

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

928



FROM: TLMA – Planning Department

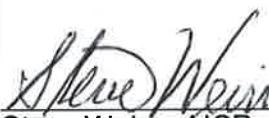
SUBMITTAL DATE:
November 24, 2015

SUBJECT: RESOLUTION NO. 2015-259 CERTIFYING PROGRAM EIR NO. 521 AND APPROVING THE RIVERSIDE COUNTY CLIMATE ACTION PLAN, RESOLUTION NO. 2015-260 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – THIRD CYCLE OF GENERAL PLAN AMENDMENTS FOR 2015 AND ADOPTING GPA NO. 960/DISTRICTS 1, 2, 3, 4 and 5 (Public Hearing Closed on 11/10/15).

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2015-259 certifying the Program Environmental Impact Report No. 521 and approving the Riverside County Climate Action Plan; and,

ADOPT RESOLUTION NO. 2015 – 260 amending the Riverside County General Plan and adopting GPA No. 960 in accordance with the Board's action on November 10, 2015; and,


Steve Weiss, AICP
Planning Director

(Continued on next page)


Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ 0	
SOURCE OF FUNDS:				Budget Adjustment:	N/A
				For Fiscal Year:	N/A.

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Prev. Agn. Ref.: 15.1, 10/21/08 and
16-1, 11/10/15

District: ALL

Agenda Number:

3-54

FORM APPROVED COUNTY COUNSEL
BY:  12/1/15
DATE: _____
GREGORY P. PRIAMOS

Departmental Concurrence

☐ A-30 ☐ Positions Added
☐ 4/5 Vote ☐ Change Order

DIRECT the Planning Department to compile a final Riverside County General Plan document that reflects changes made through the adoption of GPA No. 960 and all General Plan Amendments that received final adoption by the Board from January 1, 2010 through September 22, 2015.

DIRECT the Planning Department to submit the Notice of Determination for the Program Environmental Impact Report No. 521 to the County Clerk for filing and posting within five (5) working days of the approval for the above referenced projects.

BACKGROUND:

General Plan Amendment No. 960 (GPA No. 960) represents the first comprehensive General Plan update since the adoption of the 2003 Riverside County General Plan and was initiated by the Board of Supervisors on October 21, 2008. In accordance with the General Plan's Administration Element, GPA No. 960 is a comprehensive review of the County's General Plan and incorporates changes to the Vision Statement, modifications to seven of the nine General Plan Elements and all 19 Area Plans, numerous mapping and statistical updates, land use changes on more than 21,000 acres, modifications to seven appendices, and the addition of five new appendices. The Project's objectives are to ensure that:

1. The General Plan continues to provide a clear and consistent set of directions for implementing the Riverside County Vision throughout the County over the next five to ten years and into the future (2035 and beyond);
2. The General Plan Elements, Area Plans and policies continue to provide clear, consistent direction for implementing Riverside County's Vision.
3. The General Plan Policy Areas, Study Areas and Overlays throughout Riverside County continue to ensure that coordinated development occurs at appropriate intensities in the manner envisioned in the General Plan;
4. The references and discussions within the General Plan reflect and address the current statutes, regulations and policies of the County of Riverside and applicable outside agencies; and,
5. A Climate Action Plan for Riverside County is prepared pursuant to state law.

Key components of GPA No. 960 were the subject of 13 meetings with the General Plan Advisory Committee throughout the project development phase. Public information hotlines were established to respond to property owner concerns and a Planning Department web site was regularly updated with current information regarding the project including notices, draft documents and a project schedule. The baseline for GPA No. 960 was established at the end of 2009 after which, extensive General Plan and environmental impact modeling occurred. GPA No. 960, the Riverside County Climate Action Plan (CAP) and the Draft Environmental Impact Report No. 521 (EIR No. 521) were released on May 1, 2014 for a 60-day public review period. Following substantial comment, the documents were updated and additional information was included. The documents were recirculated on February 21, 2015 for a 45-day public review period.

The Planning Department held six Public Outreach Meetings throughout the County in July 2015 to clarify the scope and content of GPA No. 960 and the CAP and to address questions from the public. Over the course of this project, 17 notices were run in local newspapers. Additionally, the Riverside County Planning Commission held three public hearings to consider testimony and recommend changes to GPA No. 960, the CAP and EIR No. 521. The Planning Commission hearings were held on August 19, 2015; August 26, 2015; and September 16, 2015.

SUMMARY:

On November 10, 2015, the Board of Supervisors held a public hearing on GPA No. 960, the CAP and EIR No. 521. Upon completion of public testimony, the Board closed the public hearing and directed staff to return on December 8, 2015 with the necessary final documents consistent with the Board's discussion including the modifications and additions to GPA No. 960. To that end, staff presents the following documents for the Board's consideration:

Attachment A: A DVD with the December 8, 2015 Final Supplemental Response to Comments and Complete Errata

The Comments addressed in this Supplemental Response to Comments and Complete Errata document were submitted as written and spoken testimony during the Planning Commission public hearing process and the public hearing before the Board of Supervisors. The document also includes an errata section which identifies changes to the GPA No. 960, EIR No. 521 and CAP made through the hearing process. The errata memorializes modifications and additions recommended by the Planning Commission on September 16, 2015, new circulation policies and map notations recommended by staff during the November 10, 2015 hearing and modifications requested by the Board on November 10, 2015 including the incorporation of Post Production Change Request C-7 (Long Canyon Road).

Attachment B: Resolution No. 2015-259 Certifying Program EIR No. 521 and Approving the Riverside County Climate Action Plan

Attachment C: Resolution No. 2015-260 Amending the Riverside County General Plan (Third Cycle General Plan Amendments for 2015) and adopting GPA No. 960

Attachment D: Notice of Determination (NOD) to be filed with the County Clerk and the State Office of Planning and Research in accordance with CEQA

With the closure of the public hearing on November 10, 2015, any further public comment will not be included as part of the administrative record for this project.

A. IMPACT ON CITIZENS AND BUSINESSES:

Periodic updates to the Riverside County General Plan provides clarity concerning the long term build out of the County, creates transparency for land use planning within the County, and enables people affected by the General Plan to participate in the General Plan development process and have reasonable expectation regarding how the plan will impact them. The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

B. SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Final Adoption of GPA No. 960, Climate Action Plan, Certification of EIR No. 521
December 8, 2015
PAGE: 4 of 4

ATTACHMENTS:

- Attachment A: December 8, 2015 Final Supplemental Response to Comments and Complete Errata**
- Attachment B: Resolution No. 2015-259 Certifying Program EIR No. 521 and Approving the Riverside County Climate Action Plan.**
- Attachment C: Resolution No. 2015-260 Amending the Riverside County General Plan (Third Cycle General Plan Amendments for 2015) and adopting GPA No. 960.**
- Attachment D: Notice of Determination for the Program EIR No. 521**

ATTACHMENT A

DVD with the December 8, 2015 Final Supplemental Response to Comments and Complete Errata

ATTACHMENT B

**Resolution No. 2015-259 Certifying Program EIR No. 521 and Approving the Riverside
County Climate Action Plan**

RESOLUTION NO. 2015-259

**CERTIFYING PROGRAM EIR NO. 521, AND APPROVING THE RIVERSIDE COUNTY CLIMATE
ACTION PLAN.**

WHEREAS, pursuant to the provisions of Government Code Section 65350 et. seq., a public hearing was held before the Riverside County Board of Supervisors ("Board") in Riverside, California on November 10, 2015, to consider the Riverside County General Plan Update Project and Riverside County Climate Action Plan; and before the Riverside County Planning Commission in Riverside, California on August 19, 2015 and September 16, 2015, and in Coachella, California on August 26, 2015; and,

WHEREAS, all the procedures of the California Environmental Quality Act (CEQA) and the Riverside County CEQA Implementing Procedures have been satisfied, and Environmental Impact Report No. 521 (EIR No. 521), prepared in connection with General Plan Amendment No. 960 and the Riverside County Climate Action Plan (referred to herein as the "Project"), is sufficiently detailed so that all the potentially significant effects of the Project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, pursuant to State CEQA Guidelines section 15151, the evaluation of environmental effects is to be completed in light of what is reasonably feasible; and,

WHEREAS, the Project involves broad land use policies to guide the future growth of the Project Area. The Project does not authorize site specific construction, ground disturbance or any other specific development. Therefore, a program-level EIR was prepared to analyze the Project's potential environmental impacts. As permitted by State CEQA Guidelines section 15168, subsequent implementing activities will be examined in light of this program level EIR to determine what level of additional CEQA review may be required; and,

WHEREAS, Riverside County Planning Department circulated a Notice of Preparation (NOP) for a 30-day public review period commencing April 13, 2009, and held two public scoping meetings as follows: Monday, April 27, 2009, at Riverside County's Planning Department office in Palm Desert; and Monday, May 4, 2009, at the County of Riverside Administrative Center in Riverside. In addition to the

1 various CEQA consultations conducted as part of this Project, a new General Plan Advisory Committee
2 (GPAC) was appointed by the Board to represent the various interests of the public and interested
3 parties throughout Riverside County. Both the CEQA and GPAC processes were used to solicit public
4 input and to identify areas of public controversy and the concerns of a variety of public agencies and
5 interested parties. During the period from October 2008 to October 2009, GPAC meetings were held
6 roughly every six weeks. At these meetings, sections of the proposed Project (e.g. proposed General
7 Plan revisions, deletions or additions) were discussed and committee members voted on a group
8 recommendation to go to the Planning Commission and the Board for consideration; and,

9 **WHEREAS**, the County Planning Department prepared a Draft Program EIR No. 521 (State
10 Clearinghouse No. 2009041065) to analyze the Project. The Draft Program EIR No. 521 was circulated for
11 public review and comment as specified in the State CEQA Guidelines for an extended 60-day period
12 (May 1, 2014 through June 30, 2014). Public comments were received by Planning. However, due to the
13 nature of the comments received on EIR No. 521, the document was amended and recirculated for
14 public review and comment as specified in the State CEQA Guidelines for 45-days (from February 21,
15 2015 through April 6, 2015). Due to the recirculation of the document, per section 15088.5(f), the
16 comments received during the 2014 circulation of the document are part of the public record, however
17 the comments were not formally responded to. The comments received during the 2015 recirculation of
18 the document have been formally responded to as outlined in the State CEQA Guidelines section 15088.
19 The Project Final Program EIR Responses to Comments document dated August 2015 (the "Responses")
20 also provides further discussion regarding the Draft EIR notification and the purposes of the Program
21 EIR; and,

22 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
23 public and affected government agencies; now, therefore,

24 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors County of
25 Riverside, in regular session assembled on December 8, 2015 that:

- 26 A. The Project involves the entire County of Riverside ("County"), which encompasses 7,295
27 square miles that stretch across 200 miles of California - from the eastern edge of the Los
28 Angeles metropolitan basin to the Colorado River. The County is bounded by Orange County

1 on the west, San Bernardino County to the north, the State of Arizona to the east and San
2 Diego and Imperial Counties to the south. Riverside County is the fourth largest county in
3 California.

4 B. Of the roughly 4.6 million acres within the County, approximately 10% falls within the 28
5 incorporated cities of the County. The remaining portions include unincorporated County
6 lands, as well as lands outside of the County's jurisdiction, such as military bases, National
7 Forests, state lands and Indian Reservations. The western third of the County is the most
8 heavily populated region and contains roughly 85% of the County's total population. The
9 eastern two-thirds of the County contain the remaining 15%, with most of the population
10 concentrated in the Coachella Valley region.

11 C. The General Plan Amendment (GPA) No. 960, and the County of Riverside Climate Action Plan
12 were considered concurrently at the public hearings, along with EIR No. 521.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed the Climate Action
14 Plan (CAP), and the analysis of the CAP within EIR No. 521. The CAP has been developed in order for the
15 County of Riverside to remain in compliance with the State of California AB 32 Greenhouse Gas (GHG)
16 Reduction Target, which requires a reduction of GHG emissions to 1990 levels by the year 2020. The
17 CAP, as proposed and analyzed in EIR No. 521, contains an analysis of the baseline GHG emissions of the
18 County, and then proposed implementation measures in order to meet the AB 32 Reduction Target. The
19 CAP, as approved, requires regular updates to the document to ensure implementation of the GHG
20 reduction measures. These updates would occur, as proposed, in 2017, 2020, and beyond. The CAP, as
21 analyzed in EIR No. 521, would aid to reduce GHG emissions produced by development accommodated
22 by GPA No. 960. The CAP, in conjunction with EIR No. 521 have been developed in conformance with the
23 State CEQA Guidelines section 15064.4, which requires agencies to evaluate and mitigate GHG emissions
24 within EIR documents.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental issues
26 associated with the Riverside County General Plan Update are determined to have no environmental
27 impacts in consideration of existing regulations:

28 ///

1 A. Mineral Resources

2 1. Impacts: (Impact 4.14.A) Result in the Loss of Availability of Delineated Locally Important
3 Minerals

4 The Riverside County General Plan does not contain any “locally important mineral
5 resource recovery sites” and the Project does not propose to change this
6 determination. For this reason, the Riverside County General Plan will not result in
7 loss of the availability of a locally important mineral source recovery site.

8 Reference: Draft EIR No. 521 page 4.14-18

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental impacts
10 associated with the Riverside County General Plan Update are determined to be less than significant in
11 consideration of existing regulations:

12 A. Land Use

13 1. Impacts: (Impact 4.2.A) Physically Divide an Established Community

14 Future development accommodated by the Project would increase rural, suburban
15 and urban uses in Riverside County. However, none of the proposed changes
16 accommodated by GPA No. 960 are in a location or of an extent that would physically
17 divide an established community. Compliance with existing State and County
18 regulatory programs, Riverside County ordinances and existing and proposed General
19 Plan policies would further reduce the already insignificant impact to communities.
20 State and County regulations include the Subdivision Map Act (CGC Section 66410, *et*
21 *seq.*) as well as the County’s numerous ordinances as outlined in Section 4.2.3.
22 Existing and proposed General Plan policies that pertain to Impact 4.2.A include
23 several Land Use Policies, Circulation Policies, and Multipurpose Open Space Policies
24 which address various facets of land use planning and regulation within the County of
25 Riverside as related to avoiding the physical division of an established community
26 (refer to page 4.2-43).

27 Reference: Draft EIR No. 521 page 4.2-42

2. Impacts: (Impact 4.2.B) Conflict With Environmental Land Use Policies Intended to Avoid or Mitigate an Environmental Effect

The changes proposed by GPA No. 960 intend to clarify existing policies, correct errors and oversights, and provide guidance where appropriate to further the physical development and growth of Riverside County. As such, the Project contains new and revised policies, maps and data intended to clarify and enhance, not conflict, with the Riverside County General Plan, Riverside County ordinances and other regulatory programs, including those items adopted for the purpose of avoiding or mitigating an environmental effect. This impact would be less than significant.

Reference: Draft EIR No. 521 page 4.2-44

3. Impacts: (Impact 4.2.C) Conflict With Any Habitat Conservation Plan or Natural Community Conservation Plan

The Project does not include any General Plan changes that would preclude or hinder the Habitat Conservation Plans (HCPs) or Natural Community Conservation Plans (NCCPs) in effect within Riverside County. Additionally, future development accommodated by the proposed General Plan changes would be required to comply with all applicable HCP requirements and fully analyze, avoid and develop adequate mitigation for any significant biological effects prior to project approval or construction. As such, the Project would not conflict with any applicable HCP or NCCP and a less than significant impact is anticipated.

Reference: Draft EIR No. 521 page 4.2-46

B. Population and Housing

1. Impacts: (Impact 4.3.A) Induce Direct or Indirect Population Growth

Future development consistent with the Project would affect population growth both directly and indirectly. Overall, in terms of direct growth, the Project's land use changes would serve to limit and slightly reduce the development capacity of Riverside County, yielding 1.4% less population growth than that projected for the existing General Plan. Projected reductions in dwelling units (- 2.0%) and, in particular,

1 jobs, which would be reduced by 5.6%, would also indirectly limit population growth.
2 Thus, overall growth rates associated with the Project would not be increased over
3 those proposed and planned for in the existing General Plan. Overall, the Project
4 represents a reduction in population growth forecasts both compared to the existing
5 General Plan and to current SCAG (2008 RTP) projections. Since the Project's buildout
6 projections are for less population, housing and jobs than forecast under the existing
7 General Plan and existing regional plans (SCAG RTP, etc.), Project impacts on
8 population growth, both direct and indirect, would be less than significant. Moreover,
9 compliance with existing General Plan policies would further reduce the already
10 insignificant impact associated with population growth. Existing and proposed
11 General Plan policies that pertain to Impact 4.3.A include several Land Use and
12 Circulation policies which address various facets of population and housing related to
13 direct and indirect population growth (refer to page 4.3-18). For these reasons, GPA
14 No. 960 would result in less than significant impacts to direct or indirect population
15 growth.

16 Reference: Draft EIR No. 521 page 4.3-16 and 4.3-18.

17 2. Impacts: (Impact 4.3.B) Displace Residential Units

18 The Project includes revisions to the existing General Plan that would affect the future
19 development capacity of Riverside County. Future development pressure could result
20 in redevelopment of existing uses, particularly in rural areas (e.g., agricultural lands
21 and large-lot rural residential) and on under-utilized urban and suburban parcels.
22 However, aerial analysis indicates that none of the areas proposed for land use
23 changes under GPA No. 960 contain substantial numbers of existing houses whose
24 loss would necessitate construction of replacement housing elsewhere. Thus, the
25 Project's effects on existing housing would be less than significant. Moreover,
26 compliance with existing General Plan policies would further reduce this already
27 insignificant impact to housing inventory. Existing General Plan policies include
28 Policies LU 8.1 and 9.4, which ensure that future development be developed in a

1 balanced manner and allow clustering to facilitate growth without adversely affecting
2 sensitive receptors. Also, Policy C 2.4 requires new development, including residential,
3 to provide necessary circulation improvements to ensure adequate levels of service.
4 Policy C 7.9 ensures that future development, which includes residential, does not
5 impinge upon lands needed for future circulation infrastructure. For these reasons,
6 GPA No. 960 would have a less than significant impact in regards to displacing
7 residential units.

8 Reference: Draft EIR No. 521 page 4.3-18

9 3. Impacts: (Impact 4.3.C) Displace People

10 The Project includes revisions to the existing General Plan that would affect the future
11 development capacity of Riverside County, and future development pressure could
12 result in redevelopment of existing uses, particularly in rural areas (e.g., agricultural
13 lands and large-lot rural residential) and on under-utilized urban and suburban
14 parcels. However, none of the areas proposed for land use changes under GPA No.
15 960 contain substantial numbers of existing homes whose loss would displace
16 substantial numbers of residents. Thus, the project's effects on residents would be
17 less than significant.

18 Reference: Draft EIR No. 521 page 4.3-19

19 C. Agricultural and Forestry Resources

20 1. Impacts: (Impact 4.5.C) Adversely Affect Forest Lands and Forestry Uses

21 In Southern California, including Riverside County, climate and topography limit the
22 types and locations of forest lands and their potential for commercial or industrial
23 timber utilization. Accordingly, there are no existing or currently proposed zoning of
24 forest land, timberland or Timberland Production Zones within the county; and the
25 Project would not conflict with any of these. Woody biomass removal, a type of
26 forestry utilized by utility companies and forest management agencies for fire safety
27 purposes, occurs in Riverside County, but not within fixed locations. Nevertheless,
28 forest lands do occur in scattered locations within the County. Hence, future

development accommodated by the land use and policy changes proposed by the Project has the potential to result in loss or conversion of forest land to non-forest uses or result in other changes in the existing environment which, due to their location or nature, could result in forest land conversion as well. Further, growth accommodated and facilitated by the Project would indirectly result in additional development and infrastructure demand that would create additional potential for forest land conversion or the encroachment of incompatible uses. Compliance with existing and proposed State and County regulations and policies would ensure forestry impacts are less than significant. State and County regulations include the California Practice Act (which protects forest lands and forestry resources within Riverside County by requiring all applicable projects to comply with applicable State Forest Practice Act rules and regulations) and Ordinance No. 559 (which regulates the removal of trees). Applicable policies that would ensure development impacts on forest lands, including their conversion to non-forest uses, include Policies OS 8.1 and 8.2, which would aid in the protection of Riverside County's natural resources and habitat lands, including those of the MSHCPs. Policy OS 9.4 reduces potential adverse impacts to woodlands by promoting the conservation of oak tree resources within the County. New Policy LU 6.8 would directly prevent loss of valuable forest lands and timber resources by specifying when compliance with State of California forestry regulations and the Riverside County tree-removal ordinance shall be required. Lastly, it specifies a minimum of 1:1 tree replacement ratio for mature trees lost. New Policy LU 7.6 would require that proposed developments buffer and/or maintain a natural edge when directly adjacent to National Forests in order to protect forests from urban interface conflicts and edge effects. For these reasons, GPA No. 960 will not significantly adversely affect forest lands and forestry uses.

Reference: Draft EIR No. 521 page 4.5-29

1 D. Biological Resources

2 1. Impacts: (Impact 4.8.E) Conflict with Adopted Habitat Conservation Plans

3 Future development accommodated by GPA No. 960 would increase rural, suburban
4 and urban uses in Riverside County, including areas covered by adopted HCPs, in
5 particular the Western Riverside County Multiple Species Habitat Conservation Plan
6 (WRC-MSHCP) and the Coachella Valley Multiple Species Habitat Conservation Plan
7 (CV-MSHCP). Policies within the General Plan specifically require compliance with
8 existing MSHCPs to ensure that that there are no conflicts with local biological
9 resource protections. In addition, future development accommodated by GPA No.
10 960 would be required to demonstrate compliance with additional federal, State, and
11 County regulations including the Migratory Bird Treaty Act, the Natural Community
12 Conservation Planning Act, and the Stephens' Kangaroo Rat Habitat Conservation Plan
13 (refer to page 4.8-94). Existing and proposed General Plan policies that pertain to
14 Impact 4.8.E include several Circulation and Open Space policies that would lessen
15 conflict with the provisions of an adopted HCP, Natural Community Conservation
16 Plan, or other approved local, regional, or State HCP (refer to page 4.8-95).
17 Compliance with the provisions of these MSHCPs, in addition to the federal, State, and
18 County regulations and General Plan policies listed above would ensure that future
19 development accommodated by GPA No. 960 is consistent with the plans and that
20 this impact is less than significant.

21 Reference: Draft EIR No. 521 page 4.8-93 through 4.8-95

22 2. Impacts: (Impact 4.8.F) Conflict with Local Biological Resource Protections Policies or
23 Ordinances

24 Future development accommodated by GPA No. 960 would increase rural, suburban
25 and urban uses in Riverside County. In some locations, this could result in conflicts
26 with local policies and ordinances protecting biological resources, such as Riverside
27 County's Oak Tree Management Guidelines, for example. Riverside County Ordinance
28 No. 559 (regulating the removal of oak trees) would also prevent conflict with local

1 biological resource regulations. Further, Policies OS 9.3 and 9.4 would reduce conflicts
2 between development and oak trees and forest resources by providing for the
3 maintenance and preservation of natural trees and vegetation, including oak trees, for
4 ecosystem, aesthetic and water conservation purposes. Compliance with existing
5 laws, federal, State, and County regulatory programs, Riverside County Ordinance No.
6 559, and General Plan policies would be sufficient to ensure that this impact is less
7 than significant. For these reasons, GPA No. 960 would have less than significant
8 impacts to local biological resource protection policies or ordinances.

9 Reference: Draft EIR No. 521 page 4.8-95 through 4.8-96

10 E. Cultural and Paleontological Resources

11 1. Impacts: (Impact 4.9.C) Cause the Destruction of Unique Paleontological Resources or
12 Sites

13 Future development accommodated by GPA No. 960 would increase rural, suburban
14 and urban uses in Riverside County and could result directly or indirectly in
15 destruction of unique paleontological resources or sites or unique geological features.
16 However, less than 19% of the land proposed for development under GPA No. 960 is
17 considered to be in areas of high paleontological sensitivity. Site specific investigation
18 of paleontological resources is beyond the scope of EIR No. 521. However, compliance
19 with existing laws, General Plan policies, Planning Department procedures and
20 project-level general conditions of approval for paleontological resources would be
21 sufficient to ensure that this impact is less than significant. Several federal, State, and
22 County regulations would prevent significant impacts to paleontological resources or
23 sites or unique geologic features, including compliance with the Paleontological
24 Resources Preservation Act, actions by the U.S. Army Corps of Engineers (including
25 those outlined in Appendix C of Title 33 CFR, Section 325), and the regulation of
26 paleontological resources pursuant to California's Public Resources Code (PRC
27 Sections 5097, 5097.5, and 30244). The policies that would prevent significant impacts
28 to paleontological resources or unique geologic features include Policy OS 19.7, which

ensures projects with low paleontological sensitivity are adequately reviewed should fossils be encountered during site development and that projects are appropriately conditioned to comply with applicable state and federal regulations. Policies OS 19.6 and 19.8 ensure that projects are adequately reviewed for paleontological resources prior to approval; that appropriate mitigation measures are developed and incorporated into project design and project conditions of approval; and that projects are appropriately conditioned to comply with applicable state and federal regulations. Policy OS 19.9 ensures that the Riverside County Geologist directs newly found paleontological resources to a facility within Riverside County for their curation. For these reasons, GPA No. 960 would have a less than significant impact to unique paleontological resources or sites.

Reference: Draft EIR No. 521 page 4.9-43 through 4.9-45

F. Flood and Dam Inundation Hazards

1. Impacts: (Impact 4.11.C) *Expose People or Structures to Flooding Risks, Including Flooding Due to Dam or Levee Failure*

Future development accommodated by the Project may result in placement of structures, including habitable ones, within dam inundation zones, alluvial fan flooding zones and other areas of potential flood hazard. Such development would be at greater risk of flood hazards should a dam, levee, debris basin or other critical flood control structure fail. As a result, existing people, structures and property, as well as those introduced as a result of GPA No. 960, could be exposed to increased flooding risks due to failure of flood control structures. Compliance with existing laws, regulatory programs and General Plan policies would be sufficient to ensure that this impact does not rise to a level of significance. Federal, State, and County regulations that would address impacts related to dam inundation and other types of flood control improvements and safety include, but are not limited to, Ordinance No. 458 (as it pertains to standards for flood control structures), as well as Ordinances No. 348, 457, 659 and 461. Several existing and proposed General Plan Safety policies

would mitigate impacts related to dam inundation and flooding hazards to a less than significant impact (refer to page 4.11-58 for a full text of these measures). For these reasons, GPA No. 960 would have a less than significant impact regarding exposing people or structures to flooding risks.

Reference: Draft EIR No. 521 page 4.11-57 through 4.11-58

2. Impacts: (Impact 4.11.D) Cause the Adverse Alteration of Drainage Patterns or Substantially Increase Surface Runoff

Development consistent with GPA No. 960 would alter drainage patterns, streams and river courses, in some cases substantially. It would also cause increases in surface runoff through the introduction of non-permeable surfaces (roofs, pavement, roads, etc.). If not properly managed, this would cause hydrological changes that could expose existing people, structures and property, as well as those introduced by the Project, to increased flooding risks. Any development accommodated by GPA No. 960 would be subject to federal, State, and County regulations that would ensure potential adverse effects associated with potential flooding resulting from urban runoff would be less than significant. These include compliance with Clean Water Act Section 404 (which ensures projects submit to the Army Corps proof that a development would not result in any illegal fill of the waters of the U.S.) and the National Pollutant Discharge Elimination System (which requires construction sites greater than one-acre to prepare a Stormwater Pollution Prevention Program). General Plan policies S 4.4, S 4.5, S 4.7, S 4.8, S 4.9, and S 4.10 would further prevent impacts related to drainage pattern and runoff alterations that could cause flooding (refer to page 4.11-60). Compliance with the abovementioned existing laws, federal, State and County regulatory programs, and General Plan policies would be sufficient to ensure that this impact is less than significant.

Reference: Draft EIR No. 521 page 4.11-58 through 4.11-60

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1 G. Geology and Soils

2 1. Impacts: (Impact 4.12.D) Expose People or Structures to Substantial Adverse Effects Due to
3 Landslides

4 Landslides and rockfall can occur throughout Riverside County as a result of seismic
5 activity and other natural processes, as well as resulting from human activity. Future
6 development within Riverside County accommodated by GPA No. 960 would increase
7 the potential for structures and facilities in areas susceptible to landslides or rockfall.
8 Title 24 (California Building Standards Code) would aid in avoiding or reducing
9 potentially significant impacts to landslides or rockfall as a result of GPA No. 960.
10 Riverside County policies that have been identified to lessen the potential for
11 property loss, injury, or death resulting from landslides or rockfall, including Policies S
12 2.5 through S 2.8, which minimize the effects of landslides and rockfall on new
13 development and infrastructure to less than significant levels. Policies S 3.1 through S
14 3.7 require landslide potential hazard management zones, including geotechnical and
15 geologic investigations, site stability evaluations and design recommendations, as well
16 as adequate mitigation, against potential hazardous slope conditions. Proposed
17 Revised Policies S 2.2 through S 2.4 minimize the effects of landslides and rockfall on
18 new development and infrastructure to less than significant levels. Other General
19 Plan policies that would also contribute to avoiding, reducing or minimizing rockfall
20 and landslide risks include: S 3.8, 7.7, 7.8 and 7.11 (refer to Section 4.12, Geology and
21 Soils, for the full text of these measures). Compliance with the abovementioned
22 State and County regulations in addition to existing laws and General Plan policies
23 would reduce potential landslide and rockfall impacts to less than significant levels.

24 Reference: Draft EIR No. 521 page 4.12-40 through 4.12-41

25 2. Impacts: (Impact 4.12.F) Result in Development on Unstable Geological Units or Soils

26 Unstable geological units and soils occur throughout Riverside County. Additionally,
27 both natural and human activities have the potential to cause geologic instability. If
28 improperly engineered or constructed, some types of development, particularly those

1 involving heavy loads (concrete dams, for example) or affecting subsurface water
2 levels (e.g., groundwater pumping or replenishment facilities), have an increased
3 potential to cause ground or soil failures. These types of failures are in addition to
4 those triggered by seismic events. Future development accommodated by GPA No.
5 960 would increase the potential for landslides, liquefaction, lateral spreading and
6 subsidence as a result of placement on unstable geological units or soils. However, all
7 future development accommodated by GPA No. 960 would be required to
8 demonstrate compliance with Title 24 of the California Building Code, which
9 addresses construction of structures and facilities in areas subject to subsidence and
10 lateral spreading. Several existing General Plan Safety policies would ensure future
11 development neither causes unstable geology or soils, nor introduces people and
12 property to sites at significant risk of such. Refer to page 4.12-46, for a full discussion
13 of these policies. Compliance with existing State and County regulations in addition to
14 existing laws and General Plan policies discussed above would reduce potential
15 impacts related to development on or affected by unstable geological units or soil.
16 Compliance with these would ensure that future development accommodated by the
17 Project would have a less than significant impact.

18 Reference: Draft EIR No. 521 page 4.12-45 through 4.12-46

19 3. Impacts: (Impact 4.12.H) Result in Development on Soils Incapable of Supporting Septic
20 Tanks or Alternative Wastewater Disposal Systems

21 Future development accommodated by GPA No. 960, particularly in areas outside of
22 existing water and sewer service providers, would increase the potential for
23 placement of structures and facilities in areas where soils are incapable of adequately
24 supporting septic tanks or alternative wastewater disposal systems. However, several
25 existing laws, State, and County regulations would ensure potential impacts
26 associated with these types of soils are avoided or reduced to a less than significant
27 level, including those outlined in the California Building Standard Code (Part 2,
28 Volume CBC, Chapters 18 and 18A, "Soils and Foundations;" Chapters 16 and 16A,

1 "Structural Design;" and Chapters 17 and 17A, "Structural Tests and Special
2 Inspections"). Additionally, Policy S 3.3 would further reduce the impact associated
3 with wastewater disposal systems, such as septic tanks and other facilities. Due to the
4 abovementioned existing laws, State and County regulations and Riverside County
5 policies addressing sewer requirements, potential impacts associated with these types
6 of soils would be avoided or reduced to less than significant levels.

7 Reference: Draft EIR No. 521 page 4.12-48 through 4.12-49

8 H. Hazardous Materials and Safety

9 1. Impacts: (Impact 4.13.A) Create a Significant Hazard Through the Routine Transport, Use
10 of Disposal of Hazardous Materials

11 Future development accommodated by the Project would increase rural, suburban
12 and urban uses in Riverside County, which could result in some adverse effects from
13 facilities that transport, use or dispose of hazardous materials. However, several
14 existing federal, State and County regulations would further prevent significant
15 impacts related to routine handling of hazardous materials as a result of GPA No. 960,
16 including compliance with the Comprehensive Environmental Response,
17 Compensation and Liability Act (CERCLA), Resource Conservation and Recovery Act
18 (RCRA), Hazardous Materials Transportation Act (HMTA), Hazardous Waste Control
19 Law (HWCL), CCR Title 22 and Title 26, as well as Riverside County Ordinances No.
20 612, No. 651, No. 718, and No. 348. Further, existing General Plan Policy S 7.3
21 requires all entities that handle hazardous materials to take the necessary actions
22 such as installing hazardous material detection devices, alternative communication
23 systems, etc., in preparation for possible hazardous material accidents. New Policies S
24 6.1 enforces the policies and programs prescribed within the County of Riverside
25 Hazardous Waste Management plan which includes, but is not limited to, requiring
26 compliance with federal and state laws pertaining to the management of hazardous
27 wastes and materials and active public participation in hazardous waste management.
28 Policy S 7.1 ensures that the County's Emergency Services' Response Plan and the

Multi-Jurisdictional Local Hazard Mitigation Plan are reviewed for considerations that would strengthen the plans. The policy also encourages the maintenance of mutual aid agreements with federal, state, local agencies and the private sector that would assist in hazardous materials response. Policy LU 7.9 requires buffering be used to mitigate any potential hazardous materials impacts on urban uses from adjacent solid waste disposal facilities. Compliance with the abovementioned existing federal, State and County laws, regulatory programs, and General Plan policies would be sufficient to ensure that this impact is less than significant.

Reference: Draft EIR No. 521 page 4.13-80

2. Impacts: (Impact 4.13.B) Cause a Significant Hazard Through the Accidental Release of Hazardous Materials

Future development accommodated by the Project would increase the number of people and properties potentially at risk for upsets or accidental hazmat releases. However, while the potential for accidental explosion or release of hazardous substances from existing and future industries, transportation or disposal within Riverside County exists, it is not, nor would it be, any higher than is typical for any other region of Southern California. Within Riverside County, the highest probabilities for inadvertent releases of hazardous substances are through a vehicular accident on heavily traveled freeways, during remediation or grading of a contaminated site, or from an industrial accident at a facility that handles large amounts of hazardous materials. There are a number of federal laws that regulate hazardous materials, including federal laws such as SARA addressing Superfund sites, RCRA and HMTA for hazardous waste disposal, tracking and transportation, OSHA, TSCA and the federal Clean Air Act. Implementation of and compliance with CCR Titles 22, 26 and 27, as well as Riverside County Ordinances No. 615, 617, 651, 718 and 348. Further, existing General Plan Policies S 7.2 and S 7.3, as well as new Policies S 6.1, S 7.1, and S 7.9, would also help further lower potential risks or impacts of hazardous materials on future land uses, trails, roads and other minor changes proposed by GPA No. 960

(refer to the discussion under Impact 4.13.A, above). Compliance with existing County regulatory programs and General Plan policies would be sufficient to ensure that this impact is less than significant. For these reasons, no significant impacts from the accidental release of hazardous materials within Riverside County are anticipated as a result of the proposed project with implementation of existing laws and regulations.

Reference: Draft EIR No. 521 pages 4.13-82 through 4.13-83

3. Impacts: (Impact 4.13.C) Result in Hazardous Emissions or Related Hazards Within One-Quarter Mile of a School

Within Riverside County, there are 25 separate school districts for primary grades (K-12), four Community College Districts and a number of public and private colleges and universities. While no schools would be planned or built under GPA No. 960, the eventual buildout of the General Plan would require additional schools, one or more schools of which may be located in the vicinity of a major hazmat site. In addition, school sites themselves contain hazardous materials of various types (such as pesticides, paints, cleaners and other commonly used substances). The use of such materials is governed by the schools and various regulations. The General Plan contains policies designed to protect the public and properties against hazardous material risks. However, the siting of school facilities is determined by individual school districts, based on criteria established by the California Department of Education (CDOE). While Riverside County can regulate the location of industrial uses within unincorporated areas, it cannot control the actions of individual school districts within the county, or the CDOE, in siting new schools. As a result, the potential exists for significant impacts on school facilities resulting from hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or wastes within a quarter-mile of a school, but not as a result of the proposed Project. School siting is also subject to review and approval by the California Department of Toxic Substances Control to help ensure school sites are not located on or near identified hazmat sites. For the reasons discussed above under Impact 4.13.A, compliance with CERCLA, RCRA,

1 HMTA, HWCL and CCR Titles 22 and 26, as well as Ordinance No. 617, would help
2 monitor and reduce the impacts from the potential proximity of schools to future land
3 uses accommodated by GPA No. 960 and any attendant hazmat risks. Policies S 6.1
4 and S 7.2 to S 7.3 would further reduce hazmat risks to schools as a result of future
5 development resulting from GPA No. 960 (refer to the discussion under Impact 4.13.A,
6 above). Compliance with the abovementioned federal, State, and local regulations in
7 addition to the implementation of regulations and General Plan policies would ensure
8 that future development consistent with GPA No. 960 would have less than significant
9 hazmat impacts on schools.

10 Reference: Draft EIR No. 521 page 4.13-84 through 4.13-85

11 4. Impacts: (4.13.D) Result in a Significant Hazard Due to Development on a Cortese List
12 Hazardous Materials Site

13 According to the California Department of Toxic Substances Control database, there
14 are 19 sites within Riverside County that are on the Cortese list. However, none of the
15 proposed Project sites are adjacent to or in the immediate vicinity of any properties
16 on the Cortese list. Per the reasons discussed above under Impact 4.13.A, compliance
17 with CERCLA, RCRA, HMTA, HWCL and Titles 22 and 26 would help reduce risks from
18 hazardous material sites on future development resulting from GPA No. 960. Policies
19 S 7.3, S 7.6, and S 7.14 would mitigate impacts associated with hazardous materials
20 sites. Refer to Impact 4.13.A, above, for a full discussion of these policies. Compliance
21 with the abovementioned applicable federal, State and County regulations would
22 reduce the potential risks of public exposure to hazardous materials to less than
23 significant levels, in addition to compliance with existing General Plan Policies.

24 Reference: Draft EIR No. 521 page 4.13-85 through 4.13-86

25 5. Impacts: (4.13.E) Result in Safety Hazard for People Within Two Miles of a Public or Public
26 Use Airport

27 Future development accommodated by the Project has the potential to introduce
28 additional people and property within two miles of public airports. However, GPA No.

1 960 proposes changes within three Airport Influence Areas to improve safety by
2 ensuring consistency between the General Plan and these airports' Airport Land Use
3 Plans. Future proposed development in a Riverside County Airport Influence Area
4 would be subject to review by the Riverside County Airport Land Use Commission
5 (ALUC) to ensure safety and minimize risks both to people and property on the
6 ground. This would also help ensure air travel safety and protect the functioning of
7 the public air facilities. In addition, the General Plan includes provisions to minimize
8 safety hazards for people living and working in proximity to these airports. However,
9 due to the nature of air travel, potential safety hazards around airports, such as
10 aircraft accidents, would remain. An unforeseeable air accident could result in
11 substantial loss of life or property damage, even within the safety zones outlined in
12 the General Plan and the Riverside County Airport Land Use Compatibility Plan
13 (ALUCP). However, several Riverside County regulations would reduce impacts related
14 to public airport safety and hazards, including Ordinance No. 448 (airport operations),
15 Ordinance No. 576 (regulating County airports), and Ordinance No. 269 (height limits
16 around March Field). Further, several existing and proposed General Plan Land Use
17 policies would mitigate impacts associated with public airport and safety measures.
18 Refer to page 4.13-88, for a full discussion of these policies. Compliance with the
19 abovementioned applicable County of Riverside and ALUC regulations and General
20 Plan policies would ensure that air hazard risks to the areas affected by GPA No. 960,
21 including any resultant future development, would be minimized to less than
22 significant levels.

23 Reference: Draft EIR No. 521 page 4.13-87 through 4.13-88

24 6. Impacts: (Impact 4.13.F) Result in a Safety Hazard for People in the Vicinity of a Private
25 Airstrip or Heliport

26 Future development resulting from Project implementation has the potential to
27 introduce additional people and property within the vicinity of private airstrips and
28 heliports. However, the General Plan includes provisions to minimize safety hazards

1 for people living or working in proximity to these facilities. Due to the nature of air
2 travel, however, potential safety hazards around these facilities, particularly due to
3 aircraft accidents, would remain, although usage levels of these types of facilities tend
4 to be very low. Nevertheless, an air accident could result in substantial loss of life or
5 property damage, even when development conforms to the standards for acceptable
6 levels of risk, as outlined in the General Plan, ALUC standards, the Project EIR and
7 Riverside County's safety plans. However, there are several County regulatory
8 programs that would help reduce potential safety impacts related to air facilities or
9 aircraft accidents related to land uses around these facilities, including Ordinance No.
10 448, which establishes airport operating areas and regulates height standards and
11 limits therein, and Ordinance No. 576, which establishes minimum standards for
12 airports, heliports or Short Take Off and Landing airports (STOLports) to safeguard
13 property and public welfare. Further, existing General Plan Policies LU 1.8, 15.2, 15.9,
14 and 31.2 would mitigate risks associated with private air facilities and air safety. Refer
15 to page 4.13-90, for a full description of these policies. Compliance with the
16 abovementioned existing Riverside County regulations and General Plan policies
17 would ensure that this impact is less than significant.

18 Reference: Draft EIR No. 521 page 4.13-89 through 4.13-90

19 7. Impacts: (Impact 4.13.G) Impair or Interfere With an Adopted Emergency Response Plan
20 or Emergency Evacuation Plan

21 Future development accommodated by the Project has the potential to interfere with
22 safety or evacuation plans if not consistent with these existing emergency plans.
23 However, the overall level of future development accommodated by the General Plan
24 would be slightly less under the proposed revisions of GPA No. 960 than it would
25 under the existing General Plan, slightly lowering the populations needing potential
26 evacuation. In addition, the construction of the new roads and connecting road
27 segments proposed under GPA No. 960 would actually improve access to and from
28 some of the more remote portions of the county, facilitating evacuations and

1 emergency responses. Thus, overall, the proposed improvements associated with GPA
2 No. 960 would have beneficial impacts on, and help reduce potential hazards related
3 to, future increased populations. Further, several existing federal, State, and County
4 regulations would further prevent significant impacts to evacuation plans, including
5 California Codes (particularly PRC Sections 4290-4299 and GC Section 51178), the
6 California Emergency Services Act, the Statewide Emergency Management System
7 (SEMs), Riverside County Fire Department Fire Protection and Emergency Medical
8 Services Strategic Master Plan, and Ordinance No. 787 (Fire Code Standards).
9 Implementation of Policy S 5.12 (which requires the County of Riverside to conduct
10 and implement long-range fire safety planning) and Policy S 5.14 (which requires
11 review of inter-jurisdictional fire response agreements, and improvements to
12 firefighting resources as recommended in the Riverside County Fire Department Fire
13 Protection and Emergency Medical Services Strategic Master Plan to keep pace with
14 development, and ensure adequate fire reporting and response times per the
15 Riverside County Fire Department Fire Protection and Emergency Medical Services
16 Strategic Master Plan) would further prevent significant impacts related to evacuation
17 plans. Compliance with the abovementioned existing federal, State, and County
18 regulations and General Plan policies would ensure that this impact is less than
19 significant.

20 Reference: Draft EIR No. 521 pages 4.13-90 through 4.13-92

21 8. Impacts: (Impact 4.13.H) Expose People or Structures to Significant Risk Due to Wildland
22 Fires

23 Areas of high fire hazard exist within unincorporated portions of Riverside County,
24 including rural, mountainous terrain, as well as areas adjacent to, or covered by,
25 natural grasslands or brush. Future development accommodated by GPA No. 960
26 would incrementally increase rural, suburban and urban uses in localized areas
27 throughout unincorporated Riverside County. Compared to the existing General Plan,
28 the overall net effect of the Project is to reduce the amount of dwelling units and

1 industrial development, as well as the associated population, expected to occur within
2 Riverside County over the next 50 years. Nevertheless, GPA No. 960 would
3 accommodate future development in previously undeveloped areas, including some
4 with high or very high fire hazards. This would increase both the number of people
5 and amount of property potentially exposed to fire hazards. Additionally, there is the
6 potential for an increase in the occurrence of fires, particularly in urban-wildland
7 interface areas, due to increasing human encroachment. However, compliance with
8 existing laws and regulatory programs would help reduce potential fire safety impacts
9 related to land uses accommodated by GPA No. 960, including those outlined by the
10 California Code (particularly PRC Sections 4290-4299 and CGC Section 51178), the
11 Riverside County Fire Department Fire Protection and Emergency Medical Services
12 Strategic Master Plan, Ordinance No. 787 (fire code standards), and Ordinance No.
13 695 (abatement and notices for hazardous vegetation). Further, there are several
14 existing and proposed Land Use and Safety policies are included in GPA No. 960 that
15 would aid in reducing fire risks to future development accommodated by the Project
16 to less than significant levels. Refer to Page 4.13-95, for a full description of these
17 policies. Also, refer to the responses to comment letter 25 of Final EIR No. 521 for
18 further discussion related to fire hazards, specifically along the Wildland Urban
19 Interface. Compliance with the abovementioned existing State and County regulations
20 and existing and proposed General Plan policies would be sufficient to ensure that
21 this impact is less than significant.

22 Reference: Draft EIR No. 521 page 4.13-93 through 4.13-96

23 I. Mineral Resources

24 1. Impacts: (Impact 4.14.B) Result in the Loss of Availability of Known Mineral Resources

25 Future development consistent with the land use and policy changes proposed by
26 GPA No. 960 has the potential to result in the loss of availability of known mineral
27 resources that would be of value to the region and the residents of the State of
28 California. However, there are existing regulatory programs would ensure that this

1 impact is less than significant, including demonstrating compliance with the
2 requirements and standards of a Surface Mining Permit issued by the County of
3 Riverside pursuant to SMARA and Ordinance No. 555 prior to the start of operations.
4 Further, several existing and proposed General Plan Land Use and Open Space Policies
5 address potential impacts to mineral resources, including compatibility between uses.
6 Refer to Page 4.14-20, for a full discussion of these policies. Compliance with the
7 abovementioned existing laws, federal, State, and County regulatory programs and
8 General Plan policies, as well as proposed new or revised General Plan policies, would
9 be sufficient to ensure that this impact is less than significant.

10 Reference: Draft EIR No. 521 page 4.14-18 through 4.14-20

11 J. Parks and Recreation

12 1. Impacts: (Impact 4.16.A) Increase the Use of Existing Parks of Other Recreational Facilities
13 Resulting in Their Substantial Physical Deterioration

14 The changes to General Plan land use plans and policies proposed in GPA No. 960
15 would result in a reduction of expected residential capacity at build out,
16 accommodating a smaller County population than previously forecasted. Future
17 development accommodated by GPA No. 960 changes would result in population
18 growth in certain areas within Riverside County, incrementally increasing the number
19 of residents using existing neighborhood and regional parks, as well as other
20 recreational facilities, including trails and bikeways, in localized areas. This use would
21 contribute slightly, but not significantly, to the wear and tear on existing facilities.
22 Moreover, several state and Riverside County regulations would prevent significant
23 impacts associated with increased use and potential deterioration of parks and
24 recreation facilities, including the Quimby Act (CGC Section 66477), Ordinance No.
25 460 (regulating the division of land), and Ordinance No. 328 (rules and regulations for
26 County parks and opens space). Potential development accommodated by GPA No.
27 960 would also be required to demonstrate compliance with existing General Plan
28 Policies OS 20.3, which discourages the encroachment of public or private non-

1 recreational uses on dedicated recreational lands, thereby preserving existing
2 recreational resources, and OS 20.5 and 20.6, which require recreational facilities be
3 developed (or funded) concurrently with other development in a given area. Revised
4 Policy LU 25.2 would provide for a balanced distribution of recreational amenities for
5 all land uses so as to not over burden existing recreational resources and reduce
6 potential impacts to those existing resources. Compliance with the abovementioned
7 existing State and County regulatory programs and General Plan policies would
8 further ensure that Project-related effects on existing parks or recreation facilities are
9 less than significant.

10 Reference: Draft EIR No. 521 pages 4.16-29 through 4.16-31

11 2. Impacts: (Impact 4.16.B) Trigger Growth Effects Resulting in the Need for Additional Parks
12 or Recreational Facilities

13 Future development accommodated by GPA No. 960 changes would result in
14 population growth in certain areas within the County, triggering the need for
15 expansion of existing or development of new recreational facilities and opportunities.
16 This need, however, would be incrementally small (less than 1%) of the overall growth
17 expected in the county over the next 50 years and would be spread throughout
18 Riverside County for the most part. As such, impacts would be less than significant. In
19 a few areas, population increases would be large enough locally to potentially trigger
20 the need for a new park, trail or other recreational facility. As discussed under Impact
21 4.16.A, the State of California Quimby Act, Ordinance No. 328 and Ordinance No. 460,
22 as well as the various General Plan policies detailed for Impact 4.16.A above would
23 reduce the adverse impacts of potential growth on the need for additional recreation
24 facilities as well. For such locations, compliance with existing State and Riverside
25 County regulatory programs (the Quimby Act, specifically), as well as existing General
26 Plan policies, would ensure Project-related affects to parks, trails and other recreation
27 would be less than significant.

28 Reference: Draft EIR No. 521 page 4.16-32

1 3. Impacts: (Impact 4.16.C) Result in Significant Adverse Environmental Effects Due to the
2 Need for Additional Parks or Recreational Facilities

3 Future development accommodated by GPA No. 960 would increase rural, suburban
4 and urban uses in the county, resulting in a small overall population increase that
5 would contribute incrementally to the need for additional parks and recreational uses
6 (including trails and bikeways) within Riverside County. Where these needs are
7 localized due to specific policy and land use changes, increased populations could
8 result in the need for an additional park or other recreational use, the construction or
9 expansion of which could have an adverse physical effect on the environment.
10 However, as discussed under Impact 4.16.A, the State of California Quimby Act,
11 Ordinance No. 328 and Ordinance No. 460, would serve to ensure no substantial
12 impacts result from the construction of necessary new or physically altered park or
13 recreational facilities for the Project. Additionally, several existing and proposed
14 Riverside County Open Space and Land Use policies would help prevent significant
15 impacts resulting from the construction or expansion of recreational facilities or uses.
16 Refer to Page 4.16-32 for a full discussion of these applicable policies. As such,
17 compliance with the abovementioned existing federal, State, and County regulations
18 would be sufficient to ensure that resultant environmental impacts associated with
19 the need for construction or expansion of new or physically altered parks or
20 recreational facilities are less than significant.

21 Reference: Draft EIR No. 521 page 4.16-33 through 4.16-35

22 K. Public Facilities

23 1. Impacts: (Impact 4.17.A) Adverse Environmental Effects Due to the Need for Fire
24 Protection Services

25 Future development accommodated by GPA No. 960 would incrementally increase
26 rural, suburban and urban uses in localized areas throughout unincorporated
27 Riverside County. New development would introduce additional people and property
28 requiring fire protection and emergency response services. Compared to the existing

General Plan, the overall net effect of the Project is to reduce the amount of dwelling units and industrial development, as well as the associated population, expected to occur within Riverside County over the next 50 years. In terms of actual changes to existing levels of fire services, however, localized development increases would trigger the need for additional fire services in specific areas, such as the Elsinore Area Plan. Construction and operation of new or improved fire stations within these areas would be subject to a number of regulatory measures that would ensure no significant environmental impacts occur. Any new development accommodated by GPA No. 960 would be required to demonstrate compliance with a number of California Codes addressing fire safety (PRC Sections 4290-4299 and CGC Section 51178), Riverside County Fire Department Fire Protection and EMS Strategic Master Plan, Ordinance No. 787 (fire code standards), and Ordinance No. 659 (which requires new development to pay fire protection mitigation fees). Additionally, several existing and proposed General Plan Land Use and Safety policies would ensure less than significant impacts occur to fire protection services. See page 4.17-24 for a full text of these policies. Compliance with federal, State, and County regulations in addition to existing General Plan policies will ensure that less than significant project impacts occur to fire protection services.

Reference: Draft EIR No. 521 pages 4.17-21 through 4.17-24

2. Impacts: (Impact 4.17.D) Cause Adverse Environmental Effects Due to the Need for Schools

Future development consistent with GPA No. 960 would incrementally increase rural, suburban and urban uses in localized areas throughout unincorporated Riverside County resulting in a comparable increase in population, including students requiring educational services. Compared to the existing General Plan, the overall net effect of the Project is to reduce the amount of dwelling units and the associated population expected to occur within Riverside County over the next 50 years. In terms of actual changes to existing student populations and service levels, localized development increases would incrementally generate additional students creating demand for

1 additional school facilities, services and personnel in specific areas, particularly within
2 the Palm Springs School District, Palo Verde Unified School District and Perris Union
3 High School District. Outside of these three districts, none of the Project-related
4 population increases would trigger the need for new or improved facilities. The
5 additional students generated over the next 50 years could readily be accommodated
6 at existing facilities and such districts would not have a significant impact. For the
7 remaining three districts, however, compliance with existing laws (Senate Bill 50, in
8 particular) and the policies of the Riverside County General Plan (i.e., LU 5.2, which
9 directs the County of Riverside to take action to ensure development does not cause
10 growth to exceed acceptable levels of service) would be sufficient to ensure that this
11 impact is less than significant.

12 Reference: Draft EIR No. 521 page 4.17-63 through 4.17-64

13 L. Transportation and Circulation

14 1. Impacts: (Impact 4.18.B) Conflict with an Applicable Congestion Management Program,
15 Including, but Not Limited to Level of Service Targets and Travel Demand Measures, or
16 Other Targets Established by the County Congestion Management Agency for Designated
17 Roads or Highways

18 The local Congestion Management Program (CMP) is administered by the Riverside
19 County Transportation Commission (RCTC). The level of significance established in the
20 CMP is LOS E. If a facility fails to operate at LOS D or better, the local responsible
21 agency is required to develop and implement a deficiency plan intended to bring the
22 facility into compliance. The program also establishes criteria for the development of
23 transportation models to evaluate future traffic conditions, as well as monitoring
24 criteria to evaluate existing system operation and performance, and includes criteria
25 for the analysis of development impacts on the CMP network of regionally significant
26 roadways. Riverside County is in compliance with the applicable CMP and has policies
27 to address impacts to regional roadways. GPA No. 960 will not adversely affect the
28 local CMP and does, in fact, include policies to support the goals and objectives of the

1 CMP. These include Policy C 7.3, which directs the County to incorporate regional
2 planning documents such as the RTP and receive input from agencies such as RCTC
3 and Caltrans to expedite the implementation of improvements to the state highway
4 system. Policy C 7.4 addresses coordination between Riverside County and other
5 agencies such as Caltrans, WRCOG and CVAG regarding future studies to address
6 improvements, toll lanes and transportation corridor planning. Policy C 2.1 would
7 raise the LOS threshold of significance to LOS D, which is in compliance with LOS
8 standards of the CMP, as the CMP only considers a facility to be deficient if it exceeds
9 LOS E. Therefore, the impact is considered less than significant.

10 Reference: Draft EIR No. 521 page 4.18-98 through 4.18-99

11 2. Impacts: (Impact 4.18.C) Result in a Change in Air Traffic Patterns, Including Either an
12 Increase in Traffic Levels or a Change in Location that Results in Substantial Safety Risks

13 Riverside County has 16 municipal airports located throughout the County. One of
14 these facilities is the March Air Reserve Base, which not only serves military aircraft
15 and missions, but also has a civilian component. In addition, the County of Riverside
16 has developed a Land Use Compatibility Plan for the Chino Airport. Although Chino
17 Airport is situated within the County of San Bernardino, it is included within the
18 Riverside County Airport Land Use Compatibility Plan because its impacts extend into
19 Riverside County. Palm Springs International Airport is the only airport in Riverside
20 County that has regularly scheduled commercial passenger flights.

21 GPA No. 960 contains several policies related to air facilities. The most directly related
22 policy is C.14.1, which directs the County of Riverside to coordinate planning efforts
23 related to aviation facilities with airport authorities and other agencies. Several other
24 policies, such as Policy LU 14.6, direct the County of Riverside to implement land use
25 planning techniques to maintain the existing aviation facilities. Any development that
26 might potentially impact existing airport facilities would be evaluated based upon the
27 Riverside County Airport Land Use Compatibility Plan.

28 ///

1 It should be noted that GPA No. 960 is not proposing any new airports or changes to
2 the scale or operations of any of the existing airports. Should the County of Riverside
3 propose to become the operator of, or to exercise its land use authority over, any
4 new airports or alterations in the scale of any existing airport that would change air
5 traffic patterns, increase air traffic levels or change air travel locations in ways that
6 result in a substantial safety risk, the County of Riverside will comply with all
7 applicable federal and State regulations to mitigate such risks.

8 Future development accommodated by GPA No. 960 would increase rural, suburban
9 and urban uses in Riverside County. Compliance with the existing laws, rules and
10 regulations described above, including the Riverside County Airport Land Use
11 Compatibility Plan, would be sufficient to ensure that this impact is less than
12 significant.

13 Reference: Draft EIR No. 521 pages 4.18-99 to 4.18-100

14 3. Impacts: (Impact 4.18.D) Alter Waterborne or Rail Traffic

15 Riverside County does not have navigable waterways providing transport of people
16 and goods. Therefore, the Circulation Element does not contain any policies related to
17 waterborne travel. A number of intercontinental railway facilities do pass through
18 Riverside County. These rail lines carry a substantial amount of produce and goods. In
19 addition, many of these same rail lines service rail passengers within the region,
20 accommodating such services as Amtrak and Metrolink.

21 Future development accommodated by GPA No. 960 would increase rural, suburban
22 and urban uses in Riverside County. Compliance with existing laws, policies, rules and
23 regulations would be sufficient to ensure that this impact is less than significant.
24 Specifically, Policy C 13.1 addresses the need to support a rail network and continue
25 to expand new rail lines and stations; Policy C 13.4 relates to constructing grade
26 separated facilities to improve traffic flow; and Policy C 13.7 focuses on right-of-way
27 dedication for future transit centers in community centers and/or major activity
28

1 areas. Therefore, impacts related to waterborne and rail traffic is considered less than
2 significant.

3 Reference: Draft EIR No. 521 pages 4.18-100 through 4.18-101.

4 4. Impacts: (Impact 4.18.E) Substantially Increase Hazards Due to a Design Feature (e.g.,
5 Sharp Curves or Dangerous Intersections) or Incompatible Uses (e.g., Farm Equipment)

6 Riverside County policies and design standards currently reflect State and federal
7 rules, regulations and standards with respect to roadway design. Nothing proposed in
8 GPA No. 960 would alter roadway design criteria. Several new policies will reinforce
9 Riverside County's commitment to public safety in roadway design. Compliance with
10 existing laws, rules and regulations would be sufficient to ensure that this impact is
11 less than significant. Specifically, Policy C 3.4 allows Riverside County to use a variety
12 of design techniques such as continuous flow intersections, provided that a detailed
13 study has been completed showing that these facilities could improve safety. Policy C
14 3.23 directs Riverside County to consider the use of traffic calming techniques to
15 improve safety in neighborhoods. Policy C 6.5 recommends the placement of access
16 locations for properties to maximize safety. Therefore, the impact is considered less
17 than significant.

18 Reference: Draft EIR No. 521 page 4.18-101

19 5. Impacts: (Impact 4.18.F) Cause an Effect Upon, or a Need for New or Altered Maintenance
20 of Roads

21 Future development accommodated by GPA No. 960 would result in the construction
22 of new roadways to service this growth. Compliance with existing laws, rules,
23 regulations, policies and design standards would be sufficient to ensure that this
24 impact is less than significant. Specifically, three relevant policies, Policy C 3.1, C 3.2,
25 and C 8.4, address the maintenance of roads. Policy C 8.4 describes the ongoing
26 construction and maintenance projects through a multi-year Transportation
27 Improvement Program (TIP). Additionally, a project identified under the TIP assesses
28 whether demand levels justify the construction of the project which ensures roads are

1 added to the county-maintained road system as they are needed. Other policies such
2 as Policy C 3.7 and 3.8 focus on limiting heavy vehicle traffic to designated road
3 systems to reduce the maintenance rate on other roads. This will ensure that any
4 impacts related to the maintenance of roads will remain less than significant.

5 Reference: Draft EIR No. 521 pages 4.18-101 through 4.18-102

6 6. Impacts: (Impact 4.18.G) Cause an Effect Upon Circulation During the Project's
7 Construction

8 No specific construction projects are proposed as a part of GPA No. 960. The
9 amendment does, however, set the parameter for future construction of the General
10 Plan network, which would ensure less than significant impacts. Specifically, Section
11 4.18.5 of EIR No. 521 notes that since GPA No. 960 includes adequate policies to
12 ensure construction-related impacts are reduced, "traffic circulation [will be]
13 maintained and impacts... maintained at less-than-significant levels." Use of the
14 Riverside County Transportation Improvement Plan (TIP), in particular, to establish
15 and prioritize the timing and construction of Riverside County roadway projects will
16 ensure such impacts are less than significant. Construction impacts will be evaluated
17 and appropriate control measures enforced at the time of construction. Therefore,
18 the impact is considered less than significant.

19 Reference: Draft EIR No. 521 page 4.18-102

20 7. Impacts: (Impact 4.18.H) Result in Inadequate Emergency Access or Access to Nearby Uses

21 Current and proposed policies require provisions for adequate emergency access.
22 Compliance with existing laws, rules, regulations, policies and design standards would
23 be sufficient to ensure that this impact is less than significant. Specifically, Policy C
24 3.24 requires Riverside County to provide a street network which ensures efficient
25 routes by emergency vehicles. This policy also requires that the County coordinate
26 with the Fire Department and other emergency service providers during roadway
27 planning and design efforts. This will ensure impacts related to emergency access will
28 remain less than significant.

Reference: Draft EIR No. 521 page 4.18-103

8. Impacts: (4.18.l) Conflict with Adopted Policies, Plans or Programs Regarding Public Transit, Bikeways or Pedestrian Facilities, or Otherwise Substantially Decrease the Performance or Safety of Such Facilities

Future development accommodated by GPA No. 960 would increase rural, suburban and urban uses in Riverside County, thus, increasing the demand for alternative modes of transportation. GPA No. 960 provides multiple policies which are intended to promote the provision of alternative transportation facilities. Compliance with existing and proposed policies, described below, would be sufficient to ensure that this impact is less than significant.

Specifically, Policy C 1.2 addresses the need to provide a multi-modal transportation network that includes all modes of travel ranging from automobiles to pedestrians. Policy C 1.3 specifically addresses transit users by supporting the development of local and regional transit facilities. Additional transit patronage will also reduce vehicular travel, with a commensurate reduction in congestion. Policy C 4.1 relates to the provision of pedestrian facilities within developments. Policy C 4.2 limits barriers to pedestrian travel. Policy C 4.6 states that the County of Riverside can require the development proposals provide pedestrian facilities as a condition of approval. Facilities for bicyclists are addressed in policies such as C 16.1, which direct the County to implement the proposed Trail System. Policy C 16.2 requires that the County develop the supporting infrastructure for the trails system including parking, signage, maps, and other related items. Policy C 17.1 directly addresses proposed bicycle facilities to be developed in GPA No. 960. Therefore, the impact is considered less than significant.

Reference: Draft EIR No. 521 page 4.18-103

BE IT FURTHER RESOLVED by the Board of Supervisors that the following environmental impacts associated with the Riverside County General Plan Update are potentially significant unless otherwise indicated, but each of these impacts will be avoided or substantially lessened to a level of less than

1 significant by the identified existing regulations or mitigation measures specified in the attached
2 Mitigation Monitoring and Reporting Program (MMRP) which is incorporated herein by this reference.
3 Accordingly, the County makes the following finding as to each of the following impacts pursuant to
4 State CEQA Guidelines section 15091(a): "Changes or alterations have been required in, or incorporated
5 into, the project which avoid or substantially lessen the significant environmental effect as identified in
6 the final EIR."

7 A. Aesthetics and Visual Resources

8 1. Impacts: (Impact 4.4.A) *Adversely Affect Scenic Vistas*

9 Scenic vistas occur throughout Riverside County and would potentially be affected by
10 development activities pursuant to GPA No. 960. Future development consistent with
11 the changes proposed by GPA No. 960 would increase rural, suburban and urban uses
12 in select portions of the county, adversely affecting scenic vistas in some areas.
13 Compliance with several Riverside County Regulations would reduce impacts related
14 to substantial adverse effects on scenic vistas. These include, but are not limited to,
15 the following: Riverside County Ordinance No. 460, which regulates the division of
16 land within the county; Ordinance No. 461, which regulates road improvement
17 standards and specifications for Riverside County right-of-ways and Riverside County
18 Design Guidelines, which detail specific standards that establish and protect the
19 aesthetic value of certain identified communities. Additionally, GPA No. 960 includes
20 several existing and proposed Land Use and Circulation policies that would further
21 reduce the impacts of future growth and development within the County on scenic
22 vistas. Refer to page 4.4-27 for the full text of these policies. The abovementioned
23 existing laws, County regulatory programs, General Plan policies and existing
24 mitigation measures from EIR No. 441, help reduce potential impacts to scenic
25 resources. Compliance with these, plus a new Project-specific mitigation measure,
26 4.4.A-N1, discussed below would ensure that future development accommodated by
27 the project would have a less than significant impact on scenic vistas by regulating the
28

aesthetics of new developments through design guidelines and ordinances that regulate development characteristics to ensure the preservation of scenic resources.

Mitigation:

Existing Mitigation Measure 4.4.1A from EIR No. 441 states, "Development projects shall be subject to the requirements of all relevant guidelines, including the community center guidelines, Riverside County supervisorial district guidelines and all applicable standards, policies and/ or regulations of the County of Riverside or other affected entities pertaining to scenic vistas and aesthetic resources. Factors considered in these guidelines include the scale, extent, height, bulk or intensity of development; the location of development; the type, style and intensity of adjacent land uses; the manner and method of construction, including materials, coatings and landscaping; the interim and/or final use of the development; the type, location and manner of illumination and signage; the nature and extent of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vista or aesthetic resource."

New Mitigation Measure 4.4.A-N1 states, "No development shall be approved for parcels without adequate legal access and adequate physical access. Adequate and accessible circulation facilities must also exist to meet the demand of the proposed land use."

Implementation of the above Mitigation Measures in addition to existing County regulations and General Plan policies will reduce potential Project-related impacts to scenic vistas to a less than significant level.

Reference: Draft EIR No. 521 pages 4.4-25 to 4.4-28

2. Impacts: (Impact 4.4.B) Adversely Affect Scenic Resources Within State Scenic Highways

Scenic resources occur throughout Riverside County and future activities consistent with GPA No. 960 would increase development of rural, suburban and urban uses, potentially substantially damaging scenic resources in some areas. Compliance with State and local regulations would reduce the Project's impacts related to trees, rock

1 outcroppings, and historical buildings within a State scenic highway, including the
2 California Scenic Highway Program, Ordinance No. 348 (land use ordinance of
3 Riverside County), Ordinance No. 460 (regulating the division of land), Ordinance No.
4 461 (road improvement standards and specification), the Riverside County Design
5 Guidelines, and the Riverside County Oak Trees Design Guidelines. Further, several
6 existing and proposed General Plan policies would protect trees, rock outcroppings,
7 and historical buildings within a State scenic highway, including Policies OS 9.3 and
8 9.4, which directly address this impact by conserving trees and native vegetation for
9 aesthetic purposes and other reasons. Policy LU 4.5 allows historical buildings to vary
10 from regulatory codes in order to preserve the historical character of Riverside
11 County, thereby maintaining existing aesthetic resources within Riverside County and
12 further reducing impacts. Policy C 20.1 conserves trees and native vegetation for
13 aesthetic purposes among other reasons. The abovementioned existing State and
14 County regulatory programs, General Plan policies and existing Mitigation Measures
15 from EIR No. 441 would reduce potential impacts to scenic resources within state
16 scenic highways to less than significant.

17 Mitigation:

18 Similar to Impact 4.4.A discussed above, compliance with existing Mitigation Measure
19 4.4.1A from EIR No. 441 would ensure that trees, rock outcroppings and historical
20 buildings within a State scenic highway are not adversely impacted by this project or
21 future development by regulating development in the vicinity of scenic resources
22 through implementation of design guidelines and ordinances. As a result, impacts to
23 trees, rock outcroppings and historical buildings within a State scenic highway would
24 be less than significant.

25 Reference: Draft EIR No. 521 pages 4.4-28 through 4.4-31

26 3. Impacts: (Impact 4.4.C) Adversely Affect Existing Visual Character

27 The existing visual character or aesthetic quality of some sites affected by the
28 proposed Project may be altered by future activities consistent with proposed GPA

No. 960 land use changes. It is anticipated that future activities consistent with GPA No. 960 land use changes would slightly increase the amount of urban development within Riverside County. Where such development occurs on vacant, undeveloped and generally open land, this would potentially degrade the existing visual character in some areas. In addition, the proposed land use overlays and new land use designations may significantly change the visual character of sites and surrounding areas. However, the specific locations of where changes to visual character would occur cannot be foreseen at this time. Several local regulations exist that would reduce impacts related to a substantial adverse effect on the visual character of the area. These include, but are not limited to, the following: Ordinance No. 348 (land use ordinance of Riverside County), Ordinance No. 457 (building codes and fees ordinance), Ordinance No. 460 (regulating the division of land), Ordinance No. 461 (road improvements standards and specifications) and the Riverside County Design Guidelines. Policy LU 14.8 (which protects the visual character of an area by prohibiting the blocking of public views by solid walls) and Policy LU 4.1 (which requires new development be located and designed to visually enhance and not degrade the character of the surrounding area through a number of concepts including, preserving the natural features, such as unique natural terrain, drainage ways and native vegetation, wherever possible) would further reduce impacts. For these reasons, compliance with existing County regulatory programs, existing General Plan policies, existing Mitigation Measures from EIR No. 441 and new Project-specific Mitigation Measure, 4.4.A-N1, would ensure that potential adverse impacts to visual character resulting from GPA No. 960 are less than significant.

Mitigation:

For the same reasons as for Impact 4.4.A, existing Mitigation Measure 4.4.1A from EIR No. 441 also applies here. For parcels in which future development would potentially result in a major visible effect to an existing viewshed or significant aesthetic feature, new Project-specific Mitigation Measure 4.4.A-N1, as noted under Impact 4.4.A,

1 above, shall be required. Compliance with this measure would ensure a potentially
2 significant impact is avoided by preventing inappropriate development in scenic
3 areas.

4 Reference: Draft EIR No. 521 pages 4.4-31 through 4.4-34

5 4. Impacts: (Impact 4.4.D) Cause Adverse Light and Glare Effects

6 Future development consistent with GPA No. 960 would introduce new sources of
7 light and glare which would adversely affect day and/or nighttime views in some
8 areas, resulting in nighttime light pollution, skyglow, and daytime glare. Sources of
9 new light and glare would arise from the addition of residences, commercial uses,
10 public facilities, and other structures. Compliance with several County Ordinances
11 would ensure light and glare impacts are reduced to a less than significant level,
12 including Ordinance No. 348 (land use ordinance of Riverside County), Ordinance No.
13 461 (road improvement standards and specifications), Ordinance No. 655 (regulating
14 light pollution), Ordinance No. 915 (regulating outdoor lighting), and application of
15 the Riverside County Design Guidelines. Further, Policy LU 14.6 provides mitigation for
16 potential impacts associated with light and glare, and Policy LU 4.1 would ensure that
17 potential light and glare impacts from new development are reviewed and addressed
18 early on during the entitlement process. The abovementioned variety of existing
19 federal, State, and County regulatory programs, including the General Plan policies
20 and existing measures from EIR No. 441, would ensure that light and glare impacts to
21 views are less than significant.

22 Mitigation:

23 In EIR No. 441, which was certified for the 2003 RCIP General Plan, it was determined
24 that to fully reduce impacts associated with light and glare, several mitigation
25 measures were also necessary. These mitigation measures from EIR No. 441 are listed
26 below and shall also apply as part of the mitigation for this Program EIR No. 521. The
27 proposed mitigation measures require the regulation of lighting sources to reduce
28 impacts resulting from excessive glare, limiting the allowable areas for street lighting,

1 limiting exterior lighting on new development, coordination with the Palomar
2 Observatory, and participation in the dark sky conservation area have been developed
3 in order to reduce the intensity of lighting within new development to reduce the
4 glare and light pollution impacts.

5 Existing Mitigation Measure 4.4.2A requires "...that sources of lighting within the
6 General Plan area be limited to the minimum standard required to ensure safe
7 circulation and visibility."

8 Existing Mitigation Measure 4.4.2B requires "...street lighting to be limited to
9 intersections and other locations that are needed to maintain safe access (e.g., sharp
10 curves)."

11 Existing Mitigation Measure 4.4.2C requires "...exterior lighting for buildings to be of a
12 low profile and intensity."

13 Existing Mitigation Measure 4.4.2D requires "...that a liaison be established with
14 California Institute of Technology [which operates the Palomar Observatory] to
15 ensure "dark skies" preservation procedures are incorporated, as necessary, in future
16 County ordinances."

17 Existing Mitigation Measure 4.4.2E requires that "The County [of Riverside] shall
18 participate in Palomar Observatory's "dark sky" conservation area."

19 Implementation of the above Mitigation Measures, in addition to compliance with
20 existing regulations, design standards and guidelines, and policies, will reduce
21 potentially significant light and glare impacts to a less than significant level.

22 Reference: Draft EIR No. 521 pages 4.4-34 through 4.4-37

23 5. Impacts: (Impact 4.4.E) Interfere with Nighttime Use of the Palomar Astronomical
24 Observatory

25 Future development accommodated by GPA No. 960 would introduce new sources of
26 light within 15-45 miles of the Palomar Observatory, which requires dark skies to
27 function. New sources of light resulting from GPA No. 960 would also contribute
28 incrementally to the overall skyglow of the region, which interferes with nighttime

1 operations at the Observatory. Compliance with existing federal, State and County
2 regulations are sufficient to ensure adverse impacts to the Palomar Observatory are
3 less than significant. Future development accommodated by GPA No. 960 would be
4 required to demonstrate compliance with Ordinance No. 348 (land use ordinance of
5 Riverside County), Ordinance No. 461 (road improvements standards and
6 specifications), Ordinance No. 655 (regulating light pollution), and the Riverside
7 County Design Guidelines. Further, Policy LU 4.1 would be applied to require that new
8 developments be located and designed to visually enhance and not degrade the
9 character of the surrounding area through consideration of a number of concepts,
10 including, mitigating noise, odor, lighting and other impacts to surrounding
11 properties. The variety of existing federal, State, and County regulatory programs,
12 General Plan policies, County of Riverside ordinances, including Ordinance No. 655
13 (Regulating Light Pollution), and existing measures from EIR No. 441, would ensure
14 that light impacts on operations at Palomar Observatory are less than significant.

15 Mitigation:

16 In EIR No. 441, prepared for the 2003 RCIP General Plan, five mitigation measures
17 were adopted to reduce the impact of light and glare to less than significant levels.
18 Since measures that reduce night lighting in general also serve to mitigate light
19 impacts on the Palomar Observatory and because these measures remain applicable
20 to the areas covered by GPA No. 960, continued compliance with these existing
21 measures would also reduce impacts to the observatory. Refer to the discussion of
22 the mitigation under Impact 4.4.D above.

23 Existing Mitigation Measure 4.4.2A requires "...that sources of lighting within the
24 General Plan area be limited to the minimum standard required to ensure safe
25 circulation and visibility."

26 Existing Mitigation Measure 4.4.2B requires "...street lighting to be limited to
27 intersections and other locations that are needed to maintain safe access (e.g., sharp
28 curves)."

1 Existing Mitigation Measure 4.4.2C requires "...exterior lighting for buildings to be of a
2 low profile and intensity."

3 Existing Mitigation Measure 4.4.2D requires "The County [of Riverside] to establish a
4 liaison with California Institute of Technology [which operates the Palomar
5 Observatory] to ensure "dark skies" preservation procedures are incorporated, as
6 necessary, in future County ordinances."

7 Existing Mitigation Measure 4.4.2E requires "The County [of Riverside] to participate
8 in Mount [sic] Palomar Observatory's "dark sky" conservation area."

9 Implementation of the above Mitigation Measures in addition to compliance with the
10 above-listed regulations, design standards, and guidelines will reduce potentially
11 significant light and glare impacts the Palomar Observatory to a less than significant
12 level.

13 Reference: Draft EIR No. 521 pages 4.4-37 through 4.4-39

14 B. Air Quality

15 1. Impacts: (Impact 4.6.E) Cause Inconsistency With Air Quality Plans

16 Future development accommodated by the proposed Project would not create
17 objectionable odors that would affect a substantial number of people. Construction
18 activities associated with project implementation would generate airborne odors as a
19 result of construction vehicle operation; however, the odors would generally be
20 isolated and would be temporary in that they would be limited to construction
21 duration. Conversion of agricultural lands to other types of land would allow for the
22 potential for airborne odors. However, individual development projects would be
23 required to evaluate impacts to their surroundings with respect to odors. Further, the
24 applicable mitigation measures will ensure that as individual projects are evaluated,
25 consideration regarding potential new odor sources will be located to limit their
26 impact on sensitive receptors, help provide adequate buffers, and design the projects
27 to maximize odor dispersion. Additionally, several federal, State and County
28 regulations would reduce odor impacts to a less than significant level with respect to

1 sensitive receptors, including SCAQMD Rule 402 (Nuisance), Rule 410 (odors from
2 transfer stations and material recovery stations) and Rule 1179 (Public owned
3 treatment works operations), which place conditions and compliance measures for
4 odor emissions from the identified sources in order to reduce exposure to the
5 surrounding area. Riverside County Ordinance No. 706 would reduce motor vehicle
6 emissions of criteria pollutants through the reduction of vehicle miles traveled.
7 Further, there are several existing General Plan Air Quality policies that would
8 contribute to complying with applicable air quality plans. Refer to page 4.6-73, for a
9 full description of these policies. Compliance with existing federal, State, and County
10 regulatory programs and General Plan policies, as well as new Project-specific
11 Mitigation Measures would further reduce objectionable odors. For these reasons,
12 odor impacts are less than significant.

13 Mitigation:

14 New Mitigation Measure 4.6.E-N1 requires locating "...potential new odor sources
15 predominantly down- or cross-wind from existing sensitive receptors and potential
16 new sensitive receptors predominantly upwind from existing odor sources. As
17 indicated by the "Right-to-Farm" ordinance, agricultural uses that have been operated
18 for more than three years cannot be re-classified as a public or private nuisance by
19 new development."

20 New Mitigation Measure 4.6.E-N2 requires maintaining "...an adequate buffer
21 between potential new odor sources and receptors such that emitted odors are
22 dissipated before reaching the receptors (minimum of 500 feet depending on odor
23 source). As indicated by the "Right-to-Farm" ordinance, agricultural uses that have
24 been operated for more than three years cannot be re-classified as a public or private
25 nuisance by new development."

26 New Mitigation Measure 4.6.E-N3 requires designing "...odor-emitting facilities such
27 that odor emitters are located as far from potential receptors as possible. Also,
28

1 balance stack heights to provide the maximum dispersion of odor between the stack
2 and the nearest sensitive receptor.”

3 Implementation of the above-listed Mitigation Measures, in addition to compliance
4 with existing regulatory programs and General Plan policies would ensure that future
5 development accommodated by GPA No. 960 would have less than significant odor
6 impacts.

7 Reference: Draft EIR No. 521 pages 4.6-48 through 4.6-52

8 C. Greenhouse Gases

9 1. Impacts: (Impact 4.7.A) Generation of Greenhouse Gas Emissions

10 Implementation of the Riverside County General Plan, as updated pursuant to the
11 proposed Project, (GPA 960), and associated Climate Action Plan (CAP) would result in
12 future construction and operational activities that generate greenhouse gases (GHGs).
13 Either individually or collectively, these activities have the potential to result in
14 substantial emissions of GHGs; for example, exceeding the 3,000 - 10,000 MTY
15 thresholds proposed by the SCAQMD in Tier 3 of its 2008 Interim CEQA Greenhouse
16 Gas Significance Thresholds. However, compliance with federal, State, regional, and
17 Riverside County regulations would contribute to ensuring GHG emissions are less
18 than significant. Future projects accommodated by GPA No. 960 would be subject to
19 the regulations outlined by the Climate Change Technology Program and U.S. EPA,
20 numerous State regulations (i.e., AB 32 and Executive Order S-3-05), SCAQMD
21 regional regulations, and numerous County Ordinances that work to reduce GHG
22 emissions (refer to page 4.7-50). Additionally, numerous existing and proposed
23 General Plan Land Use, Circulation, Multipurpose Open Space, and Air Quality policies
24 would further aid in reducing GHG emission (refer to page 4.7-51).The Project also
25 proposes several existing and proposed mitigation measures which address mitigation
26 for construction emissions and vehicle exhaust emissions, and ensures future projects
27 incorporate the County Climate Action Plan into project development.
28 Implementation of the proposed General Plan policies and particularly, the

1 Implementation Measures of the CAP, as well as existing EIR No. 441, both existing
2 and proposed new mitigation measures, and compliance with federal, State, and
3 County regulations would ensure that GHG emissions within Riverside County would
4 be less than significant.

5 Mitigation:

6 In EIR No. 441, prepared for the 2003 RCIP General Plan, Mitigation Measure 4.5.1C
7 was imposed to reduce construction vehicle and exhaust emissions. Although
8 potential impacts would be reduced to less than significant through regulatory
9 compliance, as per above, EIR No. 441 was programmatic; thus, this measure remains
10 applicable to future development accommodated by this Project as well.

11 Existing Mitigation Measure 4.5.1C requires the following "mitigation measures for
12 construction equipment and vehicles exhaust emissions: a) The construction
13 contractor shall select the construction equipment used on site based on low
14 emission factors and high energy efficiency; b) The construction contractor shall
15 ensure that construction grading plans include a statement that all construction
16 equipment will be tuned and maintained in accordance with the manufacturer's
17 specifications; c) The construction contractor shall utilize electric- or diesel-powered
18 equipment, in lieu of gasoline-powered engines, where feasible; d) The construction
19 contractor shall ensure that construction grading plans include a statement that work
20 crews will shut off equipment when not in use (during smog season, May through
21 October, the overall length of the construction period will be extended, thereby
22 decreasing the size of the area prepared each day, to minimize vehicles and
23 equipment operating at the same time); e) The construction contractor shall time the
24 construction activities so as to not interfere with peak hour traffic and minimize
25 obstruction of through traffic lanes adjacent to the site; if necessary, a flag person
26 shall be retained to maintain safety adjacent to existing roadways; and f) The
27 construction contractor shall support and encourage ridesharing and transit
28 incentives for the construction crew."

1 New Mitigation Measure 4.7.A-N1 states, "To ensure GHG emissions resulting from
2 new development are reduced to levels necessary to meet state targets, the County
3 of Riverside shall require all new discretionary development to comply with the
4 Implementation Measures of the Riverside County Climate Action Plan or provide
5 comparable custom measures backed by a project GHG study (for example, using
6 CalEEMod modeling) demonstrating achievement of the same target. The target to be
7 met is a GHG emissions reduction of 25% below emissions for the adjusted BAU
8 scenario for residential, commercial, industrial, institutional and mixed-use projects.
9 The adjusted BAU is based upon the 2020 adjusted BAU found in the Final
10 Supplement to the AB 32 Scoping Plan (CARB 2011)."

11 New Mitigation Measure 4.7.A-N2 states, In lieu of a project-specific analysis per
12 Mitigation Measure 4.7.A-N1, a future discretionary project proposed pursuant to the
13 Riverside County General Plan shall incorporate into the project design, operational
14 features and/or Implementing Measures from the County Climate Action Plan, in such
15 a manner as to garnish at least 100 points. The point values within the CAP's
16 Screening Tables constitute GHG emission reductions.

17 New Mitigation Measure 4.7.A-N3 states, "The County of Riverside will monitor
18 implementation of the reduction measures and revise or amend the Climate Action
19 Plan as needed based upon the results of monitoring to ensure achievement of the
20 2020 Reduction Target. In addition, the County of Riverside will start update process
21 of the Climate Action Plan in 2017 to provide a post-2020 plan. The post-2020
22 Climate Action Plan update will include a specific target for GHG reductions for 2035
23 and 2050. The targets will be consistent with broader state and federal reduction
24 targets including Executive Order S-3-05 and with the scientific understanding of the
25 needed reductions by 2050. The post-2020 Climate Action Plan update will include a
26 set of updated reduction measures to achieve the 2035 and 2050 Reduction Targets
27 and updated monitoring system to ensure that the updated targets are achieved. The
28

County of Riverside will adopt the new post-2020 Climate Action Plan update by January 1, 2020.”

Implementation of the above-listed Mitigation Measures, in addition to compliance with the proposed General Plan policies and CAP would ensure that Project impacts on GHG emissions are mitigated to less than significant.

Reference: Draft EIR No. 521 pages 4.7-49 through 4.7-54

D. Biological Resources

1. Impacts: (Impact 4.8.A) Adversely Affect Riparian and Other Sensitive Habitats

Sensitive habitats are natural vegetation communities that are unique, of relatively limited distribution in the region or of particularly high wildlife value, as designated by federal, State or local conservation programs. Future development accommodated by the proposed Project, GPA No. 960, would increase rural, suburban and urban uses in Riverside County, adversely affecting riparian or other sensitive habitats in various areas. Habitat may be lost or significantly altered due to direct impacts as well as indirect impacts resulting from development. Compliance with a variety of laws and regulations, including Sections 401, 402 and 404 of the federal Clean Water Act, Section 1600 *et seq.* of the California Fish and Game Code, and the multiple species habitat conservation plans for western Riverside County and the Coachella Valley, as well as a variety of existing and proposed General Plan policies and a new Project-specific Mitigation Measure would ensure that this impact is reduced to less than significant. New Project-specific mitigation would ensure that future development accommodated by GPA No. 960 would have a less than significant impact on riparian or sensitive natural communities, through mandating that a jurisdictional assessment or biological resources assessment is performed in areas that indicate sensitive habitats.

Mitigation:

In addition to Project compliance with existing federal, State, and County regulations, Project-specific mitigation is necessary to fully minimize impacts to riparian habitat.

1 New Mitigation Measure 4.8.A-N1 would ensure that, in areas of Riverside County not
2 already regulated by either the Western Riverside County Multiple Species Habitat
3 Conservation Plan (WRC-MSHCP) or Coachella Valley Multiple Species Habitat
4 Conservation Plan (CV-MSHCP), a jurisdictional assessment must be performed for
5 projects proposed for areas that may support state or federally protected wetlands in
6 order to determine if any riparian resources would be affected by the proposed
7 implementing project. Further, where impacts to such wetlands are unavoidable, a
8 CWA Section 404 permit must be obtained from the Corps and/or a streambed
9 alteration agreement must be obtained from the CDFW pursuant to CFGC Section
10 1600 *et seq.* Among other things, plans developed pursuant to the Section 404 permit
11 require no net loss of wetlands. Typically, this means that a project's loss or
12 disturbance of wetlands must be offset by creation or protection of additional
13 wetlands, often at a 3:1 (replacement:loss) ratio or other formula deemed acceptable
14 by the applicable resource agency.

15 New Mitigation Measure 4.8.A-N1 states, "Where site conditions (for example,
16 topography, soils, vegetation, etc.) indicate a project could adversely affect any
17 riparian or riverine resources, then an appropriate assessment shall be prepared by a
18 qualified professional. An assessment shall include, but not be limited to,
19 identification and mapping of any riparian/riverine areas and evaluation of species
20 composition, topography/hydrology and soil analysis, as applicable. An assessment
21 shall be completed as part of the environmental review for the development proposal
22 prior to its approval. Upon receipt of an assessment, the Riverside County Ecological
23 Resources Specialist (ERS) shall review the document and make a finding that either:
24 a) Riparian/riverine areas do not exist on site; b) Project-specific avoidance measures
25 have been identified that would be sufficient to ensure avoidance of riparian/riverine
26 areas; or c) Impacts to riparian/riverine areas are significant and unavoidable. If
27 avoidance is not feasible, a practicable alternative that minimizes direct and indirect
28 effects to riparian/riverine areas and vernal pools and associated functions and values

1 to the greatest extent possible must be developed. If impacts remain unavoidable,
2 then the projects shall be conditioned to require the project applicant to obtain a
3 Section 404 permit from the ACOE and/or a Fish and Game Code Section 1600
4 agreement from CDFW prior to the issuance of any grading permit or other action by
5 the County of Riverside that would lead to the disturbance of the riparian resource.”

6 New Mitigation Measure 4.8.A-N2 states, “A general biological resources assessment
7 (BRA) shall be required as part of the discretionary project review process at Riverside
8 County’s discretion. For example, a BRA would be required if site inspection, aerial or
9 other photos, resource agency data or any other information indicates potential for
10 sensitive habitat to occur on, or be adversely affected by the proposed project. The
11 BRA shall be prepared and reviewed as per the requirements outlined in Mitigation
12 Measure 4.8.B-N1.”

13 Implementation of the above-listed Mitigation Measures, in addition to compliance
14 with existing regulations, General Plan policies, and applicable multiple species
15 habitat conservation plans would ensure that future development accommodated by
16 GPA No. 960 would have a less than significant impact on riparian and other sensitive
17 natural communities.

18 Reference: Draft EIR No. 521 pages 4.8-68 through 4.8-75

19 2. Impacts: (Impact 4.8.B) Cause Direct and Indirect Impacts to Protected Species or Their
20 Habitats

21 Future development accommodated by GPA No. 960 would increase rural, suburban
22 and urban uses in Riverside County, adversely affecting various sensitive species,
23 including threatened, endangered, and special status species protected under various
24 local, state and federal laws. Compliance with the federal and California Endangered
25 Species Acts (FESA and CESA), the federal Clean Water Act (CWA) and the California
26 Fish and Game Code, as well as the two MSHCPs within Riverside County (WRC-
27 MSHCP and CV-MSHCP), plus existing and proposed General Plan Open Space and
28 Circulation Policies (refer to page 4.8-81) would serve to avoid, reduce or minimize

1 significant impacts to protected species and their habitats. In addition, a new Project-
2 specific mitigation measure is proposed to ensure this impact would be less than
3 significant (refer to the text below). Future development accommodated by GPA No.
4 960 would have less than significant impacts, either directly or through habitat
5 modification, on any species listed as threatened, endangered, candidate, sensitive, or
6 special status species in local or regional plans, policies and regulations, or by the
7 CDFW or USFWS.

8 Mitigation:

9 In addition to compliance with federal and State regulatory programs, as well as
10 compliance with the two MSHCPs within Riverside County and existing and proposed
11 General Plan policies, Project-specific mitigation measures are necessary to ensure
12 that impacts to candidate, sensitive and special status species would be avoided,
13 reduced or minimized to less than significant. Therefore, new Mitigation Measure
14 4.8.B-N1 would require development accommodated by GPA No. 960 to assess
15 project-specific impacts to protected species and, where necessary, mitigate such
16 impacts through the appropriate local, State and federal regulations and permits.
17 Mitigation Measure 4.8.B-N1 also addresses protected species not covered by the two
18 existing MSHCPs to ensure that impacts to such are properly identified and mitigated
19 through the appropriate local, state and federal regulations and permits. Thus,
20 implementation of this Mitigation Measure would ensure that Project impacts to
21 candidate, sensitive and special status species would be mitigated to less than
22 significant.

23 New Mitigation Measure 4.8.B-N1 states, "Prior to discretionary project approval for
24 projects with the potential to substantially adversely affect sensitive (listed, candidate
25 or special status) species or habitats, a general biological resource assessment (BRA)
26 shall be performed. The following requirements shall apply: a) The BRA shall be
27 performed by a Riverside County-approved biologist pursuant to a Memorandum of
28 Understanding (MOU) executed between the biologist and the County of Riverside; b)

1 The biology/environmental firm or biologist preparing the BRA must be on Riverside
2 County's list of qualified consultants; c) Fieldwork must be performed by qualified
3 biologists according to professional standards; d) If included in the BRA,
4 presence/absence surveys for specific plants must be conducted during the applicable
5 blooming season or other conditions as deemed scientifically appropriate and valid;
6 and e) Should affected species or habitat occur on the project site, then a "Focused
7 Protocol Survey" must be prepared for those species using existing protocols
8 established by the USFWS or CDFW. If no such protocols exist, the survey must be
9 based on generally accepted biological survey protocols appropriate to the species.

10 The BRA requirement *may* be waived if any of the following conditions are
11 documented to exist: a) The area affected by the proposed project ("footprint"
12 herein) consists entirely of built environment (structures, pavement, etc.) and none of
13 the biota or plant material present (i.e., landscaping) represent likely habitat used by
14 a sensitive species; b) The Riverside County Environmental Resource Specialist (ERS)
15 finds in writing that the proposed footprint does not have any biological resources
16 expected to be used by a protected species or plant; and/or c) The project or activity
17 proposed is to be performed under an existing incidental take permit, habitat
18 conservation plan or other governing permit, license or authorization (i.e. Section 7
19 consultation) and no new significant effect to the covered species or other protected
20 species or resource is expected to occur.

21 In addition to the items herein, the BRA shall also be prepared in accordance with the
22 Riverside County "Guide to Preparing General Biological Resource Assessments," as
23 well as any other requirements of the Riverside County Environmental Programs
24 Department, Planning Department or other County of Riverside agency.

25 Upon receipt of the BRA, the Riverside County ERS shall review it and all supporting
26 documentation. If the Riverside County ERS finds that the project does not have the
27 potential to substantially affect sensitive species or habitat, no further mitigation is
28 required. If the Riverside County ERS finds that the project has the potential to

1 substantially adversely affect sensitive species or habitat, then additional mitigation
2 will be developed and imposed to reduce such impacts to below a level of
3 significance. Such mitigation may include but not be limited to obtaining incidental
4 take permits from the USFWS and/or CDFW, as applicable and acquisition and
5 conservation of replacement habitat at appropriate ratios.”

6 For the reasons presented above, implementation and compliance with the above-
7 listed existing regulations, General Plan policies and local, state and federal permit
8 requirements, as well as new Mitigation Measure 4.8.B-N1, would ensure that future
9 development accommodated by the project, GPA No. 960, would have less than
10 significant impacts, either directly or through habitat modification, on any species
11 identified as threatened, endangered, candidate, sensitive or special status species in
12 local or regional plans, policies and regulations, or by the CDFW or USFWS.

13 Reference: Draft EIR No. 521 pages 4.8-75 through 4.8-83

14 3. Impacts: (Impact 4.8.C) Adversely Affect Wetlands

15 Federally protected wetlands are defined in Section 404 of the Clean Water Act (CWA)
16 as areas that are inundated or saturated by surface or groundwater at a frequency
17 and duration sufficient to support, and that under normal circumstances do support, a
18 prevalence of vegetation typically adapted for life in saturated soil conditions. Future
19 development accommodated by GPA No. 960 would increase rural, suburban and
20 urban uses in Riverside County, adversely affecting federally protected wetlands as
21 defined by Section 404 of the Clean Water Act (including, but not limited to, marshes,
22 vernal pools, etc.) through direct removal, filling, hydrological interruption or other
23 means. Compliance with the Federal Clean Water Act, California Fish and Game Code
24 Sections 1600-1603, and the WRC-MSHCP would aid in ensuring the Project’s impacts
25 to federally protected wetlands are less than significant. Additionally, several existing
26 and proposed General Plan Land Use and Open Space policies would further reduce
27 this impact to a less than significant level. Refer to page 4.8-85 for a full description of
28 these applicable policies. The abovementioned existing laws, federal, State, and

County regulatory programs and General Plan policies, as well as new Project-specific Mitigation Measures described below, would ensure impacts to wetlands would be less than significant.

Mitigation:

Additional Project-specific mitigation measures are necessary to supplement existing laws, regulatory programs, and General Plan policies in order to further avoid, reduce or minimize impacts to federally protected wetlands. Toward this end, two new CEQA-specific measures are proposed. New Mitigation Measure 4.8.C-N1 would ensure that, in areas of Riverside County not already regulated by the WRC-MSHCP, a jurisdictional assessment is performed to determine if a project site may support federally protected wetlands and, where impacts to such wetlands are unavoidable, require a 404 permit to be obtained from the ACOE. Similarly, new Mitigation Measure 4.8.C-N2 would address state protected wetlands pursuant to CFGC Section 1600 *et seq.*

New Mitigation Measure 4.8.C-N1 states, "If site conditions (for example, topography, soils, vegetation, etc.) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands as defined by Section 404 of the CWA, then an appropriate assessment shall be prepared by a qualified professional as part of Riverside County's project review process. An assessment shall include, but not be limited to, identification and mapping of any wetland(s) or riparian resources present; evaluation of plant species composition, topography and hydrology; a soils analysis (where appropriate) and conclusions stating the presence or absence of jurisdictional wetlands. An assessment shall be completed as part of the CEQA review for the development proposal.

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the Riverside County Planning Department that the alteration of any watercourse or wetland, located either on site or on any required offsite

1 improvement areas, complies with the U.S. Army Corp of Engineers Nationwide
2 Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the
3 Clean Water Act. Copies of any agreements shall be submitted along with the
4 notification.”

5 New Mitigation Measure 4.8.C-N2 states, “If site conditions (for example, topography,
6 soils, vegetation, etc.) indicate that the proposed project could affect riparian/riverine
7 areas or federally protected wetlands as defined by CFGC section 1600 *et seq.*, then
8 an appropriate assessment shall be prepared by a qualified professional as part of
9 Riverside County’s project review process. An assessment shall include, but not be
10 limited to, identification and mapping of any wetland(s) or riparian resources present;
11 evaluation of plant species composition, topography and hydrology; a soils analysis
12 (where appropriate) and conclusions stating the presence or absence of jurisdictional
13 wetlands. An assessment shall be completed as part of the CEQA review for the
14 development proposal.

15 Should any grading or construction be proposed within or along the banks of any
16 natural watercourse or wetland located either on site or on any required offsite
17 improvement areas, the land divider/permit holder shall provide written notification
18 to the Riverside County Planning Department that the appropriate California
19 Department of Fish and Game Wildlife notification pursuant to Sections 1601/1603 of
20 the California Fish and Game Code has taken place. Or, the land divider shall obtain an
21 “Agreement Regarding Proposed Stream or Lake Alteration” (Section 1601/1603
22 Permit). Copies of any agreements shall be submitted along with the notification.”

23 The implementation of the above-listed Mitigation Measures, in addition to
24 compliance with existing regulations and General Plan policies, would ensure that
25 development accommodated by GPA No. 960 would have less than significant impacts
26 on federally protected wetlands.

27 Reference: Draft EIR No. 521 pages 4.8-83 through 4.8-87
28

1 4. Impacts: (Impact 4.8.D) *Impede Species Movement, Migration, Wildlife Corridors and Use*
2 *of Wildlife Nursery Sites*

3 Future development accommodated by GPA No. 960 would increase rural, suburban
4 and urban uses in the county, resulting in the creation of new barriers to animal
5 movement in urbanizing portions of the County and adversely affecting movement,
6 migration, wildlife corridors and the use of native wildlife nursery sites. However,
7 impacts to wildlife movement would be mitigated through the establishment of
8 corridors and linkages established by the WRC-MSHCP and CV-MSHCP. Additionally,
9 future development accommodated by GPA No. 960 would be required to
10 demonstrate compliance with the federal ESA, MBTA, CWA, California ESA (Fish and
11 Game Code 2050 et seq.), Natural Community Conservation Planning Act, Stephens'
12 Kangaroo Rat Habitat Conservation Plan, and California Fish and Game Code Sections
13 1600-1603. Future development accommodated by GPA No. 960 would also be
14 required to demonstrate compliance with several General Plan Circulation and Open
15 Space policies that would further lessen impacts to species movement, migration,
16 wildlife corridors and use of native wildlife nursery sites. Refer to page 4.8-91 for a full
17 discussion of these policies. Compliance with existing laws, federal, State, and County
18 regulatory programs and General Plan policies, as well as new Project-specific
19 Mitigation Measures, described below, would ensure that this impact is less than
20 significant.

21 Mitigation:

22 Additional Project-specific mitigation measures are necessary to further avoid, reduce
23 or minimize impacts to wildlife movement and nurseries to ensure they are less than
24 significant. Mitigation Measure 4.8.B-N1, as described previously under Impact 4.8.B,
25 would lessen the impact by requiring a BRA to determine if a proposed project may
26 contain sensitive or protected species or habitat for which additional assessment
27 and/or mitigation would be necessary. Mitigation Measure 4.8.D-N1 (below) would
28 lessen the impact by requiring a Riverside County ERS to make a determination if a

wildlife nursery or corridor is essential to the long-term viability of a species and take steps to avoid or minimize project-specific effects to the resource. Implementation of these Mitigation Measures would ensure that Project impacts to wildlife movement and nursery sites are mitigated to less than significant.

New Mitigation Measure 4.8.D-N1 states, "Should a wildlife nursery site or native resident or migratory wildlife corridor be uncovered through a biological resources assessment (BRA), then a consultation with a Riverside County Ecological Resources Specialist (ERS) shall occur. The ERS shall make a determination if the site is essential for the long-term viability of the species. If such a determination is made, then the ERS shall work with the applicant to avoid the effects of development on the resource in question and condition the land use case accordingly. Should significant impacts to nursery site or corridor not be avoidable, the project applicant shall be required to ensure the preservation of comparable nursery or corridor habitat offsite."

Implementation of the above-listed Mitigation Measures, in addition to compliance with existing regulations, plans, and General Plan policies, would ensure that future development accommodated by GPA No. 960 would have less than significant impacts on wildlife nurseries, species movement, migration, and wildlife corridors.

Reference: Draft EIR No. 521 pages 4.8-87 through 4.8-92

E. Cultural and Paleontological Resources

1. Impacts: (Impact 4.9.A) Adversely Change the Significance of Historical Resources

Future development accommodated by GPA No. 960 would increase rural, suburban and urban uses in Riverside County, adversely affecting known and presently unknown historic resources. Historic properties are protected under a wide variety of federal, State, and County regulations, including the National Historic Preservation Act (NHPA), Native American Graves Protection and Repatriation Act (NAGPRA), actions by the U.S. Army Corps of Engineers, Traditional Tribal Cultural Places Act (Government Code section 65352.3), California Register of Historic Resources (CRHR), Regulation of Cultural Resources (Public Resources Code section 5097), CEQA, as well

1 as Riverside County Ordinance No. 578 (historic preservation districts). Further,
2 existing General Plan Policies OS 19.2 through 19.5 would ensure that projects are
3 adequately reviewed for historic resources prior to approval; that appropriate
4 mitigation measures are developed and incorporated into project design and project
5 conditions of approval; and ensure that projects are appropriately reviewed for
6 archeological resources and conditioned to comply with applicable state and federal
7 regulations. Revised Policy LU 4.5 would ensure that land use projects with historically
8 significant structures have flexibility to vary from existing building and zoning codes to
9 preserve such structures thereby facilitating preservation of historical buildings.
10 Further, the existing Riverside County procedures and conditions of approval would
11 also ensure that no substantial adverse changes in the significance of an archeological
12 resource would occur as a result of GPA No. 960. Compliance with existing laws,
13 County Ordinance No. 578, General Plan policies and existing Mitigation Measure
14 4.7.1B from EIR No. 441, described below, would be sufficient to ensure that this
15 impact is less than significant.

16 Mitigation:

17 In EIR No. 441, prepared for the 2003 RCIP General Plan, it was found that General
18 Plan policies related to historic resources would "help reduce the effects of growth
19 and development by requiring development proposals to be evaluated for the
20 presence of historical resources; by protecting historic buildings from demolition; and
21 providing capital for preservation of historic buildings." However, CEQA mitigation
22 measures were developed to ensure that "future development within the county
23 would not have any significant adverse impacts on historic resources." Because one
24 measure (4.7.1B) applies to the entire General Plan area, it remains applicable to the
25 currently proposed GPA No. 960. This existing mitigation measure would prevent
26 substantial adverse change in the significance of historical resources through
27 requiring avoidance of cultural resources during the site planning process and
28 therefore reduces impacts to such resources to less than significant.

Existing Mitigation Measure 4.7.1B states, "Avoidance is the preferred treatment for cultural resources. Where feasible, Project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, capping of the cultural resource site and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be placed within permanent conservation easements or dedicated open space."

Implementation of the above-listed Mitigation Measures, in addition to compliance with existing laws, County Ordinance No. 578, and General Plan policies would ensure that GPA No. 960 has less than significant impacts on historical resources.

Reference: Draft EIR No. 521 pages 4.9-36 through 4.9-40

2. Impacts: (Impact 4.9.B) Cause the Destruction of Known Archeological Resources

Future development accommodated by GPA No. 960 would increase rural, suburban and urban uses in Riverside County, may adversely affect known or presently unknown archeological resources. Compliance with the NHPA, NAGPRA, Traditional Tribal Cultural Places Act (SB 18), CEQA, actions by the U.S. Army Corps of Engineers, and Ordinance No. 578 (historic preservation districts) would lessen adverse changes to the significance of archaeological resources as a result of GPA No. 960. Further, several existing General Plan Open Space policies exist that, when applied with existing Riverside County Planning Department Procedures and general conditions of approval for cultural resources, would lessen substantial adverse changes in the significance of an archaeological resource. Furthermore, applicable mitigation measures will ensure a reduction in impacts related to cultural resources through avoidance practices, as well as specific handling protocols for discovered resources that cannot be avoided. The abovementioned existing laws, federal and State regulations, General Plan policies, Planning Department procedures, project-level

1 conditions of approval for cultural resources, as well as Mitigation Measures would be
2 sufficient to ensure that this impact is less than significant with mitigation.

3 Mitigation:

4 Existing Mitigation Measure 4.7.1B, discussed above in Impact 4.9.A, requires Project
5 plans to be developed to allow avoidance of cultural resources, and is applicable to
6 Impact 4.9.B as well.

7 New Mitigation Measure 4.9.B-N1 states, "If avoidance and/or preservation in place
8 of cultural resources is not feasible, the following mitigation measures shall be
9 initiated for each impacted site: a) Discoveries shall be discussed with the Native
10 American tribal (or other appropriate ethnic/ cultural group representative) and the
11 Riverside County Archeologist, and a decision shall be made with the concurrence of
12 the Planning Director, as to the appropriate mitigation (documentation, recovery,
13 avoidance, etc.) appropriate for the cultural resource; and b) Further ground
14 disturbance shall not resume within the area of the discovery until an agreement has
15 been reached by all parties as to appropriate preservation or mitigation measures."

16 Implementation of these mitigation measures, along with existing regulations,
17 General Plan policies and County programs and procedures will ensure that Project
18 impacts to archeological resources are mitigated to less than significant.

19 Reference: Draft EIR No. 521 pages 4.9-40 through 4.9-43

20 3. Impacts: (Impact 4.9.D) Result in the Disturbance of Human Remains

21 Future development accommodated by GPA No. 960 would result in the disturbance
22 of vacant lands, which has the potential to disturb buried cultural and human
23 remains, including those interred outside of formal cemeteries. Development
24 consistent with GPA No. 960 would increase rural, suburban and urban uses in
25 Riverside County, adversely affecting human remains, including those interred outside
26 formal cemeteries. Compliance with the NHPA, NAGPRA, SB 18, Riverside County
27 conditions of approvals, and Health and Safety Code regulations (refer to page 4.9-47,
28 for a full description of these regulations). Additionally, existing General Plan Policies

OS 19.2 through 19.5 would ensure projects are adequately reviewed for cultural resources prior to approval; that appropriate mitigation measures are developed and incorporated into project design and/or conditions of approval; sites are avoided or conserved when possible; and, all efforts involve Native American Tribes as dictated by SB 18 and Section 15064.5(d) of the State CEQA Guidelines. Policy OS 19.5 requires compliance with all applicable laws related to human remains. Further, implementation of applicable mitigation measures will reduce impacts to cultural resources through avoidance of resources, preservation protocols for resources that cannot be avoided, and protocols for the discovery of buried remains will ensure that impacts are further reduced. The abovementioned existing laws, federal, State, and County regulatory programs, General Plan policies, Planning Department procedures, project-level general conditions of approval for cultural resources, and Mitigation Measures (see below) would be sufficient to ensure that this impact is less than significant.

Mitigation:

In EIR No. 441, prepared for the 2003 RCIP General Plan, Mitigation Measures 4.7.1A and 4.7.1B were imposed to reduce impacts related to human remains. These measures remain applicable to this Project and would lessen impacts to human remains, including those not in formal cemeteries, by ensuring that development which encounters human remains follow HSC directives and requiring avoidance as the preferred treatment of cultural resource sites. Because existing Mitigation Measures 4.7.1A and 4.7.1B apply countywide, they remain applicable to proposed GPA No. 960 as well.

Existing Mitigation Measure 4.7.1A states, "If human remains are encountered during a public or private construction activity, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The Riverside County Coroner must be notified within 24 hours. If

1 the Coroner determines that the burial is not historic, but prehistoric, the State Native
2 American Heritage Commission (NAHC) must be contacted to determine the most
3 likely descendant (MLD) for this area. The MLD may become involved with the
4 disposition of the burial following scientific analysis.”

5 Existing Mitigation Measure 4.7.1B, discussed above in Impact 4.9.A, requires Project
6 plans to be developed to allow avoidance of cultural resources, and is applicable to
7 Impact 4.9.D as well.

8 Implementation of these mitigation measures, along with existing laws, regulatory
9 programs, General Plan policies, and Riverside County Planning Department
10 procedures will ensure that Project impacts to human remains are mitigated to less
11 than significant.

12 Reference: Draft EIR No. 521 pages 4.9-46 through 4.9-49

13 F. Energy Resources

14 1. Impacts: (Impact 4.10.A) Increase Demand for Electricity

15 Future development accommodated by the proposed Project, GPA No. 960, would be
16 less intense than that currently planned in the existing General Plan. Thus, on a
17 relative basis, the Project would not increase demand for electricity over current
18 plans. Site-specific foreseeable land use changes proposed under the Project,
19 however, do have the potential to introduce new development or intensify existing
20 development on previously vacant or less-developed lands. Analysis of energy
21 demands associated with these changes indicates Project demands would be
22 insignificant compared to existing baseline levels and forecast Riverside County
23 growth rates. For these reasons, the proposed Project would not have a significant
24 impact on existing electricity supplies, production or transmission facilities. The
25 Project would not trigger the need for new or altered facilities nor result in substantial
26 environmental impacts due to the construction of such facilities. Applicable mitigation
27 will further reduce impacts by requiring the evaluation of energy consumption need
28 prior to beginning new developments, as well as review of development to ensure

1 that it meets Title 24 standards. Compliance with existing regulatory programs and
2 General Plan policies (which include several Multipurpose Open Space and Air Quality
3 Element policies, refer to page 4.10-42), as well as new ones proposed as part of GPA
4 No. 960, and Mitigation Measures, would further reduce the already insignificant
5 impact associated with Project-related electricity demand and service.

6 Mitigation:

7 In EIR No. 441, certified for the 2003 RCIP General Plan, Mitigation Measures 4.8.1A
8 and 4.8.1B were imposed to further minimize impacts due to additional demand and
9 consumption of electricity and ensure they were less than significant. Although the
10 potential impacts of this Project (GPA No. 960) are already less than significant, these
11 measures are programmatic in nature and thus remain applicable.

12 Existing Mitigation Measure 4.8.1A states, "The County [of Riverside] shall review all
13 development proposals prior to the approval of development plans to guarantee that
14 sufficient energy resources and facilities are available to supply adequate energy to
15 the proposed Project and associated uses."

16 Existing Mitigation Measure 4.8.1B states, "The County [of Riverside] shall review all
17 development plans prior to approval to guarantee that energy conservation and
18 efficiency standards of Title 24 are met and are incorporated into the design of the
19 future proposed Project."

20 Compliance with the above-listed Mitigation Measures, in addition to existing
21 regulatory programs and General Plan policies, would ensure that GPA No. 960 would
22 have a less than significant impact on electricity resources and infrastructure.

23 Reference: Draft EIR No. 521 pages 4.10-39 through 4.10-42

24 2. Impacts: (Impact 4.10.B) Increase Demand for Natural Gas

25 Generally, the introduction of new development into an area necessitates a new
26 demand for energy resources, including natural gas. Future development consistent
27 with the proposed Project, GPA No. 960, would be less intense than that currently
28 planned in the existing General Plan. Thus, on a relative basis, the Project would not

1 increase demand for natural gas over current plans and would not trigger new
2 additional environmental impacts. Site-specific land use changes proposed in GPA No.
3 960, however, do have the potential to introduce new development or intensify
4 existing development on previously vacant or less-developed lands. Analysis of energy
5 demands associated with these changes indicate Project demands would be
6 insignificant compared to existing baseline levels and are in line with expected growth
7 rates. For these reasons, the proposed Project would not have a significant impact on
8 existing natural gas supplies, production or transmission facilities. The Project would
9 not trigger the need for new or altered facilities nor result in substantial
10 environmental impacts due to the construction of such facilities. Moreover, there are
11 a variety of State and County regulations and programs that address energy
12 conservation directly, or indirectly as part of greenhouse gas reduction plans, would
13 further prevent already insignificant impacts associated with natural gas demand.
14 These regulations and programs are described in detail in Section 4.10.3 of this EIR.
15 Further, several existing and proposed General Plan Open Space and Air Quality
16 policies that would reduce already insignificant impacts to natural gas demand and
17 infrastructure. Refer to page 4.10-46, for a full discussion of these policies.
18 Furthermore, applicable mitigation measures including the analysis of development
19 energy demands prior to commencing project development, as well as requiring
20 projects to meet Title 24 Standards will further reduce impacts. Compliance with
21 existing federal, State, and County regulatory programs and General Plan policies, as
22 well as new policies proposed as part of GPA No. 960, and existing Mitigation
23 Measures from EIR No. 441, would further reduce already insignificant impacts
24 associated with Project-related natural gas demand and service.

25 Mitigation:

26 In EIR No. 441, prepared for the 2003 RCIP General Plan, Mitigation Measures 4.8.1A
27 and 4.8.1B, as set forth under Impact 4.10.A, above, were also imposed to further
28 minimize impacts due to additional demand and consumption of natural gas and to

1 ensure impacts were less than significant. Although the potential impacts of this
2 Project are already less than significant, the EIR No. 441 measures are programmatic
3 in nature and thus remain applicable to this Project. Additionally, compliance with
4 applicable regulatory programs, standards, and General Plan policies would further
5 reduce or avoid insignificant project impacts to natural gas resources.

6 Reference: Draft EIR No. 521 pages 4.10-42 through 4.10-46

7 3. Impacts: (Impact 4.10.C) Cause the Inefficient Use of Energy

8 Future development consistent with the proposed Project, GPA No. 960, would be
9 less intense than that currently planned in the existing General Plan. Therefore, on a
10 relative basis, the Project would not increase demand for energy over current plans.
11 The Project also proposes to add a number of new policies and programs targeting
12 energy efficiency and conservation directly in order to reduce greenhouse gas
13 emissions by roughly 30%. As a result of implementation of such measures, new
14 development would be more energy-efficient and less wasteful of energy than
15 existing uses or proposed uses without GPA No. 960. For these reasons, the Project
16 would not result in inefficient, wasteful or unnecessary energy consumption and the
17 Project's impacts on use of energy would be less than significant. No Project-specific
18 mitigation is required. Moreover, there are a variety of federal, State, and County
19 regulations and programs that address energy conservation directly, or indirectly as
20 part of greenhouse gas reduction plans, that would further reduce already
21 insignificant impacts associated with energy. These regulations and programs are
22 described in detail in Section 4.10.3 of the EIR. Several existing and proposed General
23 Plan Open Space and Air Quality policies would reduce already insignificant impacts to
24 natural gas demand and infrastructure. Refer to page 4.10-47 for a full discussion of
25 these policies. Furthermore, applicable mitigation measures including confirmation of
26 development meets the conservation measures required under Title 24 would further
27 reduce impacts. As such, compliance with existing federal, State, and County
28 regulatory programs and General Plan policies, as well as new ones proposed as part

of GPA No. 960, and Mitigation Measures, would further reduce the already insignificant impacts associated with efficient use of energy.

Mitigation:

In EIR No. 441, prepared for the 2003 RCIP General Plan, Mitigation Measure 4.8.1B was imposed to further minimize impacts due to additional demand and consumption of electricity and ensure they were less than significant. Although the potential impacts of this Project are already less than significant, this measure is programmatic in nature and thus remains applicable to this Project.

Existing Mitigation Measure 4.8.1B states "The County [of Riverside] shall review all development plans prior to approval to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the future proposed projects."

Compliance with existing regulatory programs, standards, and General Plan policies, as well as existing Mitigation Measure 4.8.1B from EIR No. 441, would further reduce or avoid insignificant impacts to energy usage.

Reference: Draft EIR No. 521 pages 4.10-46 through 4.10-48

G. Flood and Dam Inundation Hazards

1. Impacts: (Impact 4.11.A) Result in Housing Within Flood Hazard Areas

Future development accommodated by the Project would result in encroachment into areas of mapped 100-year floods (including some alluvial fans) and other delineated flood hazards areas. Such development may increase the amount of people, structures and property at risk should a flooding event occur. These flood hazard areas are extensively regulated, and would be required to demonstrate compliance with the FEMA Floodplain NFIP Mapping Program, Riverside County Ordinance No. 458 (regulating flood hazard areas and implementing the National Flood Insurance Program), the National Pollution Discharge Elimination System (NPDES), Ordinance No. 348 (land use), Ordinance No. 457 (adopting and amending various building and construction codes), and Ordinance No. 659 (Development Impact Fee (DIF) Program).

1 Further, several existing and proposed Riverside County General Plan Safety Policies
2 would further prevent significant impacts to housing located within flood hazard
3 areas. Refer to Page 4.11-52 for a full discussion of these policies. Furthermore,
4 applicable mitigation including requiring development within the 100-year floodplain
5 to be flood proofed, requiring development with enclosed finished floors to install
6 venting to equalize forces, requiring open space uses in floodways to leave flows
7 unobstructed, and requiring a hydrologic study for development on the floodway
8 fringe will further reduce impacts. Compliance with existing laws, in addition to
9 federal, State, and County regulatory programs, as well as General Plan policies and
10 Mitigation Measures, would be sufficient to ensure that this impact is less than
11 significant.

12 Mitigation:

13 In EIR No. 441, which was certified for the 2003 (RCIP) General Plan, it was
14 determined that to fully minimize risks associated with the placement of habitable
15 structures and housing within 100-year flood hazard areas, several mitigation
16 measures were also necessary. These mitigation measures from EIR No. 441 are listed
17 below and apply countywide, thus they also apply to GPA No. 960. They further
18 contribute to ensuring flood impacts would be less than significant.

19 Existing Mitigation Measure 4.9.2A states "Riverside County shall require that all
20 structures (residential, commercial, and industrial) be flood-proofed from the 100-
21 year storm flows. In some cases, this may involve elevating the finished floor more
22 than 1 foot."

23 Existing Mitigation Measure 4.9.2B states "Riverside County shall require that fully
24 enclosed areas that are below finished floors have openings to equalize the forces on
25 both sides of the walls."

26 Existing Mitigation Measure 4.9.2C states "Riverside County to require that for
27 agricultural, recreation, or other low-density uses, flows are not obstructed and that
28

upstream and downstream properties are not adversely affected by increased velocities, erosion backwater effects, or concentration of flows.”

Existing Mitigation Measure 4.9.2D states “Provided the applicant does hydrological studies, engineers structures to be safe from flooding and provides evidence that the structures will not adversely impact the floodplain, Riverside County may allow development into the floodway fringe.”

Compliance with the above mitigation measures, in addition to regulations and policies would ensure that people and properties are not exposed to a significant 100-year flood hazard. As a result, flood hazards associated with future development consistent with the project would be less than significant.

Reference: Draft EIR No. 521 pages 4.11-50 through 4.11-53

2. Impacts: (Impact 4.11.B) Cause Impediment of Flows

Development along stream channels and floodplains can alter a channel’s capacity for conveying water and increase the height of the water surface corresponding to a given discharge. Future development as a result of implementation of the proposed Project may result in placement of structures within 100-year flood hazard areas, creating the potential for impeding or redirecting flood flows. As a result, people, structures and property, as well as those introduced by the new development, could be exposed to increased flooding risks. Compliance with the National Flood Insurance Act and National Flood Insurance Reform Act, as well as Ordinance No. 458 (regulating flood hazard areas and implementing the National Flood Insurance Program) and Ordinance No. 461 (road improvement standards) would aid in preventing significant impacts due to impeded flows. There are several General Plan Safety policies that would reduce flood hazards effects on future growth and development in Riverside County to a less than significant level. Refer to page 4.11-55 for a full discussion of these policies. Further, applicable mitigation measures such as recognizing LOMA and LOMR-F documents, prohibiting the alteration of floodways, allowing flooding on open space uses, and requiring 10-year flows be contained within the curb will further

1 reduce impacts. The abovementioned existing laws, federal, State, and County
2 regulatory programs, General Plan policies and mitigation measures, in particular
3 County Ordinance No. 458, would be sufficient to ensure that this impact is less than
4 significant.

5 Mitigation:

6 In EIR No. 441, which was certified for the 2003 (RCIP) General Plan, it was
7 determined that to fully minimize risks associated with development impeding or
8 redirecting flood flows, several mitigation measures were also necessary. These
9 mitigation measures from EIR No. 441 are listed below and apply countywide, thus
10 they also apply to GPA No. 960.

11 Existing Mitigation Measure 4.9.1A states, "LOMA and LOMR-F documents
12 (documents issued by FEMA that officially remove a property and/or structure from a
13 special flood hazard area of a Flood Insurance Rate Map (FIRM)) shall be accepted by
14 Riverside County where applicable."

15 Existing Mitigation Measure 4.9.1B States, "Riverside County shall prohibit alteration
16 of floodways and channelization unless alternative methods of flood risk management
17 are found to be technically, economically and practicably infeasible."

18 Existing Mitigation Measure 4.9.1C states, "Riverside County shall not necessarily
19 require all land uses to withstand flooding. These may include land uses such as
20 agricultural, golf courses and trails. For these land uses, flows shall not be obstructed,
21 and upstream and downstream properties shall not be adversely affected by
22 increased velocities, erosion backwater effects, concentration of flows and adverse
23 impacts to water quality from point and nonpoint sources of pollution."

24 Existing Mitigation Measure 4.9.1D states, "Riverside County shall require the 10-year
25 flood flows to be contained within the top of curbs and the 100-year flood flows
26 within the street rights-of-way."

27 Compliance with the above regulations, policies and existing mitigation measures
28 would ensure that any potential hazards caused by impeding or redirecting flows as a

1 result of future development would be less than significant. No Project-specific
2 mitigation is required.

3 Reference: Draft EIR No. 521 pages 4.11-53 through 4.11-56

4 3. Impacts: (Impact 4.11.E) Cause Inundation Risks Due to Seiche, Tsunami or Mudflow

5 Future development in areas subject to seiche has the potential to threaten people,
6 structures and property. In terms of seiche hazards, there is no documented
7 significant potential for any of the waterbodies within Riverside County. Based on
8 morphology and hydrology, two waterbodies in Riverside County (Lake Perris and
9 Lake Elsinore) may have the potential for seismically induced seiche. However,
10 setbacks and flood hazard area regulations would be sufficient to protect against
11 significant risks. Thus, for the proposed Project, resultant future development along
12 or near lakes and reservoirs is considered to be at minimal risk. Thus, overall, seiche
13 impacts would be less than significant. Due to its inland location, by definition there
14 are no tsunami risks in Riverside County. Mudflow or debris flow can occur in areas
15 with steep slopes, particularly areas with loose soils and/or denuded of vegetation
16 (e.g., fire burn areas) when exposed to large amounts of precipitation. Narrow
17 canyons, arroyos and desert channels are also susceptible to flashfloods which can
18 cause flooding damage directly or indirectly through mudflows. Human activity can
19 also induce a slide, such as when soil becomes saturated from a broken water pipe or
20 the improper diversion of runoff from a developed area. When addressed through
21 proper soil engineering, site design and maintenance, these risks are less than
22 significant. Further, applicable mitigation would reduce impact related to seiche,
23 tsunami, and mudflow by avoiding construction of structures within the 100-year
24 floodplain, requiring enclosed areas below finished floors to have openings to allow
25 pressure equalization, reduce the obstruction of flows, and require hydrological
26 studies in order to ensure these impacts are reduced appropriately.

27 ///

28 ///

1 Mitigation:

2 The analysis presented above indicates that development consistent with the
3 proposed Project, GPA No. 960, would have less than significant impacts due to
4 seiche. No Project-specific mitigation is required. Project design, soils engineering and
5 construction requirements, including NPDES, CWA section 404, Riverside County
6 ordinances and others would be sufficient to ensure that mudflow hazards are less
7 than significant. In addition, compliance with various existing regulatory programs,
8 standards and General Plan policies, as well as existing mitigation measures from EIR
9 No. 441 as outlined in Impacts 4.11.A and 4.11.B, above, would further reduce,
10 minimize or avoid any impacts associated with the Project.

11 Reference: Draft EIR No. 521 pages 4.11-61 through 4.11-63

12 H. Geology and Soils

13 1. Impacts: (Impact 4.12.A) Expose People or Structures to Substantial Adverse Effects Due to
14 Rupture of a Known Earthquake Faults

15 Known and unknown fault zones crisscross Riverside County, including County
16 Earthquake Zones and Alquist-Priolo Earthquake Zones. Future development
17 accommodated by the proposed Project would increase rural, suburban and urban
18 uses in Riverside County. This may increase the potential for property loss, injury or
19 death resulting from development where it occurs on or adjacent to known or as of
20 yet undetected earthquake fault zones. Compliance with Ordinance No. 547
21 (implementing the Alquist-Priolo Earthquake Fault Zoning Act) would reduce impacts
22 related to fault rupture. Further, there are several existing and proposed General Plan
23 Safety policies that would ensure future development complies with the Alquist-Priolo
24 Earthquake Fault Zoning Act. Refer to page 4.12-25, for a full discussion of these
25 policies. The abovementioned existing laws, County regulatory programs, General
26 Plan policies and existing Mitigation Measures would be sufficient to ensure that fault
27 rupture impacts to future development accommodated by GPA No. 960's proposed
28 General Plan changes would be less than significant.

1 Mitigation:

2 In EIR No. 441, prepared for the 2003 RCIP General Plan, Mitigation Measure 4.10.1A
3 was imposed to reduce impacts from fault rupture to less than significant by requiring
4 geotechnical studies in areas that are within fault zones and using the resultant
5 information to ensure that no habitable structure is built on an active or potentially
6 active fault. Although the potential impacts of this project would be reduced to less
7 than significant through regulatory compliance as per above, this measure was
8 programmatic in nature and thus remains applicable to this project.

9 Existing Mitigation Measure 4.10.1A states “Before a project is approved or otherwise
10 permitted within an A-P Zone, County Fault Zone, within 150 feet of any other active
11 or potentially active fault mapped in a published United States Geologic Survey
12 (USGS) or CGS reports, or within other potential earthquake hazard area (as
13 determined by the County Geologist). The site-specific geotechnical investigation shall
14 incorporate up-to-date data from government and non-government sources.

15 Based on the site-specific geotechnical investigation, no structures intended for
16 human occupancy shall be constructed across active faults. This site-specific
17 evaluation and written report shall be prepared by a licensed geologist and shall be
18 submitted to the County Geologist for review and approval prior to the issuance of
19 building permits. If an active fault is discovered, any structure intended for human
20 occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback
21 may be established if such a setback is supported by adequate evidence presented to
22 and accepted by the County Geologist.”

23 This Mitigation Measure would reduce potentially significant impacts resulting from
24 rupture of a known earthquake fault to a less than significant level.

25 Compliance with Mitigation Measure 4.10.1A, as well as existing laws, regulatory
26 programs, and General Plan policies, would insure that GPA No. 960 has less than
27 significant impacts related to fault rupture.

28 Reference: Draft EIR No. 521 pages 4.12-34 to 4.12-36

2. Impacts: (Impact 4.12.B) Expose People or Structures to Substantial Strong Seismic Groundshaking

Like all of Southern California, Riverside County has experienced and will continue to face groundshaking resulting from activity on local and regional faults. Future development consistent with GPA No. 960 may result in increases in population and residential and non-residential development may increase the potential for property loss, injury or death resulting from this groundshaking hazard. Compliance with State and County regulations, including California Building Standards Code (Section 1613) and Riverside County Municipal Code Chapter 15.60 (Earthquake Fault Area Construction Regulations) would aid in preventing significant impacts related to seismic groundshaking. There are also several existing and proposed General Plan Safety policies that would contribute to avoiding, reducing, or minimizing seismic risks, including groundshaking hazards. Refer to page 4.12-37 for a full discussion of these policies. The abovementioned existing laws, regulatory programs, General Plan policies and existing mitigation measures would be sufficient to ensure that this impact is less than significant.

Mitigation:

In EIR No. 441, which was certified for the 2003 RCIP General Plan, it was determined that in order to reduce impacts associated with seismic groundshaking, mitigation would be necessary. The mitigation measures listed below are from EIR No. 441 and shall also apply as part of the mitigation for programmatic EIR No. 521. Existing Mitigation Measures 4.10.2A, 4.10.2B and 4.10.2C were imposed to provide adequate mitigation for potential groundshaking hazards and to reduce impacts due to seismically induced groundshaking to less than significant. The measures also provided flexibility for the County of Riverside when requiring site-specific seismic assessments for developments potentially subject to groundshaking and complying with Riverside County design standards. Although the potential impacts of this Project would be reduced to less than significant through regulatory compliance as per above,

1 this measure was programmatic in nature, and thus, remains applicable to this
2 Project.

3 Existing Mitigation Measure 4.10.2A states “The design and construction of structures
4 and facilities adhere to the standards and requirement detailed in the California
5 Building Code (California Code of Regulations, Title 24), County Building Code, and/or
6 professional engineering standards appropriate for the seismic zone in which such
7 construction may occur. Conformance with these design standards shall be enforced
8 through building plan review and approval by the Riverside County Department of
9 Building and Safety prior to the issuance of building permits for any structure or
10 facility.”

11 Existing Mitigation Measure 4.10.2B states, “As determined by the County Geologist,
12 a site-specific assessment be prepared to ascertain potential groundshaking impacts
13 resulting from development. The site-specific groundshaking assessment shall
14 incorporate up-to-date data from government and non-government sources and may
15 be included as part of any site-specific geotechnical investigation required in [existing
16 EIR No. 441] Mitigation Measure 4.10.1A. The site-specific groundshaking assessment
17 shall include specific measures to reduce the significance of potential groundshaking
18 hazards.

19 This site-specific groundshaking assessment shall be prepared by a licensed geologist
20 and shall be submitted to the County Geologist for review and approval prior to the
21 issuance of building permits.”

22 Existing Mitigation Measure 4.10.2C states “The standards stated in [existing EIR No.
23 441] Mitigation Measures 4.10.2A and 4.10.2B shall apply to any structure of facility
24 that undergoes expansion, remodeling, renovation, refurbishment or other
25 modification.”

26 Compliance with the above-listed Mitigation Measures, as well as existing laws,
27 regulatory programs, and General Plan policies, would ensure that GPA No. 960 would
28

1 have a less than significant impact in regards to exposing future development
2 accommodated by the Project to strong seismic groundshaking.

3 Reference: Draft EIR No. 521 pages 4.12-36 through 4.12-38

4 3. Impacts: (Impact 4.12.C) Expose People or Structures to Substantial Adverse Effects Due to
5 Seismic Related Ground Failure, Including Liquefaction

6 Portions of unincorporated Riverside County are susceptible to liquefaction, a
7 destructive secondary effect of strong seismic shaking that can result in water-
8 saturated materials (including soil, sediment, and certain types of volcanic deposits)
9 losing strength and failing. Future development associated with GPA No. 960 within
10 Riverside County would increase the potential for the placement of structures and
11 facilities in or near areas susceptible to liquefaction. Impacts associated with seismic-
12 related ground failure and liquefaction would be reduced through compliance with
13 County regulations, including Ordinance No. 547, which addresses the design and
14 construction of development within earthquake fault zones and Alquist-Priolo
15 compliance, among other things. There are also several existing and proposed General
16 Plan Safety policies that would contribute to avoiding, reducing, or minimizing
17 impacts related to seismic ground failure and liquefaction. Refer to page 4.12-39 for a
18 full discussion of these policies. Compliance with these existing laws, regulations,
19 policies, and mitigation measures described below would ensure that seismic-related
20 ground failure and liquefaction risks to future development accommodated by the
21 Project would be less than significant.

22 Mitigation:

23 In EIR No. 441, prepared for the 2003 RCIP General Plan, Mitigation Measures 4.10.3A
24 and 4.10.3B were imposed to mitigate potential liquefaction hazards. The measures
25 ensure that areas subject to liquefaction are studied by a qualified geologist and that
26 the resultant study recommendations are implemented as part of Project conditions
27 of approval. Although potential impacts would be reduced to less than significant
28 through regulatory compliance as per above, these measures are programmatic in

1 nature and thus remains applicable to future development accommodated by this
2 Project as well.

3 Existing Mitigation Measure 4.10.3A States "As determined by the County Geologist, a
4 site-specific assessment shall be prepared to ascertain potential liquefaction impacts
5 resulting from development. The site-specific liquefaction assessment shall
6 incorporate up-to-date data from government and non-government sources and may
7 be included as part of any site-specific geotechnical investigation required in [existing
8 EIR No. 441] Mitigation Measure 4.10.1A. This site-specific groundshaking assessment
9 shall be prepared by a licensed geologist and shall be submitted to the County
10 Geologist for review and approval prior to the issuance of building permits.

11 Existing Mitigation Measure 4.10.3B states "Where development is proposed within
12 an identified or potential liquefaction hazard area (as determined by the County
13 Geologist), adequate and appropriate measures such as (but not limited to) design
14 foundations in a manner that limits the effects of liquefaction, the placement of an
15 engineered fill with low liquefaction potential, and the alternative siting of structures
16 in areas with a lower liquefaction risk, shall be implemented to reduce potential
17 liquefaction hazards. Any such measures shall be submitted to the Riverside County
18 Geologist and the County Department of Building and Safety for review prior to the
19 approval of the building permits."

20 Compliance with the above-listed existing Mitigation Measures, in addition to
21 compliance with General Plan policies and regulations, would ensure that significant
22 impacts from seismic ground failure and liquefaction would be avoided or minimized
23 to less than significant.

24 Reference: Draft EIR No. 521 pages 4.12-38 through 4.12-40

25 4. Impacts: (Impact 4.12.E) Result in Substantial Soil Erosion or Topsoil Loss

26 The future growth and development accommodated by GPA No. 960 would result in
27 an increase in both residential and non-residential structures, as well as
28 infrastructure, roads and facilities. Such development would result in alteration of

existing topography, removal of existing vegetation layers and exposure of topsoil. Areas exposed during future development activities accommodated by GPA No. 960 revisions to the General Plan would be prone to erosion and loss of topsoil. Wind and water are the two biggest factors in soils erosion. Human activities that remove vegetation or disturb soil are the biggest contributor to erosion potential. Compliance with Riverside County Ordinance No. 484 (blowing sand control), which establishes requirements for the control of blowing sand within County-designated Agricultural Dust Control Areas would aid in preventing significant impacts to soil erosion and loss of topsoil. Further, there are several existing and proposed General Plan Safety policies that would contribute to avoiding, reducing, or minimizing impacts related to seismic ground failure and liquefaction, including Policies S 3.5 and S 3.6, which minimize the effects of soil erosion by identifying and encouraging mitigation of onsite and offsite slope instability, debris flow and erosion hazards on land undergoing substantial improvements. Policies S 3.11, S 3.13 and S 3.14 further reduce significant wind erosion impacts by requiring studies to determine the potential of hazardous impacts from wind erosion and identify the necessary best management practices to prevent the erosion. They also require wind erosion susceptibility to be disclosed for all parcels with high susceptibility. Refer to page 4.12-42 for a full discussion of these policies. Further applicable mitigation measures will further reduce impacts by requiring development in wind-prone areas to be reviewed by and conditioned in order to reduce windborne soil erosion, development of BMP's in accordance with NPDES and other applicable regulations, and submission of a grading plan and drainage plan to the Building and Safety Department. The abovementioned existing laws, County regulations, General Plan policies, and the existing EIR No. 441 mitigation measures described below help reduce potential soil erosion impacts and ensure that future development would have a less than significant impact on soils.

///

1 Mitigation:

2 In EIR No. 441, prepared for the 2003 RCIP General Plan, Mitigation Measures
3 4.10.9A, 4.10.9B and 4.10.9C were imposed to reduce impacts from soil erosion and
4 loss of topsoil to less than significant. And, Mitigation Measure 4.10.8A was proposed
5 to address wind erosion specifically. Although potential impacts would be reduced to
6 less than significant through regulatory compliance as per above, EIR No. 441 was
7 programmatic and thus these measures remain applicable to future development
8 accommodated by this Project as well.

9 Existing Mitigation Measure 4.10.8A requires that "New development within
10 identified or potential (as determined by the County Geologist) wind hazard areas
11 adhere to applicable provisions of Riverside County Ordinance No. 484.2 or other
12 local, State, or federal requirements established to control or limit the windborne
13 erosion of soil. Prior to the approval of development permits, the County Building and
14 Safety Department shall confirm that the design of any proposed structure, facility, or
15 use incorporates appropriate features to control and/or limit the windborne erosion
16 of soil."

17 Existing Mitigation Measure 4.10.9A states, "Riverside County, where required, and in
18 accordance with issuance of a National Pollutant Discharge Elimination System
19 (NPDES) permit, to require the construction and/or grading contractor for individual
20 developments to establish and implement specific Best Management Practices (BMPs)
21 at time of Project implementation."

22 Existing Mitigation Measure 4.10.9B states, "Prior to any development within the
23 county, a Grading Plan shall be submitted to the Riverside County Building and Safety
24 Department and/or Riverside County Geologist for review and approval. As required
25 by the County, the grading plan shall include erosion and sediment control plans.
26 Measures included in individual erosion control plans may include, but shall not be
27 limited to, the following: a) Grading and development plans shall be designed in a
28 manner which minimizes the amount of terrain modification; b) Surface water shall be

1 controlled and diverted around potential landslide areas to prevent erosion and
2 saturation of slopes; c) Structures shall not be sited on or below identified landslides
3 unless slides are stabilized; d) The extent and duration of ground disturbing activities
4 during and immediately following periods of rain shall be limited, to avoid the
5 potential for erosion which may be accelerated by rainfall on exposed soils; e) To the
6 extent possible, the amount of cut and fill shall be balanced; f) The amount of water
7 entering and exiting a graded site shall be limited though the placement of
8 interceptor trenches or other erosion control devices; and g) Erosion and sediment
9 control plans shall be submitted to the County for review and approval prior to the
10 issuance of grading permits."

11 Existing Mitigation Measure 4.10.9C states, "Where required, drainage design
12 measures shall be incorporated into the final design of individual projects on site.
13 These measures shall include, but will not be limited to: a) Runoff entering developing
14 areas shall be collected into surface and subsurface drains for removal to nearby
15 drainages; b) Runoff generated above steep slopes or poorly vegetated areas shall be
16 captured and conveyed to nearby drainages; c) Runoff generated on paved or covered
17 areas shall be conveyed via swales and drains to natural drainage courses; d)
18 Disturbed areas that have been identified as highly erosive shall be (re)vegetated; e)
19 Irrigation systems shall be designed, installed, and maintained in a manner which
20 minimizes runoff; f) The landscape scheme for projects within the project site shall
21 utilize drought-tolerant plants; and g) Erosion control devices such as rip-rap, gabions,
22 small check dams, etc., may be utilized in gullies and active stream channels to reduce
23 erosion."

24 Compliance with the above-listed Mitigation Measures, in addition to County
25 regulations and General Plan policies would ensure that significant impacts related to
26 soil erosion and loss of top soil, including wind erosion, are less than significant.

27 Reference: Draft EIR No. 521 pages 4.12-42 through 4.12-45
28

1 5. Impacts: (Impact 4.12.G) Result in Development on Expansive Soils

2 Expansive soils are those soils with a significant amount of clay particles that have the
3 ability to take on water (swell) or release water (shrink) and are widely distributed
4 throughout Riverside County. Future development associated with GPA No. 960
5 would increase the potential for the placement of structures and facilities in areas
6 susceptible to damage resulting from expansive soils. Compliance with State and
7 County regulations, including California Building Standards Code (CCR Title 24) would
8 reduce potentially significant impacts due to expansive soils to less than significant
9 levels. Further, applicable mitigation measures will further reduce impacts by
10 mandating that all projects meet the requirements of the California Building Code,
11 which provides required design specifications and practices to reduce expansive soils
12 impacts through building design. These practices include removal of expansive soils to
13 a prescribed depth, increased compaction, or other practices as required by a licensed
14 soils engineer. As such, existing laws, State and County regulations, and the mitigation
15 measure described below help reduce potential impacts related to expansive soils and
16 ensure that they are less than significant.

17 Mitigation:

18 In EIR No. 441, prepared for the 2003 RCIP General Plan, Mitigation Measure 4.10.7A
19 was imposed to reduce impacts associated with expansive soils to less than
20 significant. Although potential impacts would be reduced to less than significant
21 through regulatory compliance as per above, EIR No. 441 was programmatic and thus
22 this mitigation measure remains applicable to future development accommodated by
23 this Project as well.

24 Existing Mitigation Measure 4.10.7A states Proponents of new development within
25 Riverside County shall adhere to applicable policies and standards contained in the
26 most recent version of the [California] Building Code related to the construction of
27 structures and facilities on expansive soils.

Compliance with the above-listed Mitigation Measures in addition to existing laws and State and County regulations would ensure impacts related to expansive soils are less than significant.

Reference: Draft EIR No. 521 pages 4.12-46 through 4.12-47

I. Noise

1. Impacts: (Impact 4.15.B) *Generate or Cause Exposure to Excessive Groundborne Vibration*

Future development accommodated by GPA No. 960, and its associated infrastructure and support uses, would require construction activities that could cause temporary, short-term vibrations. These vibrations would be disruptive if located near sensitive receptors. Also, future development of new vibration-sensitive land uses could occur within areas subject to existing sources of vibration (e.g., railroads). However, compliance with General Plan policies and existing mitigation measures would ensure that new uses are not subject to excessive vibration impacts. For construction-related vibration, compliance with existing Riverside County ordinances and General Plan policies would provide mitigation for impacts associated with groundborne vibration. Specifically, Policy N 16.1 restricts sensitive land uses from proximity to existing vibration-producing land uses, Policy N 16.2 specifically identifies those uses that are considered by the Riverside County General Plan as being sensitive to vibration, and Policy N 16.3 prohibits proposed residential developments from being exposed to perceptible ground vibration from passing trains and identifies the levels at which vibrations become perceptible (motion velocity of 0.01 inches/second over a range of 1 to 100 Hz). Further, New Policy N 15.2 specifically requires minimization of vibration transfer from commercial to residential land uses in mixed-use developments. Further, applicable mitigation will further reduce project impacts by requiring the review of proposed developments adjacent to noise-sensitive uses in order to ensure that construction activities will generate significant or groundborne vibration impacts. Compliance with the abovementioned policies as well as Mitigation Measure 4.15.B-N1, described below, would help reduce the effects of groundborne vibration impacts

on sensitive receptors. In some cases, for example, when construction occurs within 150 feet of an existing sensitive receptor, effects may still be felt. However, due to the short-term, temporary nature of construction impacts, these remaining effects would not be significant.

Mitigation:

A new mitigation measure is proposed in order to help minimize the effect of operational vibrations on existing uses. Compliance with this measure would ensure that potential adverse impacts of operational groundborne vibrations on new development are reduced to less than significant levels.

New Mitigation Measure 4.15.B-N1 states, "Prior to the issuance of any grading permit for new development involving vibration-sensitive land uses (which shall include, but not be limited to: hospitals, residential areas, concert halls, libraries, sensitive research operations, schools and offices), the project proponent shall provide evidence to the County of Riverside that placement of such uses within the area would not exceed groundborne vibration or groundborne noise impact criteria identified by the FTA (for example, the standards shown in Table 4.15-I in Section 4.15, "Noise" of EIR No. 521) or as otherwise deemed appropriate for the situation by the County."

Compliance with Mitigation Measure 4.15.B-N1, in addition to existing regulations, standards, and policies would ensure that potentially adverse impacts related to groundborne noise and vibration generation and exposure associated with future development accommodated by GPA No. 960 would be less than significant.

Reference: Draft EIR No. 521 pages 4.15-166 through 4.15-168

2. Impacts: (Impact 4.15.E) Expose People to Excessive Airport-Related Noise Levels

Future development accommodated by the Project may result in the exposure of new noise-sensitive land uses to noise from operations at public and private airports, airstrips and helipads. Around larger public airports, noise levels can exceed acceptable standards (e.g., 60 dBA) in certain areas, as shown by noise-contour maps

1 of existing, future and ultimate buildout operational conditions for public airports.
2 The Airport Land Use Compatibility Plan (ALUCP) adopted by the Riverside County
3 Airport Land Use Commission (ALUC) addresses noise-related land use constraints for
4 the various zones surrounding Riverside County's airports. All future development
5 proposed would be required to comply with applicable ALUC policies, as well as
6 federal, State and County regulations, regarding site design and building construction
7 to achieve acceptable interior and exterior noise exposure levels for habitable
8 structures, including Title 14, Part 150 of the Federal Aviation Administration
9 Standards, California Noise Insulation Standards, and Riverside County ALUCP. There
10 are also several existing General Plan Noise and Land Use policies that ensure air-
11 related noise impacts on future new development accommodated by GPA No. 960 are
12 reduced to less than significant levels. Further, applicable mitigation would reduce
13 impacts further by requiring all new development to conform indoor noise and
14 outdoor noise standards, to conduct an acoustic study if noise exposure is over
15 acceptable dB, and to locate schools at least two miles from an airport. Refer to page
16 4.15-178, for a full description of these policies. Compliance with these and other
17 applicable standards, as well as mitigation measures, provided below, would ensure
18 that airport-related noise impacts on future development pursuant to the Project
19 would be less than significant.

20 Mitigation:

21 In EIR No. 441, certified for the 2003 RCIP General Plan, Mitigation Measure 4.13.2D,
22 as well as several others (see below) were imposed to reduce impacts associated with
23 long-term noise sources, including air-travel related noise that would exceed Riverside
24 County noise standards. These measures remain applicable to this Project. In
25 particular, compliance with Mitigation Measure 4.13.2D would ensure land use
26 compatibility for schools and ensure they are not subject to significant air-travel
27 related noise impacts. In addition, existing EIR No. 441 Mitigation Measures 4.13.2A,
28 4.13.2B and 4.13.2C shall also apply as mitigation for this impact.

1 Existing Mitigation Measure 4.13.2A states, "All new residential developments within
2 the County [of Riverside] shall conform to a noise exposure standard of 65 dBA Ldn
3 for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA Ldn for indoor
4 noise in bedrooms and living/family rooms. New development, which does not and
5 cannot be made to conform to this standard, shall not be permitted."

6 Existing Mitigation Measure 4.13.2B states "Acoustical studies, describing how the
7 exterior and interior noise standards will be met, shall be required for all new
8 residential developments with a noise exposure greater than 65 dBA Ldn. The studies
9 shall also satisfy the requirements set forth in Title 24, Part 2 of the California
10 [Building] Code (Noise Insulation Standards), for multiple-family attached homes,
11 hotels, motels, etc. No development permits or approval of land use applications
12 shall be issued until an acoustic analysis is received and approved by the [Riverside]
13 County Planning Department."

14 Existing Mitigation Measure 4.13.2C states, "The County [of Riverside] shall require
15 that proposed new commercial and industrial developments prepare acoustical
16 studies, analyzing potential noise impacts on adjacent properties, when these
17 developments abut noise-sensitive land uses. The County [of Riverside] will require
18 that all direct impacts to noise-sensitive land uses be mitigated to the maximum
19 extent practicable."

20 Existing Mitigation Measure 4.13.2D states, "Ensure that all new schools, particularly
21 in subdivisions and specific plans, are sited more than 2 miles away from any airport."
22 Compliance with Mitigation Measures 4.13.2C and 4.13.2D, as well as compliance
23 with existing regulatory programs and General Plan policies would ensure that
24 adverse airport noise impacts on new development accommodated by GPA No. 960
25 would be less than significant.

26 Reference: Draft EIR No. 521 pages 4.15-176 through 4.15-179
27
28

1 J. Public Facilities

2 1. Impacts: (Impact 4.17.B) Cause Adverse Environmental Effects Due to the Need for Law
3 Enforcement Services

4 New development would introduce additional people and property requiring law
5 enforcement and emergency response staff, as future development accommodated
6 by GPA No. 960 would incrementally increase rural, suburban and urban uses in
7 localized areas throughout unincorporated Riverside County. Compared to the
8 existing General Plan, the overall net effect of the Project is to reduce the amount of
9 dwelling units and industrial development, as well as the associated population,
10 expected to occur within Riverside County over the next 50 years. In terms of changes
11 to existing levels of service, however, localized development increases would
12 incrementally create demand for additional law enforcement personnel and services
13 in specific areas, such as the Elsinore and Palo Verde Valley Area Plans. None of these
14 increases, however, would trigger the need for new or improved facilities in order to
15 meet the additional demand. The additional personnel (officers, supervisors and
16 support staff), equipment and vehicles necessary could readily be accommodated at
17 existing facilities. Therefore, the Project would not have a significant adverse effect on
18 law enforcement services due to the need to construct new facilities. Moreover,
19 compliance with General Plan policies (including LU 5.1, 5.2, and 10.1 from the
20 existing Riverside County General Plan) and existing mitigation measures would
21 further prevent or reduce any impacts to law enforcement service associated with the
22 Project. Further, applicable mitigation would reduce project impacts though required
23 onsite security for intensive uses, coordination for new development between the
24 TLMA Department and the Sherriff Department, maintenance a service ratio of 1.5
25 sworn officers to 1,000 residents, and requiring applicants to pay the Sherriff required
26 development impact fee. Compliance with these and other applicable standards, as
27 well as mitigation measures, provided below, would ensure that Law Enforcement
28

1 service impacts on future development pursuant to the Project would be less than
2 significant.

3 Mitigation:

4 In EIR No. 441, prepared for the 2003 RCIP General Plan, Mitigation Measures
5 4.15.2A, 4.15.2B, 4.15.2C and 4.15.2D were imposed to ensure that "communities and
6 large private facilities provide private security" and set specific levels of services for
7 law enforcement services to ensure impacts to law enforcement services are less than
8 significant. Although the potential impacts of this Project are already less than
9 significant, these measures were programmatic in nature, and thus, remain applicable
10 to this Project.

11 Existing Mitigation Measure 4.15.2A states, "The County shall require as a part of the
12 development review process, proponents of new businesses, recreational and
13 commercial land uses such as shopping centers, health clubs, large hotels over 200
14 rooms, convention centers and commercial recreational activities to provide onsite
15 security."

16 Existing Mitigation Measure 4.15.2B states, "The TLMA [Riverside County
17 Transportation and Land Management Agency] shall inform the Riverside County
18 Sheriff's Department of the existence of all new homeowner's associations within the
19 county. The Riverside County Sheriff's Department shall coordinate with
20 homeowner's associations to establish a Neighborhood Watch Program."

21 Existing Mitigation Measure 4.15.2C states, "Riverside County shall meet and maintain
22 a goal of 1.5 sworn officers per 1,000 population, as recommended by the
23 International City Managers' Association."

24 Existing Mitigation Measure 4.15.2D states, "The County shall require the
25 development applicant to pay the [Riverside] County Sheriff's established
26 development mitigation fee prior to issuance of a certificate of occupancy on any
27 structure as they are developed. The fees are for the acquisition and construction of
28 public facilities."

Compliance with the above listed existing Mitigation Measures, as well as existing regulatory programs, standards, and General Plan policies, would ensure that GPA No. 960 would have a less than significant impact law enforcement services.

Reference: Draft EIR No. 521 pages 4.17-33 through 4.17-35

2. Impacts: (Impact 4.17.C-1) *Adversely Affect or Exceed the Permitted Capacity of a Landfill*

The proposed GPA No. 960 includes land use overlays, land use designation (LUD) changes and new or revised policies that would allow for the conversion of rural, semi-rural, agricultural and vacant lands into suburban or urban uses in concentrated areas throughout Riverside County. Future development accommodated by GPA No. 960 would increase rural, suburban and urban uses, both residential and non-residential in localized areas throughout unincorporated Riverside County. These increases, however, are to some extent offset by reductions anticipated from other proposed changes of GPA No. 960 (in particular decreases in future commercial-retail and light industrial uses). Overall, future development resulting from the Project would increase the annual amount of solid waste requiring disposal in sanitary landfills by roughly 9,000 tons per year over the next 50 years (conservatively assuming only achievement of the current state-mandated 50% diversion rate, but not the 75% by 2020 reduction rate). Compared to existing and projected capacities at Riverside County landfills, this amount would incrementally increase the county fill rate by roughly 0.6% overall (even conservatively assuming no additional diversion or recycling reductions). In terms of actual changes from baseline conditions, this 0.6% increase due to Project-related waste generation would occur in small increments throughout Riverside County over a roughly 50-year period. For these reasons, these amounts represent insignificant incremental increases, and it is projected that sufficient landfill capacity would exist to accommodate the Project's future solid waste disposal needs. Accordingly, the Project's impact on landfill capacity would be less than significant. Moreover, compliance with State of California and federal RCRA requirements would ensure that the implantation of GPA No. 960 would result in less

1 than significant impacts related to solid waste disposal. In addition, existing and
2 proposed General Plan Policies LU 5.1, 5.2, and 31.2 would further reduce already
3 insignificant impacts to solid waste disposal. Refer to section 4.17.4.B for a full
4 description of these policies. Applicable mitigation would further reduce impacts
5 through coordination between the County and franchised waste haulers to expand
6 service within the County, compliance with the Riverside County Integrated Waste
7 Management Plan, preparation of an annual CIWMP report, review of the CIWMP
8 every 5 years, coordination between County departments in order to ensure
9 appropriate waste capacity for new development, and mandating adequate space for
10 recycling collection within new developments. As such, the abovementioned federal,
11 State and County regulatory compliance, particularly mandatory recycling and
12 diversion programs, as outlined in the mitigation measures below, would also further
13 reduce the already insignificant impact.

14 Mitigation:

15 In EIR No. 441, prepared for the 2003 RCIP General Plan, Mitigation Measures 4.15.3A
16 through 4.15.3F were imposed to reduce impacts to solid waste facilities to less than
17 significant. Although the potential impacts of GPA No. 960 would already be less than
18 significant, these EIR mitigation measures are programmatic in nature and thus
19 remain applicable to this Project (even though some are now outdated).

20 Existing Mitigation Measure 4.15.3A states, "Riverside County shall work with its
21 franchise hauling companies to expand curbside and commercial recycling services
22 throughout the unincorporated area of the County."

23 Existing Mitigation Measure 4.15.3B states, "Riverside County shall follow State
24 regulations in implementing the goals, policies and programs identified in the
25 Riverside County[wide] Integrated Waste Management Plan in order to achieve and
26 maintain a 50% reduction in solid waste disposal through source reduction, reuse,
27 recycling and composting."
28

1 Existing Mitigation Measure 4.15.3.C states that, "In accordance with State
2 regulations, Riverside County shall prepare an annual report of progress for the
3 CIWMB to determine [Riverside] County's progress toward meeting its diversion goals
4 and objectives, to project [Riverside] County's waste disposal needs and to determine
5 if any of the elements that comprise the Riverside CIWMP require revision to include
6 additional disposal capacity, reflect new or changed local and regional solid waste
7 management issues, or reflect new or changed goals and objectives."

8 Existing Mitigation Measure 4.15.3D states that, "In accordance with CCR Section
9 18788, Riverside County shall review the Riverside CIWMP every five years to
10 determine if [Riverside] County's waste management practices remain consistent with
11 waste diversion goals and objectives and to assess if revision is required."

12 Existing Mitigation Measure 4.15.3E states, "Riverside County shall require all future
13 commercial, industrial and multi-family residential development to provide adequate
14 areas for the collection and loading of recyclable materials (i.e., paper products, glass
15 and other recyclables) in compliance with the State Model Ordinance, implemented
16 on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste
17 Reuse and Recycling Access Act of 1991."

18 Existing Mitigation Measure 4.15.3F states, "Riverside County shall require all
19 development projects to coordinate with appropriate County departments and/or
20 agencies to ensure that there is adequate waste disposal capacity to meet the waste
21 disposal requirements of the project, and the County shall recommend that all
22 development projects incorporate measures to promote waste reduction, reuse,
23 recycling and composting."

24 Compliance with the above-listed Mitigation Measures, as well as existing regulatory
25 programs, standards, and General Plan policies would further reduce or avoid the
26 insignificant impacts associated with the project.

27 Reference: Draft EIR No. 521 pages 4.17-50 through 4.17-53
28

1 3. Impacts: (Impact 4.17.C-2) Cause Inconsistencies With Applicable Statutes and
2 Regulations Related to Solid Waste, Including the County Integrated Waste Management
3 Plan

4 Future development accommodated by GPA No. 960 would increase rural, suburban
5 and urban uses, both residential and non-residential in localized areas throughout
6 unincorporated Riverside County. These increases, however, are to some extent offset
7 by reductions in other parts of Riverside County. Project-related waste generation
8 would increase incrementally throughout Riverside County over a roughly 50-year
9 period. Any future development authorized pursuant to the Project would be required
10 to comply with all applicable State, federal and County requirements for solid waste
11 disposal, including the Countywide Integrated Waste Management Plan. Refer to the
12 discussion for Impact 4.17.C(1), above, for a discussion of the applicable regulatory
13 programs and policies that would reduce GPA No. 960's already insignificant impact
14 related to applicable solid waste statutes and regulations. Further, applicable
15 mitigation as discussed in Impact 4.17.C(1), above, would further reduce impacts.
16 Accordingly, the Project would not have a significant adverse impact on the
17 implementation, attainment or compliance with any of these statutes or regulations.

18 Mitigation:

19 Refer to existing mitigation measures in the discussion for Impact 4.17.C(1), above.
20 These measures would further reduce the already insignificant impact related to
21 applicable solid waste statutes and regulations.

22 Reference: Draft EIR No. 521 pages 4.17-53 through 4.17-54

23 4. Impacts: (Impact 4.17.E) Cause Adverse Environmental Effects Due to the Need for Library
24 Services

25 New development would introduce additional people to Riverside County library
26 services, as future development accommodated by GPA No. 960 would incrementally
27 increase rural, suburban and urban uses in localized areas throughout unincorporated
28 Riverside County. Compared to the existing General Plan, the overall net effect of the

1 Project is to reduce the amount of dwelling units and the associated population
2 expected to occur within Riverside County over the next 50 years. In terms of actual
3 changes relative to baseline environmental conditions, localized new development
4 would incrementally increase populations creating demand for additional library
5 services – as indicated by floor space and volumes. Because the increases are spread
6 throughout Riverside County and would occur over roughly 50 or more years, the
7 additional 6,500 square feet of library floor space and 35,500 additional volumes
8 needed as a result of new development potential from the Project would be met
9 through current long-range library planning and existing development impact
10 mitigation programs (Ordinance No. 659). Future development accommodated by
11 GPA No. 960 would be required to demonstrate compliance with Riverside County
12 policies and ordinances, including Ordinance No. 659 (Development Impact Fees
13 Program) and Policy LU 5.1, which directs the County of Riverside to take action to
14 ensure that development does not cause growth to exceed acceptable levels of
15 service. Further, applicable mitigation requires the County to maintain 0.5 square feet
16 of facilities and 2.5 volumes per resident, which will further reduce impacts. For these
17 reasons, the Project would not have a significant adverse effect on library services.

18 Mitigation:

19 In EIR No. 441, prepared for the 2003 RCIP General Plan, Mitigation Measure 4.15.6A
20 was imposed to reduce impacts to libraries to less than significant. This measure
21 remains applicable to this Project and would lessen impacts to libraries by setting a
22 performance standard that must be met by new development proposals. This
23 standard is implemented with funds collected pursuant to County Ordinance No. 659,
24 as discussed in EIR No. 521.

25 Existing Mitigation Measure 4.15.6A states, "Riverside County shall provide a
26 minimum of approximately 0.5 square foot of library space and 2.5 volumes per
27 county resident."
28

1 Implementation of existing General Plan policies and the existing Mitigation Measure
2 described above ensures that GPA No. 960 would have a less than significant impact
3 on libraries.

4 Reference: Draft EIR No. 521 pages 4.17-71 through 4.17-73

5 5. Impacts: (Impact 4.17.F) Cause Adverse Environmental Effects Due to the Need for
6 Medical Facilities

7 New development would introduce additional people within Riverside County to
8 medical services, as future development accommodated by GPA No. 960 would
9 increase rural, suburban and urban uses in Riverside County, resulting in a small
10 overall population increase that would contribute incrementally (by about 6.5%) to
11 the need for an additional community clinic and generating roughly 13,500 medical
12 encounters. However, since the population increase would be spread throughout
13 unincorporated Riverside County and occur over 50 years, associated impacts to
14 medical facilities and services would be negligible. In terms of overall General Plan
15 buildout, the Project would result in a net decrease of roughly 143,700 Riverside
16 County residents. Thus, for long-range provision of needed medical facilities and
17 services, the Project would slightly lower (by roughly 8%) the expected increase in
18 demand for new or expanded medical facilities and services over time. In total, the
19 Project would not have a significant adverse effect on medical facilities or services,
20 nor would it cause significant adverse environmental impacts by necessitating
21 construction of new facilities. Existing General Plan Policy LU 5.1 would lessen this
22 impact by directing the County of Riverside to take action to ensure that development
23 does not cause growth to exceed acceptable levels of service for medical facilities.
24 Further, applicable mitigation would further reduce impacts through a periodic
25 Medical Needs Assessment by Area Plan, as well as funding of new medical facilities.
26 As such, compliance with the above-listed existing General Plan policy and existing
27 Mitigation Measures 4.15.7A and 4.15.7B from EIR No. 441, would further reduce or
28 avoid the insignificant impacts associated with the project.

1 Mitigation:

2 In EIR No. 441, prepared for the 2003 RCIP General Plan, Mitigation Measures 4.15.7A
3 and 4.15.7B were imposed to reduce impacts to medical facilities and services to less
4 than significant. Although the potential impacts of this Project are already less than
5 significant, these measures were programmatic in nature, and thus, remain applicable
6 to this Project.

7 Existing Mitigation Measure 4.15.7A states, "Riverside County shall perform a periodic
8 medical needs assessment to evaluate the current medical demand and level of
9 medical service provided within each Area Plan. A periodic medical needs assessment
10 shall be conducted every three years."

11 Existing Mitigation Measure 4.15.7B states, "Riverside County shall fund the new
12 construction and/or expansion of existing medical facilities according to the level of
13 demand for medical services. The level of demand would be based on and determined
14 by the outcome of the periodic medical needs assessments."

15 Compliance with existing General Plan policy and the above-listed existing Mitigation
16 Measures would further reduce or avoid the insignificant impacts associated with the
17 project.

18 Reference: Draft EIR No. 521 pages 4.17-80 through 4.17-82

19 K. Water Resources

20 1. Impacts: (Impact 4.19.C) Substantially Degrade Water Quality

21 Water quality issues in Riverside County have occurred as a result of inadequate
22 subsurface sewage disposal and waste disposal management of the Santa Ana River
23 watershed, agricultural operations, sediment buildup resulting from construction-
24 related erosion, and urban stormwater runoff. Future development accommodated
25 by the land use and policy changes proposed by the Project would result in an
26 increased reliance on lower-quality water sources either from the Colorado River or
27 marginal groundwater sources and would contribute to increased levels of pollutants
28 in local/regional groundwater reserves and local/regional surface waters. These

1 conditions would contribute to the deterioration of the quality of drinking water in
2 Riverside County. However, compliance with several federal, State, and County
3 regulatory programs, including the Federal Water Pollution Control Act of 1972 (the
4 Clean Water Act), the federal Safe Drinking Water Act, the California Porter-Cologne
5 Water Quality Control Act of 1970, the California Safe Drinking Water Act, and CCR
6 Title 22 (recycled water) would reduce impacts due to water quality. Further,
7 compliance with several Riverside County regulations would prevent or reduce
8 impacts to water quality. Refer to page 4.19-305, for a full description of these
9 regulations. Moreover, existing and proposed General Plan policies would reduce
10 impacts to water quality, and include Policies 3.1 through 3.3, which address
11 wastewater treatment and protection of water quality through compliance with
12 various pollution discharge standards. Policies OS 6.1 and 6.3 address protection of
13 wetlands and other riparian resources from hydrological disruption, protect water
14 quality within floodplains and drainages, and minimize erosion effects. New Policies
15 OS 3.4 through 3.7 policies address requirements to comply with NPDES and other
16 regulations addressing pollution discharges and runoff to protect stormwater quality
17 and, ultimately surface and groundwater fed by stormwater runoff. Finally, Policies OS
18 9.1, 9.2, and 9.4 address protection of wetlands and other riparian resources from
19 hydrological disruption, protect water quality within floodplains and drainages, and
20 minimize erosion effects. Further, applicable mitigation would reduce impacts further
21 through regulating the construction of septic systems, monitoring of point source
22 pollution, requiring projects that may worsen water quality to prepare a water quality
23 analysis, requiring proof of completion of measures contained within the water
24 quality analysis, as well as requiring a number of principles to be instituted onsite to
25 reduce water quality impacts. As such, the abovementioned existing laws, federal,
26 State, and County regulatory programs, ordinances, General Plan policies and
27 mitigation measures, would be sufficient to ensure that this impact is less than
28 significant.

1 Mitigation:

2 In addition to the below specific mitigation measures from EIR No. 441 that address
3 water quality directly, existing Mitigation Measures 4.17.5A, 4.17.5B and 4.17.5E (also
4 below) would also aid in reducing impacts to water quality.

5 Existing Mitigation Measure 4.17.5A states, "The development of septic systems shall
6 be in accordance with applicable standards established by Riverside County and other
7 responsible authorities." "

8 Existing Mitigation Measure 4.17.5B states, "Point source pollution reduction
9 programs shall fully adhere to applicable standards required by federal, state and
10 local agencies. Prior to the approval of individual projects, Riverside County shall
11 verify that the provisions of applicable point source pollution programs have been
12 satisfied."

13 Existing Mitigation Measure 4.17.5C states, "Where development may contribute to a
14 worsening of local or regional ground or surface water quality (as determined by the
15 Riverside County Department of Environmental Health and/or RWQCB), a water
16 quality analysis shall be prepared. The water quality analysis shall include (but shall
17 not be limited to): an analysis of existing surface and subsurface water quality; an
18 assessment of how the proposed development would affect existing water quality; an
19 assessment of how the proposed development would affect beneficial uses of the
20 water; and specific measures to limit or eliminate potential water quality impacts
21 and/or impacts to beneficial uses of ground/surface water. Where determined
22 necessary by the County or other responsible entity, the water quality analysis shall
23 include, at an equal level of detail, potential impacts to tributary or downstream
24 areas. The water quality analysis shall be submitted to the County and the RWQCB for
25 review and shall be approved prior to the issuance of any entitlement that would
26 result in the physical modification of the project site."

27 Existing Mitigation Measure 4.17.5D states, "The project applicant shall submit to the
28 County and the RWQCB, for review and approval, evidence that the specific measures

1 to limit or eliminate potential water quality impacts resulting from the entire
2 development process, will be implemented as set forth in the water quality analysis.
3 Said evidence shall be submitted and approved prior to the issuance of any
4 entitlement that would result in the physical modification of the project site."

5 Existing Mitigation Measure 4.17.5E states, "For each new development project, the
6 following principles and policies shall be considered and implemented:

- 7 a. Avoid or limit disturbance to natural water bodies and drainage systems (including
8 ephemeral drainage systems) when feasible. Provide adequate buffers of native
9 vegetation along drainage systems to lessen erosion and protect water quality.
- 10 b. Appropriate best management practices (BMPs) must be implemented to lessen
11 impacts to waters of the United States and/or waters of the State of California
12 resulting from development. Drainages should be left in a natural condition or
13 modified in a way that preserves all existing water quality standards where
14 feasible. Any discharges of sediment or other wastes, including wastewater, to
15 Waters of the United States or Waters of the State must be avoided to the
16 maximum extent practicable. All such discharges will require an NPDES permit
17 issued by the Regional Water Quality Control Board (RWQCB).
- 18 c. Small drainages shall be preserved and incorporated into new development, along
19 with adequate buffer zones of native vegetation, to the maximum extent
20 practicable.
- 21 d. Any impacts to waters of the United States require a Section 401 Water Quality
22 Standards Certification from the RWQCB. Impacts to these waters shall be avoided
23 to the maximum extent practicable. Where avoidance is not practicable, impacts
24 to these waters shall be minimized to the maximum extent practicable. Mitigation
25 of unavoidable impacts must, at a minimum, replace the full function and value of
26 the affected water body. Impacts to waters of the United States also require a
27 Clean Water Act Section 404 Permit from the United States Army Corps of
28