS				
<i>Home Gardens Town Center Mixed Use Overlay⁴</i>	63	635	285	324
<i>Total Area Subject to Overlays</i>	63	635	285	324
POLICY AREAS^{4,5}				
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:⁴</i>	8,196			
TOTAL AREA WITHIN SUPPLEMENTALS:⁵	8,196			

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LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁵	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>TCAP = Temescal
Canyon Area Plan Policy.</p> |
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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.

Temescal Canyon Area Plan

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) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight ⁹ 	<ul style="list-style-type: none"> Avigation easement dedication
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bldgs with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses ¹⁰ Aboveground bulk storage of hazardous materials¹¹ Critical community infrastructure facilities ¹² Hazards to flight ⁹ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings ¹³ Airspace review required for objects >35 feet tall ¹⁴ Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> Same as Zone B1 	<ul style="list-style-type: none"> Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings ¹³ Airspace review required for objects >35 feet tall ¹⁴

Temescal Canyon Area Plan

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
C	Extended Approach/ Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Avigation easement dedication Minimum NLR of 20 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >70 feet tall¹⁵ Deed notice required
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.) ¹⁹	100	300	390	10%	<ul style="list-style-type: none"> Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >70 feet tall¹⁵ Children's schools, hospitals, nursing homes discouraged¹⁷ Deed notice required
E	Other Airport Environs	No Limit	No Limit ¹⁸			No Req't	<ul style="list-style-type: none"> Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >100 feet tall¹⁵ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks¹⁸
*	Height Review Overlay	Same as Underlying Compatibility Zone				Not Applicable	<ul style="list-style-type: none"> Same as Underlying Compatibility Zone 	<ul style="list-style-type: none"> Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication

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.

★

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.

- | | | |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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"> Bell's sage sparrow California gnatcatcher orange-throated whiptail bobcat loggerhead shrike Cooper's hawk southwestern willow flycatcher least Bell's vireo Santa Ana River woolly-star many-stemmed dudleya Santa Ana sucker western yellow-billed cuckoo Palomar monkeyflower Munz's onion thread-leaved brodiaea </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> | |

Temescal Canyon Area Plan

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) ^{1,2,3,4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. 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.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. 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.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. 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.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> 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.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. 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.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3,4}	Notes
Community Development	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> 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.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	< 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> 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.
Mixed-Use Planning Area		<ul style="list-style-type: none"> 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. 	

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"> 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.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.

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Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. 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. 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.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> 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.

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 ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.	
LAND USE ASSUMPTIONS AND CALCULATIONS⁸					
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS					
AGRICULTURE FOUNDATION COMPONENT					
Agriculture (AG)	0	0	0		0
<i>Agriculture Foundation Sub-Total:</i>	<i>0</i>	<i>0</i>	<i>0</i>		<i>0</i>
RURAL FOUNDATION COMPONENT					
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>
RURAL COMMUNITY FOUNDATION COMPONENT					
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>
OPEN SPACE FOUNDATION COMPONENT					
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 ² (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) ³	0	0	0	0
Mixed Use Planning Area (MUPA) ¹	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>
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	236,894 236,896	59,703 71,467	145,199 173,810	77,545 77,546
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	173,385	---	---	---
Indian Lands	9,230	---	---	---
Freeways	1,629	---	---	---
<i>Other Lands Sub-Total:</i>	<i>184,244</i>			
TOTAL FOR ALL LANDS:	421,138 421,140	59,703 71,467	145,199 173,810	77,545 77,546

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.

OVERLAYS AND POLICY AREAS

OVERLAYS^{4, 5}

Rural Village Overlay	115			
<i>Total Area Subject to Overlays:^{4, 5}</i>	<i>115</i>			

POLICY AREAS⁶

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:⁶</i>	<i>34,085</i>			
TOTAL AREA WITHIN SUPPLEMENTALS:	34,200			

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) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
A	Runway Protection Zone and within Building Restriction Line	0	0	0	0	All Remaining	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Storage of hazardous materials Hazards to flight⁹ 	<ul style="list-style-type: none"> Avigation easement dedication
B1	Inner Approach/Departure Zone	0.05 (average parcel size ≥20.0 ac.)	25	50	65	30%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Places of worship Bldgs with >2 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Aboveground bulk storage of hazardous materials¹¹ Critical community infrastructure facilities¹² Hazards to flight⁹ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
B2	Adjacent to Runway	0.1 (average parcel size ≥10.0 ac.)	100	200	260	No Req't	<ul style="list-style-type: none"> Same as Zone B1 	<ul style="list-style-type: none"> Locate structures maximum distance from runway Minimum NLR of 25 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >35 feet tall¹⁴ Avigation easement dedication
C	Extended Approach/Departure Zone	0.2 (average parcel size ≥5.0 ac.)	75	150	195	20%	<ul style="list-style-type: none"> Children's schools, day care centers, libraries Hospitals, nursing homes Bldgs with >3 aboveground habitable floors Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Minimum NLR of 20 dB in residences (including mobile homes) and office buildings¹³ Airspace review required for objects >70 feet tall¹⁵ Deed notice required
D	Primary Traffic Patterns and Runway Buffer Area	(1) ≤0.2 (average parcel size ≥5.0 ac.) or ¹⁶ (2) ≥5.0 (average parcel size ≤0.2 ac.) ¹⁹	100	300	390	10%	<ul style="list-style-type: none"> Highly noise-sensitive outdoor nonresidential uses¹⁰ Hazards to flight⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >70 feet tall¹⁵ Children's schools, hospitals, nursing homes discouraged¹⁷ Deed notice required

Zone	Locations	Maximum Densities / Intensities				Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²			Req'd Open Land ³	Prohibited Uses ⁴	Other Development Conditions ⁵
			Average ⁶	Single Acre ⁷	with Bonus ⁸			
E	Other Airport Environs	No Limit	No Limit ¹⁸			No Req't	<ul style="list-style-type: none"> Hazards to flight ⁹ 	<ul style="list-style-type: none"> Airspace review required for objects >100 feet tall ¹⁵ Major spectator-oriented sports stadiums, amphitheaters, concert halls discouraged beneath principal flight tracks ¹⁸
*	Height Review Overlay	Same as Underlying Compatibility Zone			Not Applicable	<ul style="list-style-type: none"> Same as Underlying Compatibility Zone 	<ul style="list-style-type: none"> Airspace review required for objects >35 feet tall ¹⁴ Avigation easement dedication 	

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 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 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 13th 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.

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- 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 PM₁₀, 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.

County of Riverside General Plan Amendment No. 1122

Errata

Introduction

Changes made to General Plan Amendment (GPA) No. 1122 after the close of the April 2016 circulation of Draft Environmental Impact Report No. 548 are noted below. The changes to GPA No. 1122 do not affect the overall policies and conclusions of the GPA No. 1122 (or Draft EIR 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, or due to additional information received during the public review period. These clarifications and corrections do not warrant recirculation of Draft EIR No. 548 pursuant to CEQA Guidelines §15088.5. As set forth further below and elaborated upon in the respective Response to Comments of Final EIR No. 548, none of the Errata to the General Plan below 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, text has been formatted to show changes made in each step of the process. Text is formatted as follows:

- Black Text: General Plan text prior to GPA No. 1122 is noted in black text.
- Red Text: Textual changes proposed as part of GPA No. 1122, prior to the release of the Draft EIR in April 2016.
- Green Text: Textual changes made to the documents after the completion of the Draft EIR’s 45-day public review period.

The color coding of the edits allows the reader to distinguish more clearly between the original General Plan text, the proposed General Plan revisions (red), and the proposed revisions after the release of the public review document. Added or modified text is shown in italics (*example*), while deleted text is shown in strikeout (~~example~~). The additional information, corrections, and clarifications are not considered to substantively affect the conclusions in the Draft EIR.

The revisions incorporated into GPA No. 1122 as a result of the April 2016 circulation are described on the following pages.

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GENERAL PLAN AREA PLANS

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 (*example*) for additions, and green strikethrough for deletions (~~example~~). Refer to Attachment A (Area Plan Revisions) of this document to review the updated policy language.

Appendix A-1: Glossary of Terms

Walkable: *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.*

COUNTY OF RIVERSIDE
GENERAL PLAN AMENDMENT 1122
CHANGE OF ZONE CZ No. 7902

STATE CLEARINGHOUSE No. 2015061083

FINAL ENVIRONMENTAL IMPACT REPORT No. 548

Prepared for:

COUNTY OF RIVERSIDE
4080 LEMON STREET
RIVERSIDE, CA 92502

Prepared by:

Michael Baker
INTERNATIONAL

9755 CLAIREMONT MESA, SUITE 100
SAN DIEGO, CA 92124

JULY 2016

**COUNTY OF RIVERSIDE
GENERAL PLAN AMENDMENT 1122
CHANGE OF ZONE CZ No. 7902**

STATE CLEARINGHOUSE NO. 2015061083

FINAL ENVIRONMENTAL IMPACT REPORT NO. 548

Prepared for:

COUNTY OF RIVERSIDE

RIVERSIDE, CA

Prepared by:

MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA, SUITE 100
SAN DIEGO, CA 92124

JULY 2016

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1.0 INTRODUCTION

1.1 INTRODUCTION

The following table lists all persons, organizations, and public agencies that provided comments or recommendation to the County of Riverside regarding the Draft EIR (refer to Responses to Comments, Section 2, for copies of the comment letters and responses). Refer to Table 1, *Draft EIR No. 548 Comment Submissions*, for a full listing of those who submitted comments during the Recirculated Draft EIR public review period.

1.2 CEQA REQUIREMENTS FOR THE FINAL EIR DOCUMENT

The Final Environmental Impact Report (Final EIR) for the proposed Riverside County General Plan Update has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines and the County of Riverside policies for implementing CEQA.

The following is an excerpt from CEQA Guidelines Section 15132 that states:

The Final EIR shall consist of:

- a) The Draft EIR or a version of the draft.
- b) Comments and recommendations received on the Draft EIR either verbatim or in summary.
- c) A list of persons, organizations, and public agencies commenting on the Draft EIR.
- d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- e) Any other information added by the Lead Agency.

The Final EIR includes all of these required components. The Draft EIR has been provided to the public and decision-makers and to individuals and organizations that have requested the Draft EIR, and it is available on the County's website. Section 2.0 includes the comments received on the Draft EIR. A list of the public agencies and members of the public who commented on the Draft EIR is included in the Table of Contents. Section 2 includes each comment letter, followed by the corresponding response(s), consistent with the requirements of State CEQA Guidelines Section 15088. A response is provided for each written comment identifying significant environmental issues, as received by the County during the Draft EIR public review period.

It should be noted that responses to comments also resulted in various editorial clarifications and corrections to the text of the original Draft EIR. In order to clearly display all of the changes that have been made during the General Plan update process, text has been formatted to show changes made in each step of the process. Text is formatted as follows:

- *Black Text: General Plan text prior to GPA No. 1122 is noted in black text.*
- *Red Text: Textual changes proposed as part of GPA No. 1122, prior to the release of the Draft EIR in April 2016.*
- *Green Text: Textual changes made to the documents after the completion of the Draft EIR's 45-day public review period.*

The color coding of the edits allows the reader to distinguish more clearly between the original General Plan text, the proposed General Plan revisions (red), and the proposed revisions after the release of the public review document. Added or modified text is shown in italics (*example*), while deleted text is shown in strikeout (~~example~~). The additional information, corrections, and clarifications are not considered to substantively affect the conclusions in the Draft EIR.

1.3 BACKGROUND

The County of Riverside issued a Notice of Preparation (NOP) for the proposed project to identify the potential environmental impacts of the project, to solicit comments from public agencies and interested parties, and to identify issues that should be considered in the Draft EIR. The NOP for the proposed project was sent to trustee and responsible agencies, members of the public, other interested parties, the California Office of Planning and Research, and the State Clearinghouse on June 26, 2015. This began the NOP public review period, which ended on August 10, 2015. The project was subsequently revised, and a revised NOP was issued on October 9, 2015. The second NOP public comment period closed on November 8, 2015. During the review period, public agencies and members of the public had the opportunity to respond to the NOP to identify issues of special concern and to suggest additional issues to be considered in the Draft EIR.

In addition, the County held public scoping meetings in western Riverside County on April 10, 2015, and in eastern Riverside County on October 19, 2015, to discuss characteristics of the proposed project, its planning status, the nature of its potential environmental effects, and the scope (i.e., the specific issues) of the EIR analysis. The scoping meeting provided further opportunities for public input regarding environmental concerns and issues that should be addressed in the EIR.

The Draft EIR for the proposed project was distributed to trustee and responsible agencies, members of the public, other interested parties, the California Office of Planning and Research, and the State Clearinghouse on April 12, 2016. The Draft EIR was released to the public for a 45-day comment period from April 14, 2016, through May 30, 2016.

Comments received on the Draft EIR and the subsequent errata have been incorporated into the Final EIR document. GPA No. 1122, CZ No. 7902, along with Draft EIR 548, will be considered by the Riverside County Board of Supervisors. However, prior to Board consideration, the Riverside County Planning Commission will evaluate the documents and make a recommendation for the consideration of the Board. The following discretionary actions will be considered by both the Planning Commission and the Board of Supervisors:

- Adoption of General Plan Amendment No. 1122 amending various General Plan maps, elements, policies, and appendices
- Adoption of Change of Zone No. 7902
- Certification of Program Environmental Impact Report No. 548 pursuant to CEQA.

TABLE 1: DRAFT EIR NO. 548 COMMENT SUBMISSIONS

Comment Letter	Name
Federal/State Agency Comments	
1	Federal Emergency Management Agency (FEMA)
Local Agency Comments	
2	Hemet Unified School District
3	Jurupa Community Services District
4	Metropolitan Water District of Southern California
5	Mojave Desert Air Quality Management District
6	Moreno Valley, City of
7	Pechanga Band of Luiseño Mission Indians, Office of the General Counsel
8	Riverside County Airport Land Use Commission
9	San Bernardino County, Department of Public Works
Group/Organization Comment Letters	
10	Friends of the Northern San Jacinto Valley
11	Highgrove Municipal Advisory Council
12	Sierra Club, San Geronio Chapter, Moreno Valley Group
13	SoCal Environmental Justice Alliance (SEJA) via Blum Collins LLP
14	Winchester Town Association
Letters Received after the Close of the EIR Public Review Period	
15	Hague, George
16	Coachella Valley Water District
17	California Department of Transportation (Caltrans)
18	Leadership Council for Justice and Accountability, California Rural Legal Assistance, Public Interest Law Project, and Center for Community Action and Environmental Justice

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2.0 COMMENTS AND RESPONSES

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



April 27, 2016

William Gauk, Project Manager
Riverside County/Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502-1409

Dear Mr. Gauk:

This is in response to your request for comments regarding the Notice of Availability of Draft Environmental Impact Report (EIR) – 5th Cycle Housing Element Update (General Plan Amendment No. 1122 and change of Zone No 7902, EIR No 548/SCVH No 2015061083.

Please review the current effective countywide Flood Insurance Rate Maps (FIRMs) for the County of Riverside (Community Number 060245), Maps revised August 18, 2014. Please note that Riverside County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

1.1

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any **development** must not increase base flood elevation levels. **The term development means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

1.2

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

1.2

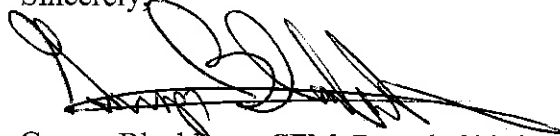
Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Riverside County floodplain manager can be reached by calling Deborah de Chambeau, Senior Civil Engineer, at (951) 955-1265.

1.3

If you have any questions or concerns, please do not hesitate to call Frank Mansell of the Mitigation staff at (510) 627-7191.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

Deborah de Chambeau, Senior Civil Engineer, Riverside County
Garret Tam Sing/Salomon Miranda, State of California, Department of Water Resources,
Southern Region Office
Frank Mansell, NFIP Planner, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

COMMENT LETTER NO. 1: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

- Response 1.1** The County compiles flood hazard maps using the Riverside County Special Flood Hazard Area database. The flood zone database is maintained by the Riverside County Flood Control and Water Conservation District (RCFWCD), as stipulated in Riverside County Ordinance No. 458. The flood areas identified using the Riverside County Special Flood Hazard Area database include FEMA 100-year flood areas and select US Army Corps of Engineers inundation boundaries, as well as a number of boundaries for County inundation zones, as enumerated in Ordinance No. 458. The RCFWCD updates the database quarterly and incorporates new flood zones as necessary. Flood hazard zones are supported by numerous policies in order to ensure the safety of development in the county.
- Response 1.2** The County thanks FEMA for taking the time to provide information regarding the National Flood Insurance Program (NFIP) policies. This comment is duly noted. The General Plan Safety Element outlines several policies that support the NFIP floodplain management building requirements policies outlined by the commenter.
- Response 1.3** This comment does not identify any specific concern with the adequacy of EIR No. 548 or any environmental issues.

