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

FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 10, 2006

SUBJECT: RESOLUTION NO. 2006-141 - FIRST CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2006 (GPA Nos. 707, 714, 719, 749, 750, and 760.)

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2006-141 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment Nos. 707, 714, 719, 749, 750, and 760.

BACKGROUND:

The General Plan Amendments comprising the first cycle of 2006 were considered by the Board of Supervisors in public hearings held on December 13, 2005, January 10, 2006, February 7, 2006, March 7, 2006, March 14, 2006, and April 4, 2006. GPA No. 707 affects the Western Coachella Valley Area Plan, and amends the designation of 456.3 acres located northerly of Interstate 10 and easterly of the Cook Street interchange from Open Space – Recreation, Business Park, and Commercial Tourist within the boundaries of Specific Plan No. 151, Amendment No. 2 to Open Space – Recreation, Business Park, Mixed Use Planning Area, Very High Density Residential, Commercial Tourist, Commercial Retail, Commercial Office, and Medium High Density Residential within Specific Plan No. 343. GPA No. 714 and GPA No. 719 affect the Eastern Coachella Valley Area Plan. GPA No. 714 amends the designation of 77 acres located northerly of Airport Boulevard, easterly of Monroe Street, and westerly of Jackson Street in the community of Vista Santa Rosa from Agriculture to Medium Density Residential. GPA No. 719 amends the designation of 113 acres located southerly of 54th Avenue, easterly of

Robert C. Johnson
Planning Director

RCJ:JJGJG

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
DATE 5/16/06

Dep't Recomm.: ☒ Consent ☐ Policy
Per Exec. Ofc.: ☒ Consent ☐ Policy

Prev. Agn. Ref.	District: 2nd, 3rd, & 4th	Agenda Number: 3.27

Calhoun Street, and westerly of Van Buren Street in the community of Vista Santa Rosa from Agriculture to Medium Density Residential, Commercial Office, and Commercial Retail. GPA No. 749 affects the Sun City/Menifee Valley Area Plan, and amends the designation of 4.04 acres located northerly of Shadel Road and westerly of Menifee Road in the northeasterly quadrant of Menifee Valley from Medium Density Residential to Commercial Retail. GPA No. 750 affects the Jurupa Area Plan, and amends the designation of 50.8 acres located northerly of Jurupa Road and Galena Street, southerly of Mission Boulevard, and westerly of Camino Real in the community of Glen Avon from Low Density Residential within the Community Development Foundation Component to Medium Density Residential. GPA No. 760 amends the policies of the Citrus/Vineyard Policy Area in the Southwest Area Plan to require a minimum lot size of ten acres for new residential tract maps and parcel maps, except for clustered development, and to amend the eligibility requirements for incidental commercial uses in conjunction with a vineyard or winery.

ORGANIZATION OF RESOLUTION NO. 2006-141

Board of Supervisors Resolution No. 2006-141 for the first General Plan Amendment cycle of 2006 is organized by grouping the General Plan Amendments according to Supervisorial District in the following manner:

General Plan Amendments in one Supervisorial District		Case No.	Pages
--- Second Supervisorial District	A.	GPA00750	1-5
--- Third Supervisorial District	B.	GPA00749	5-8
	C.	GPA00760	8-11
--- Fourth Supervisorial District	D.	GPA00707	11-15
	E.	GPA00714	15-20
	F.	GPA00719	20-26

RESOLUTION NO. 2006-141

AMENDING THE

RIVERSIDE COUNTY GENERAL PLAN

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., public hearings were held before the Riverside County Board of Supervisors on December 13, 2005, January 10, 2006, February 7, 2006, March 7, 2006, March 14, 2006, and April 4, 2006, and before the Riverside County Planning Commission on April 13, 2005, June 8, 2005, September 14, 2005, October 12, 2005, November 16, 2005, December 7, 2005, December 21, 2005, January 11, 2006, January 25, 2006, and February 8, 2006, to consider proposed amendments to the Eastern Coachella Valley Area Plan Land Use Map, the Jurupa Area Plan Land Use Map, the Sun City/Menifee Valley Area Plan Land Use Map, the Western Coachella Valley Area Plan Land Use Map, the Southwest Area Plan text, and the Western Coachella Valley Plan text of the Riverside County General Plan; and,

WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been satisfied; and,

WHEREAS, the proposed general plan amendments were discussed fully with testimony and documentation presented by the public and affected government agencies; and,

WHEREAS, the proposed general plan amendments are hereby declared to be severable and if any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed amendments shall not be affected thereby; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on May 16, 2006, that:

A. General Plan Amendment No. 750 (GPA00750) is a proposal to amend the Jurupa Area Plan by amending the Land Use Map designation from Low Density Residential (1 to 2 dwelling units per

acre) within the Community Development Foundation Component to Medium Density Residential (2 to 5 dwelling units per acre) on a 50.8-acre area located northerly of Jurupa Road and Galena Street, southerly of Mission Boulevard, and westerly of Camino Real in the Glen Avon Zoning District of the Second Supervisorial District, as shown on the exhibit entitled "GPA NO. 750, EXHIBIT 5", a copy of which is attached hereto and incorporated herein by reference. This amendment is associated with Change of Zone Case No. 7167 and Tentative Tract Map No. 33675, which were considered concurrently with this amendment at the public hearings before the Planning Commission and the Board of Supervisors. Change of Zone Case No. 7167 proposes to change the zoning on the proposed amendment site ("the site") from A-1 (Light Agriculture) to R-4 (Planned Residential). Tentative Tract Map No. 33675 proposes to divide the site into 182 residential lots, plus two recreational lots and trails.

BE IT FURTHER RESOLVED by the Board of Supervisors, based on the evidence presented on this matter, both written and oral, including Environmental Assessment No. 40208, that:

1. The site is located in the Jurupa Area Plan (JUAP).
2. The Jurupa Area Plan Land Use Map determines the extent, intensity, and location of land uses within the JUAP.
3. The site is currently designated Low Density Residential (1 to 2 dwelling units per acre) within the Community Development Foundation Component.
4. The proposed amendment would change the JUAP land use designation on the site from Low Density Residential within the Community Development Foundation Component to Medium Density Residential (2 to 5 dwelling units per acre).
5. The site is bordered (in clockwise order) on the north by Mission Boulevard, on the east by properties designated Public Facilities, on the south by Jurupa Road and Galena Street, and on the west by properties designated Low Density Residential within the Community Development Foundation Component. Properties on the opposite (northerly) side of

Mission Boulevard are designated Medium Density Residential and High Density Residential (8 to 14 dwelling units per acre). Properties on the opposite (southerly) side of Jurupa Road are designated Low Density Residential (1 to 2 dwelling units per acre) within the Rural Community Foundation Component.

6. The site is zoned A-1 (Light Agriculture). The associated Change of Zone Case No. 7167 proposes to change the zoning on the site to R-4 (Planned Residential).

7. The site is bordered (in clockwise order) on the north by Mission Boulevard, on the east by properties zoned R-A-20,000 (Residential Agricultural, 20,000 square feet minimum lot size), on the south by Jurupa Road and Galena Street, and on the west by properties zoned A-1. Properties on the opposite (northerly) side of Mission Boulevard are zoned A-1 and R-1 (One-family Dwellings). Properties on the opposite (southerly) side of Jurupa Road are zoned R-A (Residential Agricultural) and A-1, while properties located on the opposite side of Galena Street are zoned A-1.

8. Much of the site is vacant, but there are six single-family residences on the property, according to the 2005-06 tax roll.

9. Surrounding land uses (in clockwise order) include Mission Boulevard to the north, a Jurupa Unified School District high school (Patriot High School) to the east, Jurupa Road and Galena Street to the south, and a Sikh temple, sixteen single-family residences, a mobile home, and one vacant lot to the west. Land uses on the opposite (northerly) side of Mission Boulevard include four single-family residences, a mobile home park, and vacant land. Land uses on the opposite (southerly) side of Jurupa Road include a railroad right-of-way and a flood control channel, with single-family residences southerly of these linear features.

10. The proposed amendment does not involve a change in the Riverside County Vision, any General Plan Principle, or any Foundation Component designation in the General Plan.

11. The proposed amendment would contribute to the achievement of the purposes of the General Plan.

12. Special circumstances or changes have emerged that were unanticipated in preparing the General Plan.

13. The proposed general plan amendment will not be detrimental to public health, safety, and welfare.

14. The proposed amendment is consistent with the policies of the Jurupa Area Plan and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.

15. The findings of the initial study performed pursuant to Environmental Assessment No. 40208 (a copy of which is attached hereto) are incorporated herein by reference. The initial study determined that the proposed general plan amendment, change of zone, and tentative tract map ("the project") would have impacts on, or be impacted by, light and glare, agriculture, air quality, wildlife and vegetation, historic resources, paleontological resources, groundshaking, hazards and hazardous materials, water quality and drainage, land use planning, highway noise, construction noise and noise from other sources, ambient noise levels, population and housing, fire protection services, sheriff services, schools, libraries, health services, parks and recreation, recreational trails, circulation, water and sewer service, solid waste, and utilities. However, it was determined that each of these impacts was insignificant or would be mitigated to a level of non-significance through the conditions of approval (including referenced government agency letters) applied to the associated tentative tract map. The initial study concluded that the project, as mitigated, would not have a significant effect on the environment.

BE IT FURTHER RESOLVED by the Board of Supervisors that it **ADOPTS** the Mitigated Negative Declaration for Environmental Assessment No. 40208 and **ADOPTS** General Plan Amendment No. 750 (GPA00750) from Low Density Residential within the Community Development Foundation Component (1 to 2 dwelling units per acre) to Medium Density Residential (2 to 5 dwelling units per acre), as described herein and as shown on the exhibit entitled "GPA NO. 750, EXHIBIT 5".

B. General Plan Amendment No. 749 (GPA00749) is a proposal to amend the Sun City/Menifee Valley Area Plan by amending the Land Use Map designation from Medium Density Residential (2 to 5 dwelling units per acre) to Commercial Retail on a 4.04-acre area located northerly of Shadel Road and westerly of Menifee Road in the Sun City Zoning District of the Third Supervisorial District, as shown on the exhibit entitled "GPA NO. 749, EXHIBIT 6", a copy of which is attached hereto and incorporated herein by reference. This amendment is associated with Change of Zone Case No. 7163, which was considered concurrently with this amendment at the public hearings before the Planning Commission and the Board of Supervisors. Change of Zone Case No. 7163 proposes to change the zoning on the proposed amendment site ("the site") from W-2 (Controlled Development Areas) to C-P-S (Scenic Highway Commercial).

BE IT FURTHER RESOLVED by the Board of Supervisors, based on the evidence presented on this matter, both written and oral, including Environmental Assessment No. 40199, that:

1. The site is located in the Sun City/Menifee Valley Area Plan (SMVAP).
2. The Sun City/Menifee Valley Area Plan Land Use Map determines the extent, intensity, and location of land uses within the SMVAP.
3. The site is currently designated Medium Density Residential (2 to 5 dwelling units per acre).
4. The proposed amendment would change the SMVAP land use designation on the site from Medium Density Residential to Commercial Retail.

5. The site is bordered (in clockwise order) on the north by properties designated Commercial Retail, on the east by Menifee Road, on the south by Shadel Road, and on the west by Packard Street. Properties on the opposite (easterly) side of Menifee Road are designated Medium High Density Residential (5 to 8 dwelling units per acre) and Open Space – Conservation, and are within Specific Plan No. 301 (Menifee Valley Ranch). Properties on the opposite (southerly) side of Shadel Street, westerly of Menifee Road, are designated Medium Density Residential. Properties on the opposite (westerly) side of Packard Street are also designated Medium Density Residential, although properties farther north along the westerly side of Packard Street (to the northwest of the site) are designated Commercial Retail.

6. The site is zoned W-2 (Controlled Development Areas). The associated Change of Zone Case No. 7163 proposes to change the zoning on the site to C-P-S (Scenic Highway Commercial).

7. The site is bordered (in clockwise order) on the north by properties zoned C-P-S, on the east by Menifee Road, on the south by Shadel Road, and on the west by Packard Street. Properties on the opposite (easterly) side of Menifee Road are zoned SP (Specific Plan), and are within the boundaries of Specific Plan No. 301 (Menifee Valley Ranch). Properties on the opposite (southerly) side of Shadel Road, westerly of Menifee Road, are zoned W-2. Properties on the opposite (westerly) side of Packard Street are also zoned W-2, although properties farther north along the westerly side of Packard Street (to the northwest of the site) are zoned C-P-S.

8. The site consists of four Assessor's parcels. The parcel located at the northwest corner of Menifee Road and Shadel Road is occupied by a single-family residence with an address of 27721 Menifee Road. The remaining three lots are vacant.

9. Surrounding land uses include a mobile home on property to the north (with vacant land farther to the north), Menifee Road on the east, Shadel Road on the south, and Packard Street on the west. A residential tract with an open space lot is located on the opposite (easterly) side of Menifee Road. A recreational vehicle and boat storage facility is located on the opposite (southerly) side of Shadel Road, easterly of Packard Street and westerly of Menifee Road. Properties on the opposite (westerly) side of Packard Street, both northerly and southerly of Shadel Road, are vacant.

10. The proposed amendment does not involve a change in the Riverside County Vision, any General Plan Principle, or any Foundation Component designation in the General Plan.

11. The proposed amendment would contribute to the achievement of the purposes of the General Plan.

12. Special circumstances or changes have emerged that were unanticipated in preparing the General Plan.

13. The proposed general plan amendment will not be detrimental to public health, safety, and welfare.

14. The proposed amendment is consistent with the policies of the Sun City/Menifee Valley Area Plan and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.

15. The findings of the initial study performed pursuant to Environmental Assessment No. 40199 (a copy of which is attached hereto) are incorporated herein by reference. The initial study determined that the proposed amendment and associated change of zone ("the project") would have no potentially significant impacts on the environment.

BE IT FURTHER RESOLVED by the Board of Supervisors that it **ADOPTS** the Negative Declaration for Environmental Assessment No. 40199 and **ADOPTS** General Plan Amendment No. 749

(GPA00749) from Medium Density Residential to Commercial Retail, as described herein and as shown on the exhibit entitled "GPA NO. 749, EXHIBIT 6".

C. General Plan Amendment No. 760 (GPA00760) is a proposal to amend the policies of the Southwest Area Plan pertaining specifically to the Citrus/Vineyard Policy Area, as fully set forth on pages 23 and 24 of the text of the Southwest Area Plan. The proposed amendment is fully set forth in the exhibit entitled "GPA NO. 760, EXHIBIT A", a copy of which is attached hereto and incorporated herein by reference.

More specifically, as amended by the Board of Supervisors, GPA00760 proposes to:

1. Amend existing policy SWAP 1.2 on page 23 to require a minimum lot size of ten acres for new residential tract and parcel maps, except for clustered development in accordance with new policy SWAP 1.3.

2. Add a new policy SWAP 1.3 encouraging clustered development in conjunction with onsite provision of vineyards by allowing lot sizes in a clustered development to be as small as one acre, provided that the overall project density yield does not exceed one dwelling unit per five acres and that at least 50% of the overall project area is set aside for permanent vineyard use.

3. Renumber existing policy SWAP 1.3 as SWAP 1.4 and amend this policy to limit the provision for incidental commercial uses (such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, and delicatessens) to wineries that meet three specific standards: (a) at least 75% of the project site is planted in vineyards; (b) at least 75% of the grapes utilized in wine production and retail wine sales are grown or raised in Riverside County; and (c) the winery facility has a capacity to produce at least 3,500 gallons of wine annually. (The reference to bed and breakfast inns

in existing Policy SWAP 1.3 would not be included in SWAP 1.4, as this use would be addressed in new policies 1.5 and 1.6.)

4. Add a new policy SWAP 1.5 allowing bed and breakfast inns on parcels of 5 acres or more and country inns on parcels of 10 acres or more, provided that at least 75% of the project site is planted in vineyards.

5. Add a new policy SWAP 1.6 allowing bed and breakfast inns on parcels of 10 acres or more, country inns on parcels of 15 acres or more, and hotels on parcels of 20 acres or more in conjunction with wineries, provided that the wineries meet three specific standards: (a) at least 75% of the project site is planted in vineyards; (b) at least 75% of the grapes utilized in wine production and retail wine sales are grown or raised in Riverside County; and (c) the winery facility has the capacity to produce at least 3,500 gallons of wine annually.

BE IT FURTHER RESOLVED by the Board of Supervisors, based on the evidence presented on this matter, both written and oral, including Environmental Assessment No. 40322, that:

1. General Plan Amendment No. 00760 proposes the amendment and addition of policies regarding land use, development, and agricultural preservation in the Citrus/Vineyard Policy Area of the Southwest Area Plan.

2. The intent of the amendment is to encourage agricultural cultivation, vineyards, and wineries in order to preserve the rural lifestyle, wine-making atmosphere, and the long-term viability of the wine industry in this area and to protect such areas from incompatible uses that could result in reduced agricultural productivity and increased urbanization. The allowance for clustering is intended to encourage the permanent preservation of vineyards and innovation in the design, planning, and management of future subdivisions in the area.

3. The properties affected by the proposed amendment are designated Agriculture on the Southwest Area Plan Land Use Map, within the Citrus Vineyard Rural Policy Area.

4. The proposed amendment does not involve a change in the Riverside County Vision, any General Plan Principle, or any Foundation Component designation in the General Plan.

5. The proposed amendment would contribute to the achievement of the purposes of the General Plan in that it would protect the unique identity of the wine country and further the County's vision for improved quality of life.

6. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan – namely the rapid rise in land values that has resulted in increased development interest in heretofore agricultural areas.

7. The proposed general plan amendment will not be detrimental to public health, safety, and welfare.

8. The findings of the initial study performed pursuant to Environmental Assessment No. 40322 (a copy of which is attached hereto) are incorporated herein by reference. The initial study determined that the proposed general plan amendment and associated ordinance amendment ("the project") would have impacts on, or be impacted by, Mt. Palomar Observatory, earthquake fault zones, land use, and planning. However, it was determined that each of these impacts was insignificant, in that the general plan amendment does not propose any development, construction, site disturbance, grading, or alteration or demolition of structures. The initial study concluded that the project would not have a significant effect on the environment.

9. The proposed amendment has no potential for adverse effects on wildlife resources.

BE IT FURTHER RESOLVED by the Board of Supervisors that it **ADOPTS** a **De Minimis** Finding, **ADOPTS** the Negative Declaration for Environmental Assessment No. 40322 and **ADOPTS**

General Plan Amendment No. 760 (GPA00760), as described herein and as shown on the exhibit entitled "GPA NO. 760, EXHIBIT A."

D. General Plan Amendment No. 707 (GPA00707) is a proposal to amend the Western Coachella Valley Area Plan by (1) amending the Land Use Map designation from Open Space - Recreation, Business Park, and Commercial Tourist within the boundaries of Specific Plan No. 151, Amendment No. 2 to Open Space – Recreation, Business Park, Mixed Use Planning Area, Very High Density Residential (14 to 20 dwelling units per acre), Commercial Tourist, Commercial Retail, Commercial Office, and Medium High Density Residential (5 to 8 dwelling units per acre) on a 456.3-acre area located northerly of Interstate 10 and easterly of the Cook Street Interchange in the Thousand Palms Zoning District of the Fourth Supervisorial District, and by (2) amending the Land Use Map by identifying the above-referenced acreage as being included within Specific Plan No. 343 (Northstar) rather than Specific Plan No. 151, as shown on the exhibit entitled "GPA NO. 707, EXHIBIT A", a copy of which is attached hereto and incorporated herein by reference. GPA00707 also proposes to amend the Specific Plans subsection of the Policy Areas section (including Table 3 on page 27) of the text of the Western Coachella Valley Area Plan to reflect the adoption of Specific Plan No. 343 as a replacement for Specific Plan No. 151, as shown on the exhibit entitled "GPA NO. 707, EXHIBIT B", a copy of which is also attached hereto and incorporated herein by reference. This amendment is associated with Specific Plan No. 343 and Change of Zone Case No. 7002, which were considered concurrently with this amendment at the public hearings before the Planning Commission and the Board of Supervisors. Specific Plan No. 343 is a Community Development Specific Plan and is further described below. Change of Zone Case No. 7002 proposes to change the zoning on the proposed amendment site ("the site") from SP (Specific Plan) zoning for Specific Plan No. 151, Amended No. 2 to SP (Specific Plan) zoning for Specific Plan No. 343.

BE IT FURTHER RESOLVED by the Board of Supervisors, based on the evidence presented on this matter, both written and oral, including Environmental Impact Report No. 470, that:

1. GPA No. 707 is coterminous with the boundaries of Specific Plan No. 343 (Northstar), which proposes 550 golf-view condominiums on 16.6 acres, 54 golf-view villas on 7.3 acres, a 245.9-acre resort golf course (already developed in accordance with the provisions of Specific Plan No. 151, Amended No. 2 and one of the sites of the Bob Hope Chrysler Classic in 2006) with associated clubhouse and other amenities, a 69.6-acre business park, a 36.2-acre mixed use retail village with 150 dwelling units, a 350-room golf-view hotel on 17.6 acres, 216 resort timeshare units on 9.95 acres, 20 acres of community commercial uses, and 16 acres of executive offices on a 456.3-acre site.

2. The site is located in the Western Coachella Valley Area Plan (WCVAP).

3. The Western Coachella Valley Area Plan Land Use Map determines the extent, intensity, and location of land uses within the WCVAP.

4. The site is designated Open Space – Recreation, Business Park, and Commercial Tourist within the boundaries of Specific Plan No. 151 on the Western Coachella Valley Area Plan Land Use Map.

5. The proposed amendment would amend the designation of the site to Open Space – Recreation, Business Park, Mixed Use Planning Area, Very High Density Residential (14 to 20 dwelling units per acre), Commercial Tourist, Commercial Retail, Commercial Office, and Medium High Density Residential (5 to 8 dwelling units per acre). Additionally, the proposed amendment would amend the identity of the site from Specific Plan No. 151 to Specific Plan No. 343, identify Specific Plan No. 343 as a Community Development Specific Plan, and amend the text of the Area Plan to include Specific Plan No. 343 and delete Specific Plan No. 151 in the table identifying adopted specific plans.

6. The site is bordered (in clockwise order) on the northwest by property designated Business Park pursuant to General Plan Amendment No. 683 adopted in 2005 and by properties designated Light Industrial and Commercial Retail, on the north by properties designated Light Industrial and Open Space – Conservation Habitat, on the northeast by properties designated Open Space – Conservation Habitat, on the east by properties designated Open Space – Conservation Habitat and High Density Residential (8 to 14 dwelling units per acre), on the southeast by properties designated High Density Residential, on the southwest by Varner Road and Interstate 10, and on the west by properties designated Commercial Retail pursuant to General Plan Amendment No. 683. Properties on the opposite (southwesterly) side of Interstate 10 are in the City of Palm Desert.

7. The site is zoned SP (Specific Plan) within Specific Plan No. 152.

8. The site is bordered (in clockwise order) on the northwest by properties zoned W-2 (Controlled Development Areas) and I-P (Industrial Park), on the north by properties zoned W-2 and N-A (Natural Assets), on the northeast by properties zoned N-A, on the east by properties zoned N-A and W-2, on the southeast by properties zoned W-2, on the southwest by Interstate 10, and on the west by properties zoned C-P-S (Scenic Highway Commercial).

9. The resort golf course has already been developed; the remainder of the site is vacant.

10. Surrounding land uses (in clockwise order) include the historic Chase School and a single-family residence and livestock ranch to the north, the Coachella Valley Preserve to the northeast and east, along with one single-family residence to the east, Interstate 10 and the Southern Pacific rail line to the southwest, and vacant land, a recreational vehicle storage area, and two high-value single-family residences to the west.

11. The proposed amendment does not involve a change in the Riverside County Vision, any General Plan Principle, or any Foundation Component designation in the General Plan, in that Specific Plan No. 151 was recognized as a Community Development Specific Plan in the text of the Western Coachella Valley Area Plan.

12. The proposed amendment would contribute to the achievement of the purposes of the General Plan.

13. Special circumstances or changes have emerged that were unanticipated in preparing the General Plan.

14. The proposed general plan amendment will not be detrimental to public health, safety, and welfare.

15. The proposed amendment is consistent with the policies of the Western Coachella Valley Area Plan and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.

16. The following potentially significant environmental impacts associated with the proposed amendment and related cases were identified in EIR No. 470, but were determined to be able to be avoided or substantially lessened (reduced to a level of insignificance) through implementation of mitigation measures: seismic safety, soil and wind erosion, flooding, noise and air quality impacts generated by project construction and grading, water quality, hazardous materials and waste, biological resources, aesthetics, cultural, archaeological, and paleontological resources, traffic, water and sewer, fire protection services, schools, parks and recreation, libraries, disaster preparedness, sheriff services, health services, and solid waste. These impacts will be avoided or substantially lessened (reduced to a level of insignificance) by the mitigation measures listed in Resolution No. 2006-108 Adopting

Specific Plan No. 343 (a copy of which is attached hereto and incorporated herein by reference in its entirety).

17. The proposed amendment and related cases will also have significant impacts on public services and utilities and on traffic during major special events and will contribute to significant cumulative effects on air quality, community noise levels, and conversion of potential farm land to urban uses. These impacts will only be partially avoided or lessened by the mitigation measures listed in Resolution No. 2006-108. Accordingly, overriding findings were prepared and adopted in that resolution.

BE IT FURTHER RESOLVED by the Board of Supervisors that it **CERTIFIES** Environmental Impact Report No. 470 and **ADOPTS** General Plan Amendment No. 707 (GPA00707) from Open Space - Recreation, Business Park, and Commercial Tourist within the boundaries of Specific Plan No. 151, Amendment No. 2 to Open Space – Recreation, Business Park, Mixed Use Planning Area, Very High Density Residential (14 to 20 dwelling units per acre), Commercial Tourist, Commercial Retail, Commercial Office, and Medium High Density Residential (5 to 8 dwelling units per acre), as described herein and as shown on the exhibits entitled "GPA NO. 707, EXHIBIT A" and "GPA NO. 707, EXHIBIT B."

E. General Plan Amendment No. 714 (GPA00714) is a proposal to amend the Eastern Coachella Valley Area Plan by amending the Land Use Map designation from Agriculture (with Community Development Overlay) to Medium Density Residential (2 to 5 dwelling units per acre) on a 77-acre area located northerly of Airport Boulevard, easterly of Monroe Street, and westerly of Jackson Street in the community of Vista Santa Rosa, in the Lower Coachella Valley Zoning District of the Fourth Supervisorial District, as shown on the exhibit entitled "GPA NO. 714, EXHIBIT 5", a copy of which is attached hereto and incorporated herein by reference. This amendment is associated with Change of Zone Case No. 7029 and Tentative Tract Map No. 32861, Amended No. 2, which were considered concurrently

with this amendment at the public hearings before the Planning Commission and the Board of Supervisors. Change of Zone Case No. 7029 proposes to change the zoning on the proposed amendment site ("the site") from A-1-20 (Light Agriculture, 20 acre minimum lot size) to R-1 (One-family Dwellings). (The Planning Commission recommended, and the Board tentatively approved, zoning of R-4 [Planned Residential] and R-5 [Open Area Combining Zone - Residential Development] for the site.) Tentative Tract Map No. 32861, Amended No. 2, proposes to divide the 77-acre site into 179 residential lots, along with separate common open space lots.

BE IT FURTHER RESOLVED by the Board of Supervisors, based on the evidence presented on this matter, both written and oral, including Environmental Assessment No. 39738, that:

1. The site is located in the Eastern Coachella Valley Area Plan (ECVAP).

2. The ECVAP Land Use Plan, as adopted on October 7, 2003, determines the extent, intensity, and location of land uses within the ECVAP.

3. The site is currently designated Agriculture with Community Development Overlay within the Vista Santa Rosa Policy Area on the ECVAP Land Use Plan. Within this Policy Area, the Agriculture designation allows development at a maximum intensity of one dwelling unit per five acres. The Community Development Overlay allows filing and approval of general plan amendments from the underlying designation to any designation within the Community Development Foundation Component within the first five-year period of the General Plan without a requirement for making the findings required for Foundation Component Amendments.

4. The proposed amendment would change the ECVAP land use designation on the site from Agriculture with Community Development Overlay to Medium Density Residential (2 to 5 dwelling units per acre).

5. The site is bordered (in clockwise order) on the northwest and north by properties designated Agriculture with Community Development Overlay, on the east by Jackson Street, on the south by Airport Boulevard, and on the west by properties designated Agriculture with Community Development Overlay. Properties on the opposite (easterly) side of Jackson Street and northerly of Airport Boulevard are designated Medium Density Residential (2 to 5 dwelling units per acre) and Agriculture with Community Development Overlay. Properties on the easterly side of Jackson Street, southerly of Airport Boulevard, are designated Agriculture with Community Development Overlay. Properties on the southerly side of Airport Boulevard are also designated Agriculture with Community Development Overlay. The entire area is within the Vista Santa Rosa Policy Area.

6. The site is zoned A-1-20 (Light Agriculture, 20 acre minimum lot size). The associated Change of Zone Case No. 7029, as originally submitted, proposed to change the zoning on the site to R-1 (One-family Dwellings). As recommended by the Planning Commission and tentatively approved by the Board of Supervisors, Change of Zone Case No. 7029 would change the zoning on the site to R-4 (Planned Residential) and R-5 (Open Area Combining Zone – Residential Developments).

7. The site is bordered (in clockwise order) on the northwest and north by properties zoned A-1-20, on the east by Jackson Street, on the south by Airport Boulevard, and on the west by properties zoned A-1-20. Properties on the easterly side of Jackson Street and northerly of Airport Boulevard are zoned R-1 and A-1-20. Properties on the easterly side of Jackson Street, southerly of Airport Boulevard, are zoned A-1-20. Properties on the southerly side of Airport Boulevard are also zoned A-1-20.

8. The site is in agricultural use. It is a date grove with small structures with an assessed valuation of $26,565.

9. Surrounding land uses include vacant land to the northwest, irrigated farmland with residential structures to the north, Jackson Street to the east, Airport Boulevard to the south, and irrigated farmland with structures to the west. Twelve single-family residences and a date grove are located on the easterly side of Jackson Street and northerly of Airport Boulevard. Another grove is located on the easterly side of Jackson Street, southerly of Airport Boulevard. Seven single-family residences, a mobile home on a permanent foundation, and three groves are located on the southerly side of Airport Boulevard. Five of the single-family residences on properties adjacent to the site (or separated from the site only by Jackson Street or Airport Boulevard) have structural valuations greater than $100,000. The property northerly of the easterly half of the site was previously approved for subdivision through Tentative Tract Map No. 25145.

10. The proposed general plan amendment involves a change from the Agriculture Foundation Component to the Community Development Foundation Component. However, the site is located within a Community Development Overlay, where such changes are anticipated pursuant to the General Plan. This is the second amendment that would re-designate agricultural land within the Coachella Valley area and the first such amendment within the Community Development Overlay areas of the Coachella Valley. Pursuant to the Riverside County General Plan, up to seven percent (7%) of land designated Agriculture within the Eastern and Western Coachella Valleys may be removed from the Agriculture designation over the course of the 2½ year period ending April 6, 2006. A total of 42,098 acres of land in the Eastern and Western Coachella Valley Area Plans was designated Agriculture, as of October 2003. Therefore, up to 2,946.86 acres of land may be converted from Agriculture to other designations during the first 2½ year period. Even with this amendment, only 240.3 acres of land in Coachella Valley have been removed from the

Agriculture Foundation Component since the adoption of the General Plan on October 7, 2003.

11. The proposed land use would be consistent with the proposed Medium Density Residential designation.

12. The proposed amendment does not involve a change in, or a conflict with, the Riverside County Vision or any General Plan Principle.

13. The proposed amendment would not be detrimental to the purposes of the General Plan.

14. The proposed amendment will not be detrimental to public health, safety, and welfare.

15. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

16. The proposed amendment is consistent with the policies of the Eastern Coachella Valley Area Plan and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.

17. The findings of the initial study performed pursuant to Environmental Assessment No. 39738 (a copy of which is attached hereto) are incorporated herein by reference. The initial study determined that the proposed general plan amendment, change of zone, and tentative tract map ("the project") would have impacts on, or be impacted by, scenic resources, Mt. Palomar Observatory, light and glare, agriculture, air quality, historic resources, archaeological resources, liquefaction, groundshaking, ground surface relief, soils and erosion, wind erosion and blowsand, airports, water quality, flooding and drainage, land use, planning, highway noise, ambient noise levels, population and housing, fire protection services, sheriff services, schools, libraries, health services, parks and recreation, recreational trails, circulation, bike trails, water and sewer service, solid waste, and utilities. However, it was determined that each of these impacts was insignificant or

would be mitigated to a level of non-significance through the conditions of approval (including referenced government agency letters) applied to the associated tentative tract map. The initial study concluded that the project would not have a significant effect on the environment.

18. The proposed project has no potential for adverse effects on wildlife resources

BE IT FURTHER RESOLVED by the Board of Supervisors that it **ADOPTS** a **De Minimis** Finding, **ADOPTS** the Mitigated Negative Declaration for Environmental Assessment No. 39738 and **ADOPTS** General Plan Amendment No. 714 (GPA00714) from Agriculture with Community Development Overlay to Medium Density Residential, as described herein and as shown on the exhibit entitled "GPA NO. 00714, EXHIBIT 5".

F. General Plan Amendment No. 719 (GPA00719) is a proposal to amend the Eastern Coachella Valley Area Plan by amending the Land Use Map designation from Agriculture (with and without Community Development Overlay) to Medium Density Residential (2 to 5 dwelling units per acre), Commercial Office, and Commercial Retail on a 113-acre area located southerly of Avenue 54 (54th Avenue), easterly of Calhoun Street, and westerly of Van Buren Street in the community of Vista Santa Rosa, in the Lower Coachella Valley Zoning District of the Fourth Supervisorial District, as shown on the exhibit entitled "GPA NO. 719, EXHIBIT 6A", a copy of which is attached hereto and incorporated herein by reference. The 113-acre area basically constitutes the northwesterly, northeasterly, and southeasterly quadrants of the area bounded by Avenue 54 on the north, Van Buren Street on the east, Avenue 55 on the south, and Calhoun Street on the west. This amendment is associated with Change of Zone Case No. 7049 and Tentative Tract Map No. 33045, which were considered concurrently with this amendment at the public hearings before the Planning Commission and the Board of Supervisors. Change of Zone Case No. 7049 proposes to change the zoning on the proposed amendment site ("the site") from A-1-10 (Light Agriculture, 10 acre minimum lot size) and A-1-20 (Light Agriculture, 20 acre

minimum lot size) to R-1 (One-family Dwellings), C-O (Commercial Office), and C-P-S (Scenic Highway Commercial). Tentative Tract Map No. 33045 proposes to divide the site into 113 single-family residential lots and 157 planned residential development (PRD) units, for a total of 270 dwelling units, one lot for commercial office use, one lot for commercial retail use, and separate common open space lots.

BE IT FURTHER RESOLVED by the Board of Supervisors, based on the evidence presented on this matter, both written and oral, including Environmental Assessment No. 39805, that:

1. The site is located in the Eastern Coachella Valley Area Plan (ECVAP).

2. The ECVAP Land Use Plan, as adopted on October 7, 2003, determines the extent, intensity, and location of land uses within the ECVAP.

3. The site is currently designated Agriculture within the Vista Santa Rosa Policy Area on the ECVAP Land Use Plan. Within this Policy Area, the Agriculture designation allows development at a maximum intensity of one dwelling unit per five acres. A portion of the site is located within a Community Development Overlay. The Community Development Overlay allows filing and approval of general plan amendments from the underlying designation to any designation within the Community Development Foundation Component within the first five-year period of the General Plan without a requirement for making the findings required for Foundation Component Amendments. The General Plan, as ultimately approved, included a provision that allows for up to 7% of land designated Agriculture in each of three areas to be converted to other land use designations over the course of each of the first two 2½-year periods following the adoption of the Riverside County General Plan.

4. The proposed amendment would change the ECVAP land use designation on the site from Agriculture with and without Community Development Overlay to Medium Density Residential (2 to 5 dwelling units per acre), Commercial Office, and Commercial Retail.

5. The site is bordered (in clockwise order) on the north by Avenue 54, on the east by Van Buren Street, on the south by properties designated Agriculture (with and without Community Development Overlay) and properties in the City of Coachella, and on the west by Calhoun Street. Properties on the opposite (northerly) side of Avenue 54 and westerly of Van Buren Street are designated Agriculture (with and without Community Development Overlay). Properties on the opposite (northerly) side of Avenue 54 and easterly of Van Buren Street are located within the City of Coachella, as are all properties on the opposite (easterly) side of Van Buren Street. Properties on the opposite (southerly) side of Avenue 55 and westerly of Van Buren Street are either located in the City of Coachella or are designated Agriculture with Community Development Overlay. The 40-acre area forming the southwesterly quadrant of the area bounded by Avenue 54, Van Buren Street, Avenue 55, and Calhoun Street is designated Agriculture. Properties on the opposite (westerly) side of Calhoun Street, southerly of Avenue 54, are designated Estate Density Residential within the Rural Community Foundation Component and Agriculture. Properties on the opposite (westerly) side of Calhoun Street, northerly of Avenue 54, are designated Agriculture. The entire area, except for the area within the City of Coachella, is within the Vista Santa Rosa Policy Area.

6. The site is zoned A-1-10 (Light Agriculture, 10 acre minimum lot size) and A-1-20 (Light Agriculture, 20 acre minimum lot size). The associated Change of Zone Case No. 7049 proposes to change the zoning on the site to R-1 (One-family Dwellings), C-P-S (Scenic Highway Commercial), and C-O (Commercial Office).

7. The site is bordered (in clockwise order) on the north by Avenue 54, on the east by Van Buren Street, on the south by properties zoned A-1-20 and properties in the City of Coachella, and on the west by Calhoun Street. Properties on the opposite (northerly) side of Avenue 54 and westerly of Van Buren Street are zoned A-1-20. Properties on the opposite (northerly) side of Avenue 54 and easterly of Van Buren Street are in the City of Coachella, as are all properties on the opposite (easterly) side of Van Buren Street. Properties on the opposite (southerly) side of Avenue 55 are in the City of Coachella or are zoned A-1-20. Properties on the opposite (westerly) side of Calhoun Street are zoned R-A-2 (Residential Agricultural, 2 acre minimum lot size) and A-1-20. Properties on the opposite (westerly) side of Calhoun Street, northerly of Avenue 54, are zoned A-1-10.

8. The site includes land in agricultural use, single-family residences, and vacant land. Agricultural uses include a date grove and irrigated farmland. The southerly 40 acres are vacant. There are various structures on the four northerly parcels with an assessed structural valuation of $366,389 as of the 2004-05 tax roll.

9. The site is bordered (in clockwise order) by Avenue 54 on the north, Van Buren Street on the east, by agricultural land with structures on the south, and by Calhoun Street on the west. Land uses on properties on the opposite (northerly) side of Avenue 54 westerly of Calhoun Street include a citrus grove and single-family residences. Irrigated farmland is located on the opposite (northerly) side of Avenue 54, easterly of Calhoun Street and westerly of Van Buren Street. Several single-family residences are located in the City of Coachella, on the opposite (northerly) side of Avenue 54, easterly of Van Buren Street. The Augustine Casino is located on the opposite (easterly) side of Van Buren Street, with the rest of the land easterly of Van Buren Street and southerly of Avenue 54 vacant. Land use on properties on the opposite (southerly) side of Avenue 55 westerly of Van Buren

Street includes date groves, single-family residences, and Coachella Valley High School. The 40-acre property to the south and west of the site is used as irrigated farmland with miscellaneous structures. Land uses on properties on the opposite (westerly) side of Calhoun Street include two high-value single-family residences and irrigated farmland with miscellaneous structures.

10. The proposed general plan amendment involves a change from the Agriculture Foundation Component to the Community Development Foundation Component. However, a portion of the site is located within a Community Development Overlay, where such changes are anticipated pursuant to the General Plan. This is the third amendment that would re-designate agricultural land within the Coachella Valley area and the second such amendment wholly or partially within the Community Development Overlay areas of the Coachella Valley. Pursuant to the Riverside County General Plan, up to seven percent (7%) of land designated Agriculture within the Eastern and Western Coachella Valleys may be removed from the Agriculture designation over the course of the 2½ year period ending April 6, 2006. A total of 42,098 acres of land in the Eastern and Western Coachella Valley Area Plans was designated Agriculture, as of October 2003. Therefore, up to 2,946.86 acres of land may be converted from Agriculture to other designations during the first 2½ year period. Even with this amendment, only 353.3 acres of land in Coachella Valley have been removed from the Agriculture Foundation Component since the adoption of the General Plan on October 7, 2003.

11. The proposed land use would be consistent with the proposed Medium Density Residential, Commercial Retail, and Commercial Office designations.

12. The proposed amendment does not involve a change in, or a conflict with, the Riverside County Vision or any General Plan Principle.

13. The proposed amendment would not be detrimental to the purposes of the General Plan.

14. The proposed amendment will not be detrimental to public health, safety, and welfare.

15. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

16. The proposed amendment is consistent with the policies of the Eastern Coachella Valley Area Plan and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.

17. The findings of the initial study performed pursuant to Environmental Assessment No. 39805 (a copy of which is attached hereto) are incorporated herein by reference. The initial study determined that the proposed general plan amendment, change of zone, and tentative tract map ("the project") would have impacts on, or be impacted by, scenic resources, Mt. Palomar Observatory, light and glare, agriculture, air quality, historic resources, archaeological resources, liquefaction, groundshaking, ground surface relief, soils and erosion, wind erosion and blowsand, airports, water quality, flooding and drainage, land use, planning, highway noise, ambient noise levels, population and housing, fire protection services, sheriff services, schools, libraries, health services, parks and recreation, recreational trails, circulation, bike trails, water and sewer service, solid waste, and utilities. However, it was determined that each of these impacts was insignificant or would be mitigated to a level of non-significance through the conditions of approval (including referenced government agency letters) applied to the associated tentative tract map. The initial study concluded that the project would not have a significant effect on the environment.

18. The proposed project has no potential for adverse effects on wildlife resources

BE IT FURTHER RESOLVED by the Board of Supervisors that it **ADOPTS** a **De Minimis**

Finding, **ADOPTS** the Mitigated Negative Declaration for Environmental Assessment No. 39805 and **ADOPTS** General Plan Amendment No. 719 (GPA00719) from Agriculture with and without Community Development Overlay to Medium Density Residential, Commercial Retail, and Commercial Office, as described herein and as shown on the exhibit entitled "GPA NO. 00719, EXHIBIT 6A".

BE IT FURTHER RESOLVED by the Board of Supervisors that the custodians of the documents upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.

FORM APPROVED COUNTY COUNSEL

MAY 10 2006

BY _____

EXHIBITS

SECOND SUPERVISORIAL DISTRICT

GPA00750

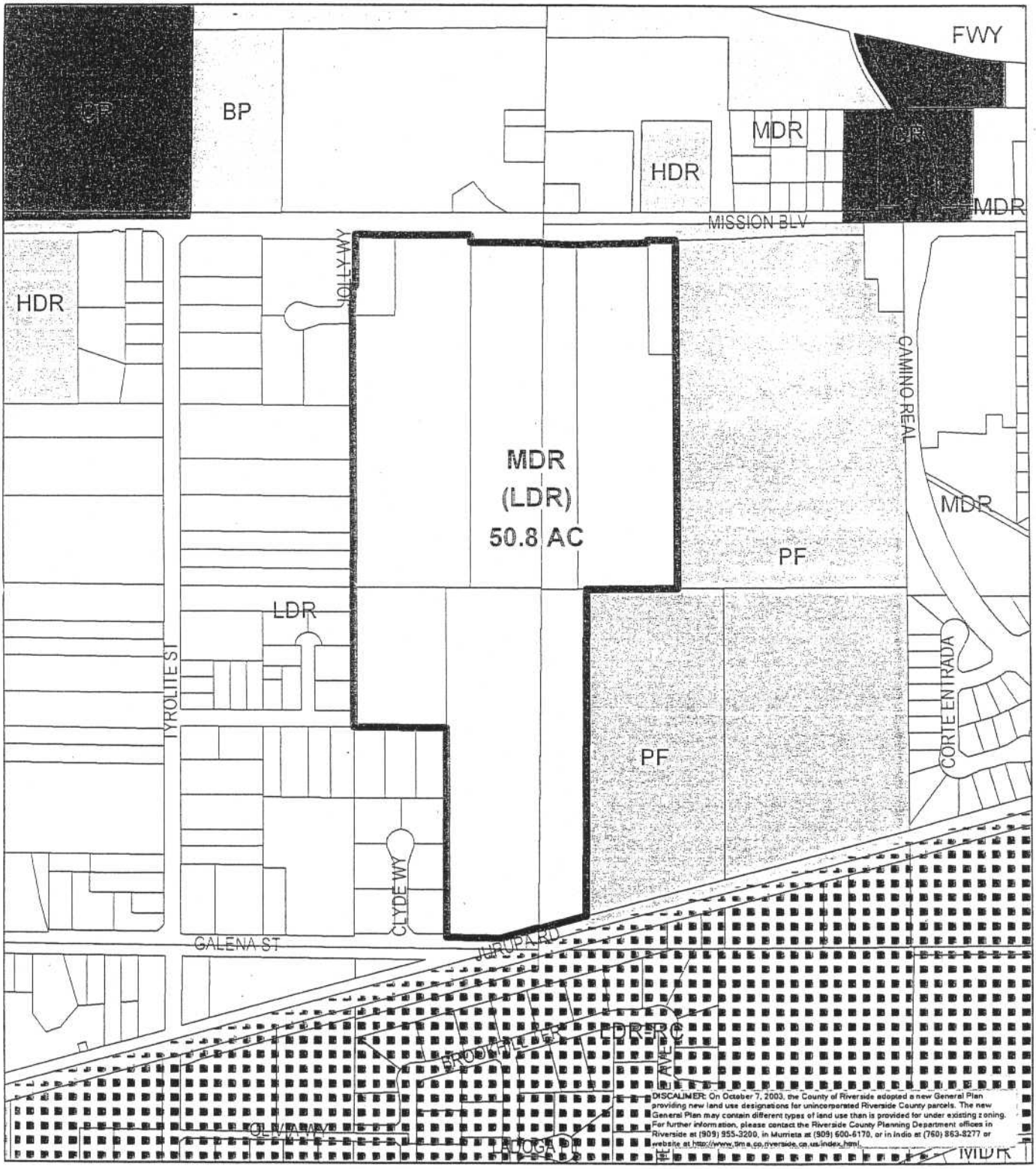
Supervisor Tavaglione
District 2

DATE DRAWN: 11/8/05

CZ07167 TR33675 GPA00750

Proposed General Plan

Planner: Grace Williams
Date: 11/16/05
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone District: Glen Avon

Township/Range: T2SR6W & T2SR5W

Section : 12 & 7

ASSESSORS BK. PG. 644 G7

THOMAS BROS.PG 171-19

0 275 550 1,100 1,650 Feet

EXHIBITS

THIRD SUPERVISORIAL DISTRICT

GPA00749

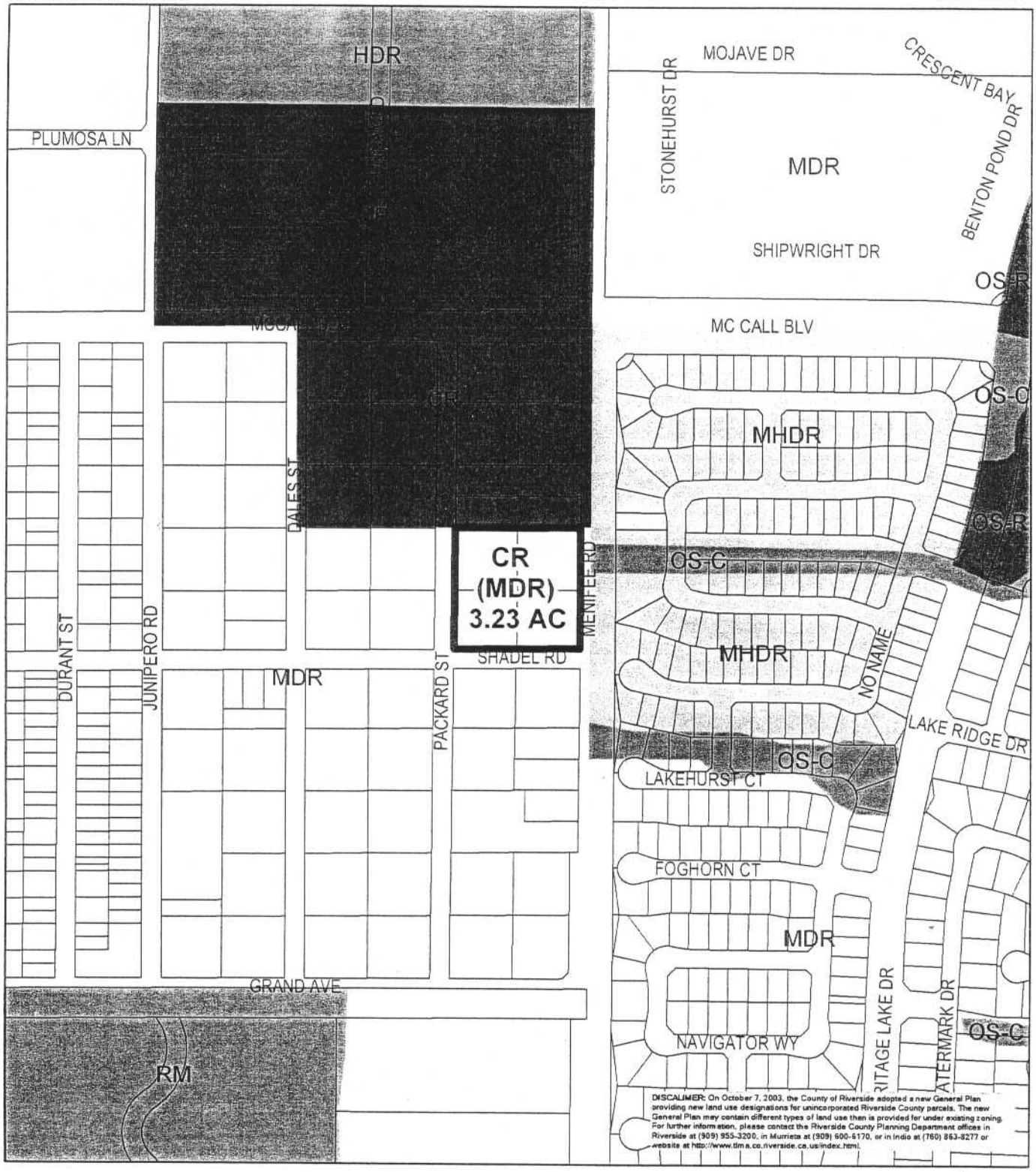
GPA00760

Supervisor Stone
District 3
DATE DRAWN: 11/16/05

GPA00749

Proposed General Plan

Planner: Maurice Vazquez
Date: 12/7/05
Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone District: Sun City
Township/Range: T5SR3W
Section : 23

N W E S

0 225 450 900 1,350 Feet

ASSESSORS BK. PG. 333-15

THOMAS BROS.PG 838 G4

GPA NO. 00760
GENERAL PLAN AMENDMENTS TO CITRUS/VINEYARD POLICY AREA OF THE SOUTHWEST AREA PLAN

(All added text is marked with *italic* font style and all deleted text is marked with ~~strikethrough~~ font effect)

1. Amend existing policy, SWAP 1.2, under Citrus/Vineyard Policy Area section of the Southwest Area Plan on page 23 with:

   SWAP 1.2 Require a minimum lot size of ~~five (5)~~ *ten (10)* acres for new residential tract maps and parcel maps.

2. Add a policy under Citrus/Vineyard Policy Area section of the Southwest Area Plan on page 23 stating as follows:

   SWAP 1.3 Encourage clustered developments in conjunction with onsite provision of vineyards for new residential tract maps and parcel maps where appropriate. In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area set aside for permanent provision of vineyards.

3. Change the subsequent numbering of policy under Citrus/Vineyard Policy Area section of the Southwest Area Plan.

4. Amend existing policy, SWAP 1.3, of the Citrus/Vineyard Policy Area section of the Southwest Area Plan on page 24 to read as follows:

   SWAP 1.4 Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, *and* delicatessens, ~~and bed and breakfast inns as incidental commercial uses~~ in conjunction with wineries ~~that maintain established on-site vineyards~~ on 10 acres or more *provided that at least:*

   - *75% of the project site is planted in vineyards;*
   - *75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and*
   - *The winery facility has a capacity to produce 3,500 gallons of wine annually.*

5. Add a policy under Citrus/Vineyard Policy Area section of the Southwest Area Plan on page 24 stating as follows:

   SWAP 1.5 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns on 10 acres or more, provided that at least 75% of the project site is planted in vineyards.

6. Add a policy under Citrus/Vineyard Policy Area section of the Southwest Area Plan on page 24 stating as follows:

SWAP 1.6 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 10 acres or more, country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:

- *75% of the project site is planted in vineyards;*
- *75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and*
- *The winery facility has a capacity to produce 3,500 gallons of wine annually.*

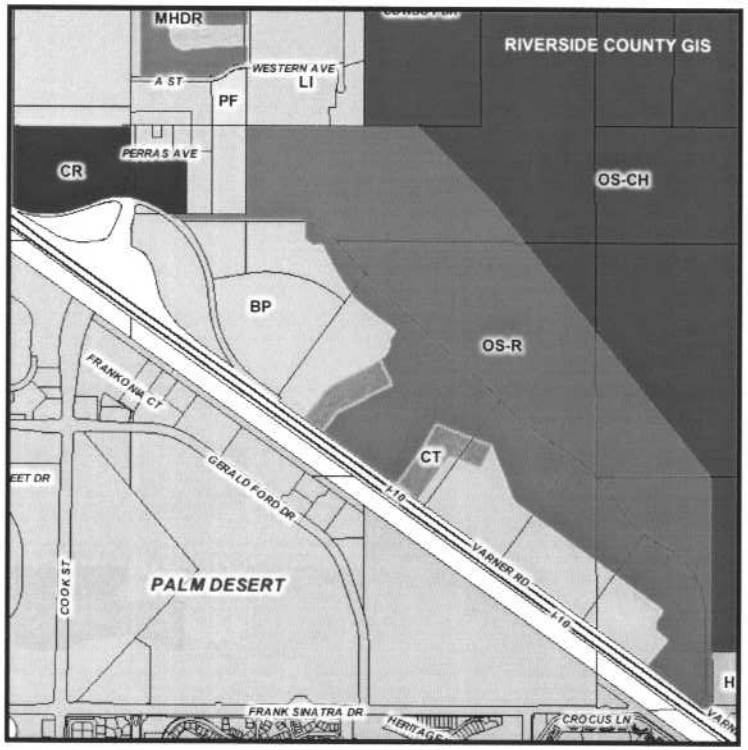
EXHIBITS

FOURTH SUPERVISORIAL DISTRICT

GPA00707

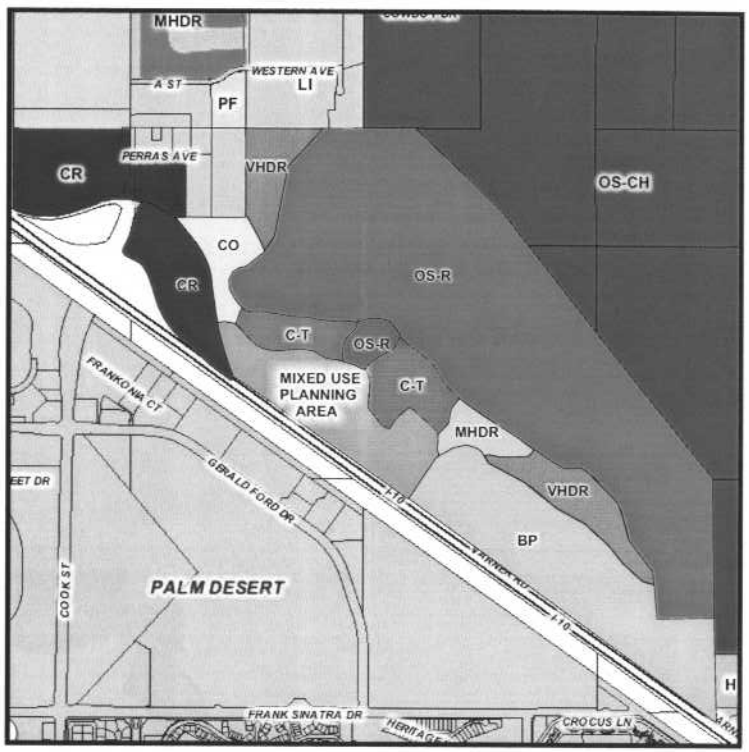
GPA00714

GPA00719



EXISTING GENERAL PLAN LAND USE DESIGNATIONS

- HIGHWAYS
- PARCELS
- BP - BUSINESS PARK
- CR - COMMERCIAL RETAIL
- CT - COMMERCIAL TOURIST
- HDR - HIGH DENSITY RESIDENTIAL
- LI - LIGHT INDUSTRIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- OS-CH - CONSERVATION HABITAT
- OS-R - OPEN SPACE RECREATION
- PF - PUBLIC FACILITIES
- CITIES



PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

- HIGHWAYS
- PARCELS
- BP - BUSINESS PARK
- CR - COMMERCIAL RETAIL
- CO - COMMERCIAL OFFICE
- CT - COMMERCIAL TOURIST
- HDR - HIGH DENSITY RESIDENTIAL
- LI - LIGHT INDUSTRIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- VHDR - VERY HIGH DENSITY RESIDENTIAL
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- OS-CH - CONSERVATION HABITAT
- OS-R - OPEN SPACE RECREATION
- PF - PUBLIC FACILITIES
- CITIES

GENERAL PLAN AMENDMENT EXHIBIT

Stantec

NORTHSTAR
40421.03.000 SPECIFIC PLAN

NOT TO SCALE

N

Exhibit A

"GPA NO. 707, EXHIBIT B"

Amend the second paragraph of the **Specific Plans** sub-section of the **Policy Areas** section of the Western Coachella Valley Area Plan, on page 27 of the Area Plan text, to read as follows (new text in italics, deleted text in ~~strikethrough~~):

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The *seven* ~~eight~~ specific plans located in the Western Coachella Valley planning area are listed in Table 3, Adopted Specific Plans in Western Coachella Valley Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan, with the exception of Specific Plan No. 170 (Tesoro).

Amend Table 3 within the Specific Plans sub-section on the same page to read as follows (new text in *italics*, deleted text in ~~strikethrough~~):

Table 3: Adopted Specific Plans in the Western Coachella Valley Area Plan

Specific Plan	Specific Plan #
Mission Lakes	107
North Star	*343* ~~151~~
Tesoro	170
Andreas Cove	211
Coral Mountain*	218
Adams Ranch	231
Sun City Palm Desert	281

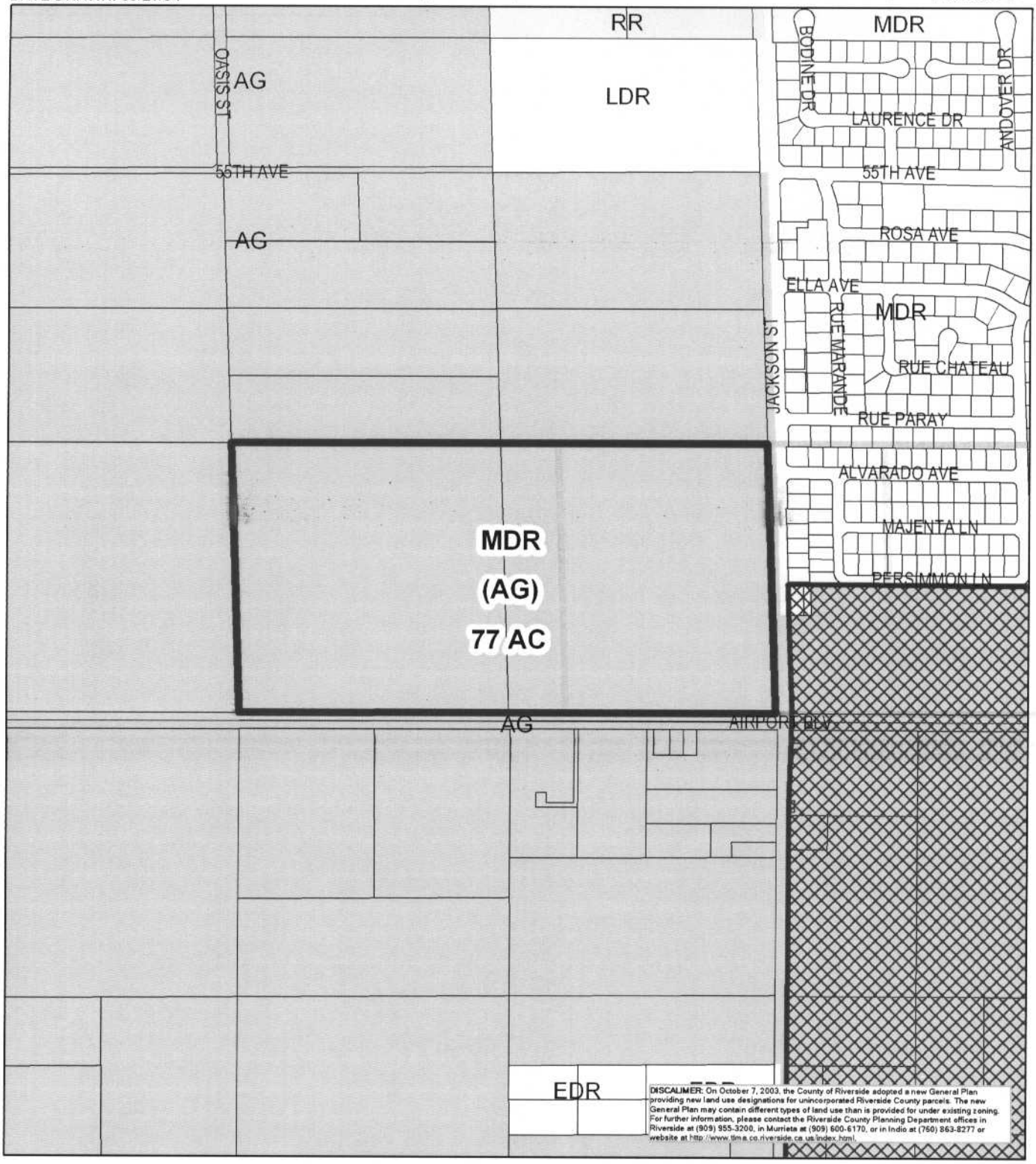
* Portions of this specific plan extend into a neighboring Area Plan.

Supervisor Wilson
District 4
DATE DRAWN: 09/21/04

CZ07029 TR32861 GPA714

Proposed General Plan

Planner: Jay Olivas
Date: 10/06/04
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone District: Lower Coachella Valley

Township/Range: T6SR7E
Section : 14

N
W E
S

0 305 610 1,220 1,830
Feet

ASSESSORS BK. PG. 767-36

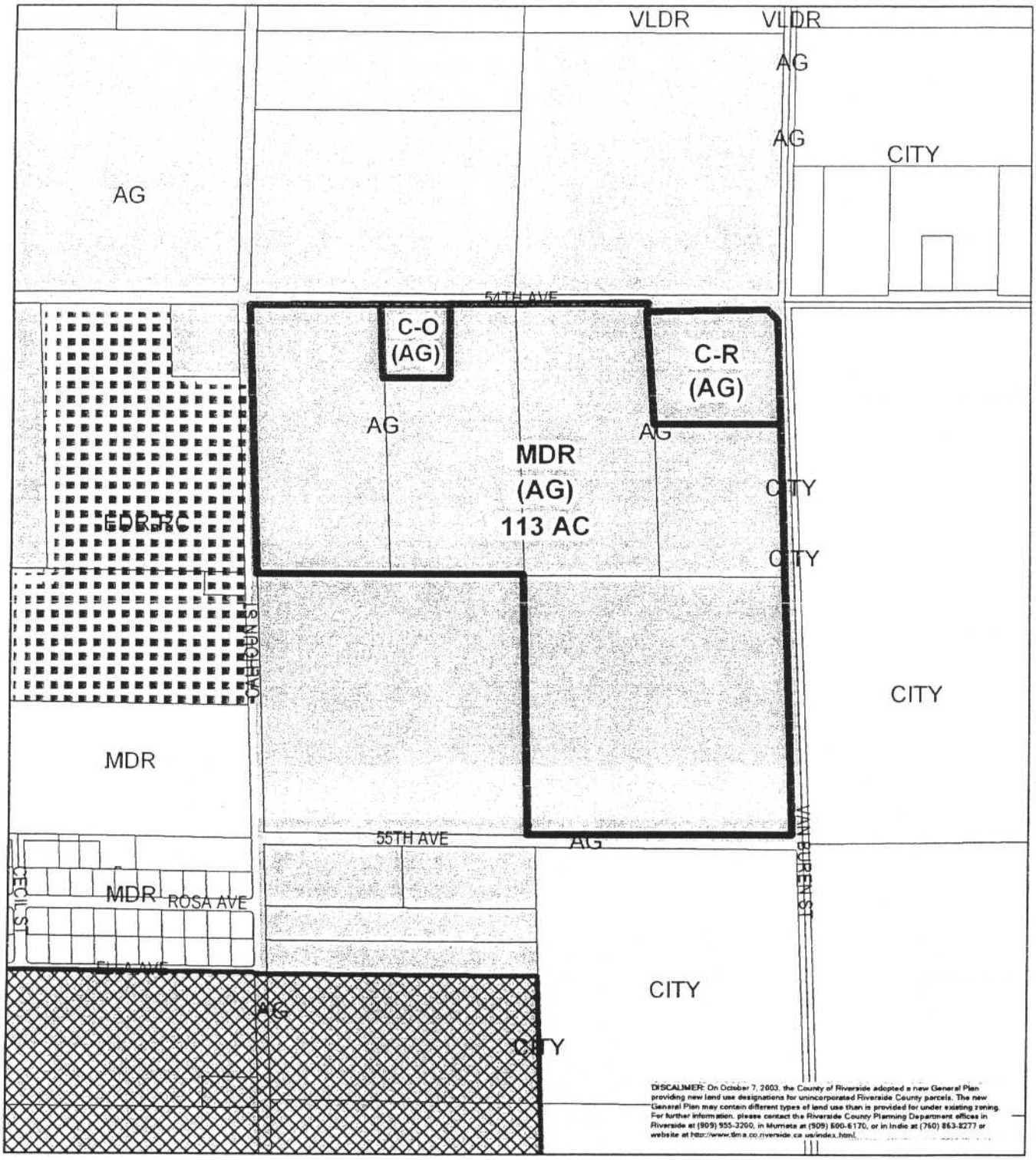
THOMAS BROS.PG 5530 G4

Supervisor Wilson
District 4
DATE DRAWN: 1/28/05

CZ07049 TR33045 GPA00719

General Plan

Planner: Jay Olivas
Date: 4/13/05
Exhibit 6A



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone District: Lower Coachella Valley

Township/Range: T6SR7E
Section : 13

0 305 610 1,220 1,830
Feet

ASSESSORS BK. PG. 767-39

THOMAS BROS.PG 5530 J2

REFERENCED DOCUMENTS

The following is a compilation of initial studies (environmental assessments) and Specific Plan resolutions referenced in general plan amendment findings as being attached to Resolution No. 2006-141:

GPA Case No.	Environmental Assessment or Referenced Document
750	40208
749	40199
760	40322
707	Resolution No. 2006-108
714	39738
719	39805

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA40208
Project Case Type (s) and Number(s): GPA750/CZ7167/TR33675
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: Grace Williams, Urban Regional Planner IV
Telephone Number: (951) 955-3626
Applicant's Name: Victoria Homes
Applicant's Address:

I. PROJECT INFORMATION

A. **Project Description: General Plan Amendment No. 750** is to amend the property designation of Low Density Residential (LDR) to Medium Density Residential (MDR).

Change of Zone No. 7167 is to change the current zoning of Light Agriculture (A-1) to Planned Residential Development (R-4) to allow for 6,000 square foot minimum lots, and One-Family Dwellings (R-1) to allow for 7,200 square foot lots.

Tentative Tract Map No. 33675 is a proposal to subdivide 50.8 gross acres into 191 residential lots. Eighty eight (88) of the proposed lots will have a minimum lot size of 6,014 square feet (net), while one-hundred and three (103) of the proposed lots will have a minimum lot size of 7,200 square feet (net). The map also includes a 59,397 square foot park with a landscaped detention basin element, a 13,378 square foot tot lot, a regional trail along the easterly property line, and a community trail along Mission Boulevard.

B. **Type of Project:** Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. **Total Project Area:** 50.8 gross acres

Residential Acres:	**Lots:** 191	**Units:** 191	**Projected No. of Residents:**
Commercial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Industrial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other: Recreational			

D. **Assessor's Parcel No(s):** 171-190-003, 004, 006; 171-220-002, 005; 183-020-001, 006, 021, 022.

E. **Street References:** Northerly of Jurupa Avenue, Westerly of Camino Real, and Southerly of Mission Boulevard.

F. **Section, Township & Range Description or reference/attach a Legal Description:** Township 2 South, Range 6 West, Section 12

G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently occupied by rural residential uses along Mission Boulevard. One single family resident occupies the southerly portion of the site, and this resident will remain under the proposed map. Most of the site is vacant with neighboring rural type of uses. The site is generally flat along Mission, with sloping areas generally in the central location. Most of the site currently drains toward the southwesterly portion of the property.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. **General Plan Elements/Policies:** Mission Boulevard Policy Area

1. **Land Use:** Low Density Residential (1/2 AC Min)
2. **Circulation:**
3. **Multipurpose Open Space:** Area Not Designated As Open Space
4. **Safety:**
5. **Noise:**
6. **Housing:**
7. **Air Quality:**

B. **General Plan Area Plan(s):** Jurupa

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Low Density Residential

E. **Overlay(s), if any:** None.

F. **Policy Area(s), if any:** Mission Boulevard

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Community Development: Low Density Residential (LDR); Rural Community: Low Density Residential (RC:LDR); and Public Facilities (PF).

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** None
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Light Agriculture (A-1)

J. **Proposed Zoning, if any:** Planned Residential (R-4), One-Family Dwellings (R-1)

K. **Adjacent and Surrounding Zoning:**

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Agriculture Resources	☒ Hydrology/Water Quality	☐ Recreation

☐ Air Quality	☒ Land Use/Planning	☐ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☐ Cultural Resources	☐ Noise	☐ Other
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation

measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

10/31/2005
Date

Grace Williams
Printed Name

For Robert C. Johnson, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☐	☒

Source: RCIP Figure C-7 "Scenic Highways"

Findings of Fact: The proposed project is not located near any designated scenic highway corridors. It would not substantially damage scenic resources, including but not limited to trees, rock outcroppings and unique or landmark features. It would not obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. The proposed project will replace existing vacant and rural properties with a planned community that will implement park developments, road improvements and landscaped trails for community use. The project is adjacent to a newly developed high school (Rubidoux High School) and will provide for an improved access way into the school site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☐	☒

Source: GIS database, Ord. No. 655

Findings of Fact: The proposed project is located more than 65 miles outside of the Mt. Palomar Observatory Zone.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: No monitoring is required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: Site Visit, Project Description

Findings of Fact: The proposed project will replace vacant and largely rural parcels with an urban development that includes 191 residential lots varying from 6,000 to 7,200 square foot lots. The development would create a new source of substantial light or glare that would adversely affect nighttime views in the area.

Mitigation: The development is conditioned to implement hooded or directed lighting on all structures.

Monitoring: Compliance with lighting conditions will be monitored during the permitting process.

AGRICULTURE RESOURCES Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☒	☐	☐
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☒	☐	☐
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

Source RCIP Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact: The project site is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. However, it is directly east of existing properties that are zone for agricultural use (A-1). The project is conditioned to comply with Ag/Dairy Notification practices which state that the land divider must notify all initial and future purchasers of neighboring agricultural uses to the site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: The project is conditioned to comply with Ag/Dairy Notification practices. (COA.50.PLANNING.28)

Monitoring: Compliance with conditions of approval related to Ag/Dairy Notification will be completed prior to map recordation.

AIR QUALITY Would the project				
5. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Short term impacts to air quality would result from construction activities. Air pollutants would be emitted by construction equipment and fugitive dust would be generated during grading and removal of existing on-site dairy facilities and structures. Long-term air emissions would occur associated with vehicular automobile trips and potential stationary source emissions due to energy consumption and natural gas and electricity usage. The project would introduce sensitive receptors (residences) into an area affected by degraded local and regional air quality during project development.

Mitigation: The project is conditioned to comply with Riverside County Ordinance No. 742 during project grading activities. (60.PLANNING.27)

Monitoring: Compliance with air quality measures will be monitored during the permitting process.

BIOLOGICAL RESOURCES Would the project				
6. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☐	☒
b) Have a substantial adverse effect, either directly or	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: GIS Database, Site Visit; PDB #3862 and PDB #3952

Findings of Fact: The project site is not located within any criteria cells for the Multiple Species Habitat Conservation Plan (MSHCP). A general biology study was prepared for the project (PDB03862) that identified no sensitive species on the project site as listed on local or regional plans, policies, regulations, or by the CA. Department of Fish & Game or U.S. Fish and Wildlife. A habitat assessment was also completed for Narrow Endemics that identified negative results on the existence of biological resources that qualified for conservation under the MSHCP or other conservation policies and ordinances. An MSHCP compliance letter, dated September 13, 2005 was submitted to the applicant by our Environmental Programs Department.

Mitigation: As with other residential developments in the County, the project is conditioned for a 30-day pre-construction burrowing owl survey, in accordance with Object 6 of the Species Account for the Burrowing Owl. (COA.60.EPD.1)

Monitoring: Compliance with the burrowing owl requirement will b completed during the permitting process.

CULTURAL RESOURCES Would the project				
7. **Historic Resources** a) Alter or destroy an historic site?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☒	☐	☐

Source: Site visit, Project Application Materials, PDA # 3535

Findings of Fact: Archaeological Report No. PDA3535 was completed for the subject site that identified no significant findings with relation to historic resources. The existing vegetation on the project site, with overgrown weeds and trash collected from illegal dumping of materials on the site, made it difficult for observers to further identify the historical significance of structures on site.

Mitigation: A supplemental cultural resources study is required, and must be reviewed and approved by the County Recreation and Parks Department prior to any grading permit issuance.

Monitoring: Compliance with the required cultural resources study will be completed during the permitting process.

8. Archaeological Resources a) Alter or destroy an archaeological site.	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: Project Application Materials; PDA -3535

Findings of Fact: An archaeological report was prepared for the project site and submitted August of 2005. No archaeological findings of significance were identified. Because the following condition is placed on all projects in the event that findings are made during the development process, it is not considered to be mitigation: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☒	☐	☐

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The property is mapped by Riverside County as having a paleontological sensitivity of "High B," defined as having the potential to yield fossils at or below 4 feet of depth. Potential impacts to paleontological resources could occur during grading if found to be present.

Mitigation: A supplemental cultural resources study is required, and must be reviewed and approved by the County Recreation and Parks Department prior to any grading permit issuance.

Monitoring: Compliance with the required cultural resources study will be completed during the permitting process.

GEOLOGY AND SOILS Would the project				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☐	☒
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒

Source: Geologist Comments, Geo Report No. 1505

Findings of Fact: The project site is not located within an Alquist-Priolo Fault Zone or a County Fault Hazard Zone. According to Geo Report No. 1505, the site lies 14 kilometers from the San Jacinto Fault, 19 kilometers from the Cucamonga (sic) Fault and 25 kilometers from the San Andreas Fault.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

11. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

Source: RCIP Figure S-3 "Generalized Liquefaction"; Geo Report No. 1505

Findings of Fact: According to the RCIP, the site is located within an area of liquefaction potential. Geological Report No. 1505, dated August 18, 2005, was prepared for the project site by Soils Southwest. The report concluded that groundwater was not encountered to the maximum depth of approximately 23 feet below ground surface. Utilizing a worse case scenario of 14 feet, the soils encountered should be considered as non-liquefiable. The site can be developed in a geologically safe and stable manner.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☒	☐	☐

Source: RCIP Figure S-18 "Inventory of Hazardous Materials"

Findings of Fact: The project site is subject to a relatively high ground shaking risk. Single family residential uses constructed in accordance with the Uniform Building Code are acceptable uses and considered suitable within the risk zone. As conditions of project approval, the County will require the construction of structures and facilities to adhere to the standards and requirements detailed in the California Building Code (Title 24), County Building Code, and/or professional engineering standards appropriate for the seismic zone in which construction may occur.

Monitoring: Riverside County's Geologist and Building and Safety Department will monitor that compliance with the site specific geotechnical requirements are accomplished through its permitting process.

Monitoring: Compliance with Building & Safety Code and Requirements will be completed during the permitting process.

13. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☐	☒

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: Soils consist of alluvial soil deposits, mantled by manure, topsoil, windblown sand, and/or artificial fill. The project site is relatively flat with generally sloping areas toward the middle of the site. No landslides are documented within or adjacent to the project site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☐	☒

Source: Resolution No. 94-125, RCIP, Geo Report No. 1505

Findings of Fact: According to the Geological Report No. 1505, excavated slopes on site cut into granitic rock, and soils present are considered suitable for foundation and fill support. The project would not be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: No monitoring is required.

15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source: Site visit, Project Application, Geo Report No. 1505

Findings of Fact: No other geologic hazards related to seiche, mudflow or volcanic hazards were identified.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Slopes a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Riv. Co. 800 Scale Slope Maps

Findings of Fact: The project would not create cut or fill slopes greater than 2:1 or higher than 10 feet. It would not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

Findings of Fact: According to the Geological Report No. 1505, excavated slopes on site cut into granitic rock, and soils present are considered suitable for foundation and fill support. The project would not be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Erosion	☐	☐	☐	☒
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	☐	☐	☐	☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: The proposed project would require the construction of new storm water drainage systems to accommodate the additional run-off associated with the increase of impervious surfaces on site. The storm water system would convey storm water into a water quality detention basin proposed just north of Sherry Lane. A storm drain from the water quality basin will direct flows to the Flood Control District's existing storm drain at Tyrolite Street and Jurupa Avenue. Thus, the project would not create an erosion-related impact, either on- or off-site (including channels, rivers, streams, or lakes).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	☐	☐	☐	☒
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The property is mapped within a High Wind Erodibility Zone. The site is currently occupied with overgrown plants with trash deposits from illegal dumping, with residential uses dispersed along the northerly portion of the property, and one resident to the south. Mitigation measures for air quality impacts during construction will limit any temporary wind erosion impacts on site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials	☐	☒	☐	☐
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source: Project materials

Findings of Fact: The predominant land use proposed for the project is residential development. These uses have little potential for storage of toxic substances with the exception of household chemicals. Common household chemicals are of such a low concentration and volume that they pose no significant impacts to human health and safety. Prior to or during grading and construction, existing onsite structures would be removed from the property. The presence of hazardous materials (i.e. lead-based paint, mercury, asbestos, mold, methane gas) associated with the former uses may be present. Prior to grading, the project has been conditioned to conduct a Phase II Hazardous Materials Study and to remediate any hazardous materials per the Environmental Health Department.

Mitigation: The project is conditioned for a Phase II Hazardous Materials Study. Said study must be reviewed and approved by the Environmental Health – Haz Mat Department, prior to the issuance of any grading permit. (60.E HEALTH GRADE.1)

Monitoring: Compliance with Environmental Health conditions of approval will be accomplished during the permitting process.

21. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source: RCIP Figure S-19 "Airport Locations"

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project site is not within an airport influence area, airport safety zone, nor is it impacted by aircraft noise contours. Thus, the project would not impact or be impacted by airport activity.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Hazardous Fire Area a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Source: RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS

Findings of Fact: The project site is not located within a mapped hazardous fire area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
b) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☐	☐	☒

Source: Riverside County Flood Control District Flood Hazard Report.

Findings of Fact: The project site is not located within a 100-year or 500-year flood zone and is not subject to inundation resulting from dam failure. Implementation of the project will include grading operations that will result in potential short-term erosion and sedimentation impacts. The project also would permanently alter the composition of the surface runoff by grading the site surfaces; by construction of impervious surfaces such as streets, roofs and parking facilities; and by irrigation of landscaped areas.

Mitigation: The project will be required to comply with the Regional Water Quality Control Board, and NPDES. The NPDES Permit requires the project to prepare and submit to the County for approval a project-specific Water Quality Management Plan (WQMP). The WQMP will require the project to implement site, source and treatment control best management practices (BMPs) to minimize the discharge of pollutants in stormwater and to prevent non-stormwater discharges to municipal separate storm water sewer system (MS4s). (COAs.60.FLOOD RI.2 through 8)

Monitoring: Compliance with conditions of approval set forth by the Flood Control District will be monitored during the permitting process.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☐	☒
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report

Findings of Fact: The project site is not within a 100-year flood hazard area. Thus, no impacts associated with flooding would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project				
25. Land Use	☐	☐	☒	☐
a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: RCIP, GIS, Project Materials

Findings of Fact: The project is located within the Jurupa Area Plan. General Plan Amendment No. 750 will change the landuse designation from Low Density Residential (1/2 AC Min) to Medium Density Residential (2 – 5 DU/AC). The project also includes Change of Zone No. 7167, which will change the existing zone of A-1 (20,000 square feet minimum) to R-4 and R-1 (6,000 to 7,200 square feet minimum). The proposed project is proposing an urban development within an area that currently has rural type of uses, with animal keeping on ½ acre lots. However, the development of residential lots that are less than the typical ½ acre lot size, near a new high school on Mission, is indicative of the urban development of the area. According to the County General Plan, the proposed R-1 and R-4 zones are highly consistent with the proposed general plan designation. The site is not in a city sphere of influence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Planning	☐	☐	☐	☐
a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?	☐	☐	☐	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☐	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☐	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☐

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact: Change of Zone No. 7167 proposes to change the zoning classification of Light Agriculture (A-1) to One Family Dwellings (R-1) and Planned Residential Development (R-4). Although the Jurupa Area Plan designates areas to the east and west for Low Density Residential uses, they are currently agricultural in character and are still zoned as such. The placement of urban

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

residential uses in an agricultural area may result in land use conflicts. The project is consistent with the proposed general plan and zoning designations. Both proposed designations under CZ7167 and GPA750 are consistent with the Community Development foundation of the site. As such, the project would not result in land use consistency impacts beyond those previously disclosed in County's General Plan EIR.

Mitigation: The project will be conditioned to comply with Riverside County's "Right to Farm" Ordinance (Ordinance No. 625). The ordinance is intended to provide for a means of giving notice to prospective buyers of homes in newly built subdivisions and recently subdivided parcels that they are moving into an agricultural area and that a farm shall not be or become a nuisance simply because residential uses have entered the area and are offended by the odors, dust, etc. (COA.50.PLANNING.28)

Monitoring: Compliance with land use requirements will be monitored during the permitting process.

MINERAL RESOURCES Would the project				
27. Mineral Resources	☐	☐	☐	☒
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: RCIP Figure MS-5 "Mineral Resources Area"

Findings of Fact: The project site is not located within an area of known mineral resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in				
Definitions for Noise Acceptability Ratings				
Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.				
NA - Not Applicable	A - Generally Acceptable	B - Conditionally Acceptable		
C - Generally Unacceptable	D - Land Use Discouraged			
28. Airport Noise	☐	☐	☐	☒
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: RCIP Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project site is not within an airport influence area, nor is it impacted by aircraft noise contours. Thus, the project would not be impacted by airport activity.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

29. Railroad Noise NA ☐ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Findings of Fact : The nearest railroad to the site is less than1 mile to the west of the property; therefore, the project will not be impacted by railroad noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

30. Highway Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☒	☐	☐

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact: The project site is located approximately ½ mile south of the I-60 Freeway. The noise levels from the freeway, in addition to Mission Boulevard and Jurupa Road, may exceed the County's noise standards for adjacent residential lots.

Mitigation: The proposed development includes the development of decorative walls, with enhanced landscaping along Mission Boulevard and Jurupa Road. Such barriers would be implemented to protect existing residents and future residents to potential highway noise along the freeway, Mission Boulevard and Jurupa Road.

Monitoring: Compliance with conditions of approval related to wall and landscaping treatments will be monitored during the permitting process.

31. Other Noise	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Project description and materials

Findings of Fact: Short-term construction-related noise impacts would occur during project grading and construction. Significant impacts related to construction noise would be avoided through compliance with the County's noise ordinance and site-specific measures. Noise also may be generated at the school and park sites which could impact adjacent residential homes, and high school. All projects are required during the permitting stage to submit a construction plan prior to grading. These plans are reviewed by the Building & Safety – Grading and Geology Division, as a standard practice on all new developments.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

Source: Project materials and description

Findings of Fact: The change in land use from vacant and agriculture type of uses to a residential development will have a less than significant ambient noise increase. The project will not cause exposure of persons to or generation of noise levels or vibration levels in excess of standards established by the County of Riverside. Although the project's contribution to vehicular-related noise on area roadways would not result in a potentially significant direct adverse impact, it would contribute a small amount of noise to the existing noise levels along some road segments.

Mitigation: No mitigation measure is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project				
33. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source: Project description and materials, GIS

Findings of Fact: The project is located in the Jurupa Area Plan and is consistent with the proposed Area Plan land use designation of "Medium Density Residential (2-5 du/ac)." The project would not generate a population or population growth beyond that envisioned to occur by the approved Jurupa Area Plan. The project is therefore consistent with the finding of "less than significant impact" previously disclosed in County's General Plan EIR for population and housing.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
34. Fire Services	☐	☒	☐	☐

Source: RCIP Safety Element

Findings of Fact: The project is not located within an identified high fire hazard area. The site is presently served by Fire Station 17 (Glen Avon) located at 10400 San Sevaine Way, Glen Avon. Buildout of the project would result in an increase in population and residential structures, increasing the need for fire emergency services and facilities. The proposed project site will require an Urban Category II level of service, requiring a fire station within three miles of all areas of the project and a full first alarm assignment operating on the scene of a fire within 15 minutes of dispatch. In addition, infrastructure to support fire suppression activities such as a fire hydrant system and paved access to the proposed project area will be required. The need for additional fire protection services would not create service impacts beyond those previously disclosed in County's General Plan EIR. As with all new developments in the County, the project is conditioned for the payment of mitigation fees pursuant to Ordinance No. 659.6 for the funding of public facilities.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities.

Mitigation: The project is conditioned to comply with the provisions identified in the Uniform Fire Code, Fire Protection Regulations.

Monitoring: Compliance with all Fire Department conditions of approval will be monitored during the permitting process.

35. Sheriff Services	☐	☐	☒	☐

Source: RCIP

Findings of Fact: Law enforcement services to the project area are primarily provided by the Jurupa Valley Station, which is located at 7477 Mission Boulevard in Riverside. Buildout of the project will result in an increase in population, increasing the need for sheriff services and facilities. As with all new developments in the County, the project is conditioned for the payment of mitigation fees pursuant to Ordinance No. 659.6 for the funding of public facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Schools	☐	☐	☒	☐

Source: Jurupa Unified School District

Findings of Fact: The proposed project site is located within the jurisdictional boundaries of the Jurupa Unified School District (JUSD). Buildout of the project will result in an increase in school age population, increasing the need for school services and facilities.

Mitigation: Prior to the issuance of each residential building permit(s), school fees shall be paid in accordance with the requirements of the State of California (Senate Bill 50) or the applicant shall enter into a mitigation agreement with the Jurupa Unified School District. (COA.80.PLANNING.12)

Monitoring: Compliance with State regulations relating to school fees will be monitored during the permitting process.

37. Libraries	☐	☐	☒	☐

Source: RCIP

Findings of Fact: The project site is located within the Riverside County Public Library service area. Buildout of the project will result in an increase in population, increasing the need for public library services and facilities. As with all new developments in the County, the project is conditioned for the payment of mitigation fees pursuant to Ordinance No. 659.6.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Health Services	☐	☐	☒	☐

Source: RCIP

Findings of Fact: The proposed project site lies within the service parameters of several health care facilities. The nearest facility to the project area is the Riverside Community Hospital, located approximately 7 miles east of the project site at the southwest corner of 14th Street and Market Street. Buildout of the project would result in an increase in population, increasing the need for medical services and facilities. Riverside County conducts periodic medical needs assessments and funds the construction and/or expansion of medical facilities according to the level of medical demand. The project will be conditioned for the payment of mitigation fees pursuant to Ordinance No. 659.6 for the funding of public facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION				
39. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☒	☐	☐

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact: The Jurupa Community Services District (JCSD) administers the acquisition, improvement, and operation and maintenance of parks within the Jurupa area. The project proposes approximately 5 acres of open space for recreational use.

Mitigation: The project is conditioned to comply with parkland requirements as established in the Quimby Act. (COAs.50.PLANNING.8 and 90.PLANNING.4)

Monitoring: Compliance with required Quimby fees will be monitored during the permitting process.

40. Recreational Trails	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project proposes a 10 ' wide trail and a 20' swale along the easterly portion of the project site, and a 10' wide community trail with enhanced landscaping along Mission Boulevard.

Mitigation: The project is conditioned to offer for dedication to the County of Riverside all easements on the map for community trail purposes. The easement must be reviewed and approved by the County Parks District prior to map recordation.

Monitoring: Compliance with trails requirements will be monitored during the permitting process.

TRANSPORTATION/TRAFFIC Would the project				
41. Circulation a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☒	☐	☐
b) Result in inadequate parking capacity?	☐	☐	☒	☐
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☒	☐	☐
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
h) Cause an effect upon circulation during the project's construction?	☐	☒	☐	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: RCIP

Findings of Fact: The proposed project is located south of Mission Boulevard and north of Jurupa Avenue. Frontage improvements to these roadways are proposed as part of the project. The addition of project traffic to the existing and planned circulation system has the potential to result in less than significant impacts with mitigation. It is anticipated that acceptable levels of service on local roadway segments and intersections will be met with implementation of road improvements and street lights, as identified on the project traffic study.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: As part of the project improvements, the developer is responsible for: (a) placing traffic signals at the intersection of: Mission Boulevard and proposed project access drive; providing turning lanes as required by the County Transportation Department at Jurupa Road and Mission Boulevard; ensuring street sweeping services for all public streets near and within the development.

Monitoring: Compliance with conditions of approval set forth by the Transportation Department will be completed during the permitting process.

42. Bike Trails	☐	☐	☐	☒

Source: RCIP

Findings of Fact: No bike trails are included as part of the proposed project; nor is it required by the County General Plan for the project site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

Source: Department of Environmental Health Review

Findings of Fact: The Jurupa Community Services District (JCSD) administers the provision of domestic water in the Glen Avon District. The project would generate the need for expanded water services from JCSD. During project review, the County received a Will Serve letter from JCSD for the proposed use. Final water and sewer plans will be reviewed by County agencies during the final map and permitting process to ensure that adequate services will be provided to the site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Source: Department of Environmental Health Review

Findings of Fact: The Jurupa Community Services District (JCSD) administers the provision of domestic water in the Glen Avon District. The project would generate the need for expanded water services from JCSD. During project review, the County received a Will Serve letter from JCSD for the proposed use. Final water and sewer plans will be reviewed by County agencies during the final map and permitting process to ensure that adequate services will be provided to the site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Source: RCIP, Letter from Riverside County Waste Management

Findings of Fact: Development of the project, as well as the construction phase of the project, would increase the amount of solid waste generated in the area. The Riverside County Waste Management Department will provide solid waste services to the project site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Utilities

a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Source: RCIP

Findings of Fact: The residential and park land uses proposed by the project would use electricity and natural gas as the dominant sources of energy. Electricity would be provided by Southern California Edison Company. Gas will be provided by Southern California Gas Company. The proposed project would not be regarded as an energy intensive land use. Energy consumption levels would not be expected to exceed typical requirements for similar urban development, and service providers have indicated an ability to serve the project without significantly affecting the provision of energy resources.

Mitigation: No mitigation is required.

Monitoring: Monitoring for utility services will be accomplished during the permitting process.

OTHER				
47. Other:	☐	☐	☐	☒

Source: Staff review

Findings of Fact: No other specific issues have been identified for evaluation.

Mitigation: None required.

Monitoring: None required.

OTHER				
48. Other:	☐	☐	☐	☒

Source: Staff review

Findings of Fact: No other specific issues have been identified for evaluation.

Mitigation: None required.

Monitoring: None required.

OTHER				
49. Other:	☐	☐	☐	☒

Source: Staff review

Findings of Fact: No other specific issues have been identified for evaluation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: None required.

Monitoring: None required.

MANDATORY FINDINGS OF SIGNIFICANCE

50.	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

Source: Staff review, Application materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51.	Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☐	☐	☒

Source: Staff review, Project application

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

52.	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	☐	☐	☐	☒

Source: Staff review, project application

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable

53.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

RCIP: Riverside County Integrated Project

GEO1505: Feasibility Study Preliminary Report of Soils and Foundation Evaluations March 23, 2005

PDA3535: Phase I Archaeological Report for Mission Estates

PDB3952: Habitat Assessments for Narrow Endemics for Mission Estates

PDB3862: General Biology Study for Mission Estates

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

Y:\Planning Master Forms\EA.doc

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA40199
Project Case Type (s) and Number(s): GPA00749 & CZ07163
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: Miguel Angel Vazquez, Contract Planner
Telephone Number: (951)955-24028
Applicant's Name: Jeffrey B. Compton
Applicant's Address: P.O. Box 1152 Temecula, CA 92593

I. PROJECT INFORMATION

A. Project Description:
General Plan Amendment No.749 is a proposal to change the existing Medium Density Residential (MDR) Land Use designation to Commercial Retail (C-R). Change of Zone No. 7163 is a proposal to change the existing Controlled Development Area (W-2) zone to Scenic Highway Commercial (C-P-S) zone. The 4.04 site is comprised of four parcels of approximately 1 acre each. Three of the parcels are vacant except for the one located to the southeast corner which has a single family house.

The project site is located north of Shadel Road, south of McCall Boulevard, east of Packard Street and west of Menifee Valley Road.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 4.04 Gross Acres

Residential Acres:	**Lots:**	**Units:**	**Projected No. of Residents:**
Commercial Acres: 4.04	**Lots:** 4	**Sq. Ft. of Bldg. Area:** n/a	**Est. No. of Employees:** n/a
Industrial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other:			

D. Assessor's Parcel No(s): 333-152-005,006,007,008

E. Street References: North of Shadel Road, south of McCall Boulevard, east of Packard Street and west of Menifee Valley Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 23 Township 5S Range 3W

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is mostly vacant and a single family home exists to the southeast corner of the project area. Vacant land and scattered single family homes surround the site. A recreational vehicle storage is found to the south of the project area. The topography is flat and the vegetation is comprised of non-native species.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies: Highway 79 Policy Area
B. General Plan Area Plan(s): Sun City/ Menifee Valley

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Existing Land Use: Medium Density Residential (MDR) Proposed Land Use: Commercial Retail (CR)

E. **Overlay(s), if any:** N/A

F. **Policy Area(s), if any:** Highway 79 Policy Area

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

North: Area Plan: Sun City/ Menifee Valley; Foundation Component: Community Development; Land Use: Commercial Retail (CR); Overlay: N/A; Policy Area: Highway 79 Policy Area.

South: Sun City/ Menifee Valley; Foundation Component: Community Development; Land Use: Medium Density Residential (MDR); Overlay: N/A; Policy Area: Highway 79 Policy Area.

West: Sun City/ Menifee Valley; Foundation Component: Community Development; Land Use: Medium Density Residential (MDR); Overlay: N/A; Policy Area: Highway 79 Policy Area.

East: Sun City/ Menifee Valley; Foundation Component: Community Development/Open Space; Land Use: Medium High Density Residential (MHDR) and Open Space- Conservation (OS-C); Overlay: N/A; Policy Area: Highway 79 Policy Area.

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Controlled Development Areas (W-2)

J. **Proposed Zoning, if any:** Scenic Highway Commercial (C-P-S)

K. **Adjacent and Surrounding Zoning:** North: Scenic Highway Commercial (C-P-S)
South: Controlled Development Areas (W-2)
East: Specific Plan No. 301
West: Controlled Development Areas (W-2)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Agriculture Resources	☐ Hydrology/Water Quality	☐ Recreation
☐ Air Quality	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☐ Cultural Resources	☐ Noise	☐ Other
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date 11/27/05

Miguel Angel Vazquez

For Robert C. Johnson, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☐	☒

Source: RCIP Figure C-7 "Scenic Highways"

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☐	☒

Source: GIS database, Ord. No. 655

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
b) Expose residential property to unacceptable light levels?	☐	☐	☐	☒

Source: Site Visit, Project Description

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE RESOURCES Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source RCIP Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project				
5. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantially to an existing or projected air quality violation?				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☐	☒
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project				
6. Wildlife & Vegetation	☐	☐	☐	☒
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☐	☒
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: GIS Database, Site Visit

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project				
7. Historic Resources	☐	☐	☐	☒
a) Alter or destroy an historic site?				
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source: Site visit, Project Application Materials

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

8. Archaeological Resources	☐	☐	☐	☒
a) Alter or destroy an archaeological site.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: Project Application Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☐	☒

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☐	☒
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒

Source: Geologist Comments

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

11. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

Source: RCIP Figure S-3 "Generalized Liquefaction"

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☐	☐	☒

Source: RCIP Figure S-18 "Inventory of Hazardous Materials"

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☐	☒

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☐	☒

Source: Resolution No. 94-125, RCIP

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source: Site visit, Project Application

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Slopes a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Riv. Co. 800 Scale Slope Maps

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☐	☒
b) Result in any increase in water erosion either on or off site?	☐	☐	☐	☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.				
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☐	☒

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				

Source: Project materials

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source: RCIP Figure S-19 "Airport Locations"

Findings of Fact: The project is not located within an Airport Influence Area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Hazardous Fire Area	☐	☐	☐	☒
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Source: RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☐	☐	☒

Source: Riverside County Flood Control District Flood Hazard Report.

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
24. Floodplains Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked. NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐				
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☐	☒
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project				
25. Land Use a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☐	☒
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: RCIP, GIS, Project Materials

Findings of Fact: The Riverside County Integrated Plan (RCIP) foundation component for the proposed project is Community Development which allows both, Medium Density Residential (MDR) Land Use and Commercial Retail (CR) Land Use. The land use designation of the properties to the north is Commercial Retail (CR); the proposed General Plan Amendment will be consistent with existing land use designations surrounding the subject site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Planning	☐	☐	☐	☒
a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?	☐	☐	☐	☒
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☐	☒
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☐	☒
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact: The Riverside County Integrated Plan (RCIP) foundation component for the proposed project is Community Development which allows both, Medium Density Residential (MDR) Land Use and Commercial Retail (CR) Land Use. The land use designation to the properties to the north is Commercial Retail. The parcels to the north are zoned as Scenic Highway Commercial (C-P-S) which is consistent with the proposed Scenic Highway Commercial (C-P-S) zone for the subject site. The proposed change of zone will be consistent with existing Scenic Highway Commercial (C-P-S) zone surrounding the subject site. This project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project				
27. Mineral Resources	☐	☐	☐	☒
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: RCIP Figure MS-5 "Mineral Resources Area"

Findings of Fact: This project does not involve any land use development.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: RCIP Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: This project is not within an Airport Influence Area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
30. Highway Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Project description and materials

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

Source: Project materials and description

Findings of Fact: This project does not involve any land use development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
33. Housing	☐	☐	☐	☒
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

Source: Project description and materials, GIS

Findings of Fact: This project does not involve any land use development. This project does not impact a County Redevelopment Area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
34. Fire Services	☐	☐	☐	☒

Source: RCIP Safety Element

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Sheriff Services	☐	☐	☐	☒

Source: RCIP

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Schools	☐	☐	☐	☒

Source: ?? [Union][Unified] School District

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Libraries	☐	☐	☐	☒

Source: RCIP

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Health Services	☐	☐	☐	☒

Source: RCIP

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION				
39. Parks and Recreation	☐	☐	☐	☒
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Recreational Trails	☐	☐	☐	☒

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	☐	☐	☐	☒
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Result in inadequate parking capacity?	☐	☐	☐	☒
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☐	☒
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
that results in substantial safety risks?				
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☐	☒
h) Cause an effect upon circulation during the project's construction?	☐	☐	☐	☒
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: RCIP

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Bike Trails	☐	☐	☐	☒

Source: RCIP

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water	☐	☐	☐	☒
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

Source: Department of Environmental Health Review

Findings of Fact: This project does not involve any landuse development.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

Source: Department of Environmental Health Review

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☐	☒

Source: RCIP, Letter from Riverside County Waste Management

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Utilities				
a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: RCIP

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

OTHER				
47. Other:	☐	☐	☐	☒

Source: Staff review

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

OTHER				
48. Other:	☐	☐	☐	☒

Source: Staff review

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
OTHER				
49. Other:	☐	☐	☐	☒

Source: Staff review

Findings of Fact: This project does not involve any landuse development.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE				
50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

Source: Staff review, Application materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☐	☐	☒

Source: Staff review, Project application

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?				

Source: Staff review, project application

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable

53.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

RCIP: Riverside County Integrated Project

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

Y:\Planning Case Files-Riverside office\GPA00749\GPA00749_EA.doc

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 40322
Project Case Type (s) and Number(s): General Plan Amendment No. 00760 and Ordinance Amendment No. 348.4321
Lead Agency Name: County of Riverside, Planning Department
Address: P.O. Box 1409, Riverside, CA 92502–1409
Contact Person: Mitra Mehta, Planner IV
Telephone Number: (951) 955 8514
Applicant's Name: County of Riverside
Applicant's Address: 4080 Lemon Street, Riverside CA - 92502

I. PROJECT INFORMATION

A. **Project Description:** The General Plan Amendment No. 00760 is intended to refine the language of the Citrus Vineyard Policy Area of the Southwest Area Plan, and Ordinance Amendment No. 348.4321 is intended to refine provisions of C/V and C-C/V zoning classifications. The proposed amendment would better preserve the wine-making atmosphere and viability of wine-industry; and discourage incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. The proposed Citrus Vineyard Policy Area Amendments will only allow the current density yield of 1 dwelling unit per 5 acres in conjunction with clustering of residential density and provision of onsite vineyards. As an option, the amendments will allow a density yield of 1 dwelling unit per 10 acres in the policy area.

B. **Type of Project:** Site Specific ☐; Countywide ☐; Community ☒; Policy ☒.

C. **Total Project Area:** Approximately 7577 Acres (Area of Citrus Vineyard Policy Area)

D. **Assessor's Parcel No(s):** Numerous

E. **Street References:** Numerous

F. **Section, Township & Range Description or reference/attach a Legal Description:** Numerous

G. **Brief description of the existing environmental setting of the project site and its surroundings:** Citrus Vineyard Policy Area, which applies to lands located easterly of City of Temecula, northerly and southerly of Rancho California Road, encompasses one of the most important agricultural lands in the county. Approximately twenty wineries and other smaller wine operations located within the Citrus Vineyard Policy Area produce award-winning premium wines made possible by a unique microclimate and well-drained decomposed granite soils of this region. These wineries provide a significant tourist attraction to the region, which in turn provides continual economic benefits to the surrounding businesses and the county.

The existing and planned land uses commonly found in the Citrus Vineyard Policy Area are intended to encourage agricultural cultivation, vineyards and wineries that would:

- Preserve the rural lifestyle and wine-making atmosphere of the areas where such activities are occurring and
- Protect such areas from incompatible uses, which could result in reduced agricultural productivity and increased urbanization within the policy area.

However, the community leaders in the Citrus Vineyard Policy Area as well as the County Officials are alarmed by the amount of subdivision activities and potential diminishment of vineyards/wineries as a result. The proposed project is intended to assist the Planning Department as well as the project proponents in preserving the long-term viability of the wine-industry, and in turn, protecting the existing environmental settings of the policy area.

II. **APPLICABLE GENERAL PLAN ELEMETS:** Numerous

III. **APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING**

A. **General Plan Foundation Component(s) and Land Use Designation(s):** Numerous, predominantly Agriculture

B. **Area Plan and Land Use Designation Information:**

1. **Area Plan, if any:** Southwest Area Plan

2. **Area Plan Land Use Designation, if any:** Numerous, predominantly Agriculture

C. **Adopted Specific Plan Information:**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

D. **Existing Zoning:** Numerous, predominantly C/V Zone

E. **Proposed Zoning, if any:** Ordinance Amendment No. 348.4321 will amend the provisions of C/V and C-C/V zoning classifications.

F. **Adjacent and Surrounding Zoning:** Numerous

IV. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Agriculture Resources	☐ Hydrology/Water Quality	☐ Recreation
☐ Air Quality	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☐ Cultural Resources	☐ Noise	☐ Other
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

V. **DETERMINATION**

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a

NEGATIVE DECLARATION will be prepared.
☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature	09/21/2005 Date
Mitra Mehta, Planner IV	For Robert C. Johnson, Planning Director

VI. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. **Scenic Resources** a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☐	☒

Source: RCIP General Plan Figure C-9 "Scenic Highways", Staff Review

Findings of Fact: The proposed amendments will restrict the allowed uses, add/amend provisions, and supplement development standards within the Citrus Vineyard Policy Area. In addition, the amendments will assist the county in preserving the rural lifestyle, wine-making atmosphere and viability of wine industry. As a result, this project will not damage, but will further, the intent of the policy area and its scenic resources.

Mitigation: None required

Monitoring: None required

2. **Mt. Palomar Observatory** a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☒	☐

Source: Ord. No. 655 and Staff Review

Findings of Fact: The Citrus Vineyard Policy Area is located inside the Zone A/Zone B of the Mt. Palomar Nighttime Lighting Policy Area. However, the proposed zoning ordinance amendment addresses the issue of light leakage or spillage through additional provisions for exterior lighting within the Citrus Vineyard Policy Area. As a result, this project will not adversely interfere with the Mt. Palomar Nighttime Policy, but will further, the intent of clear night sky views.

Mitigation: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: None required				
3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
b) Expose residential property to unacceptable light levels?	☐	☐	☐	☒

Source: Staff Review

Findings of Fact: The proposed amendment will address the issues related to exterior lighting; and therefore, the project will actually reduce the potential sources of glare within the residential areas.

Mitigation: None required

Monitoring: None required

AGRICULTURE RESOURCES Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source: RCIP General Plan Figure OS-02 "Agricultural Resources"

Findings of Fact: Most of the Citrus Vineyard Policy Area is covered by the unique or prime farmlands and is planned for agricultural land uses. However, the proposed project is intended to ensure long-term viability of one of the primary agriculture resources of the County – vineyards, instead of allowing their conversion for standard subdivisions. Therefore, this project will encourage the agricultural uses on agriculturally zoned properties.

Mitigation: None required

Monitoring: None required

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☐	☒
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not conflict with implementation of air quality plans, will not adversely impact the air quality in the region, or will not expose sensitive receptor to additional emissions.

Mitigation: None required

Monitoring: None required

BIOLOGICAL RESOURCES Would the project				
6. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☐	☒
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☐	☒
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: Staff Review

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not cause any adverse impact to the biological resources.

Mitigation: None required

Monitoring: None required

CULTURAL RESOURCES Would the project				
7. Historic Resources	☐	☐	☐	☒
a) Alter or destroy an historic site?				
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source: Staff Review

Findings of Fact: The proposed amendments will not cause any adverse impact to the historic resources in the area.

Mitigation: None required

Monitoring: None required

8. Archaeological Resources	☐	☐	☐	☒
a) Alter or destroy an archaeological site.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Staff Review

Findings of Fact: The proposed amendments will not cause any adverse impact to the archeological resources in the area.

Mitigation: None required

Monitoring: None required

9. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☐	☒

Source: RCIP General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The proposed amendment will not cause any adverse impact on the paleontological resources in the area plan.

Mitigation: None required

Monitoring: None required

GEOLOGY AND SOILS Would the project				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☒	☐
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒

Source: RCIP General Plan Figure S-2 "Earthquake Fault Study Zone"

Findings of Fact: The Citrus Vineyard Policy Area is located outside the Alquist-Priolo Earthquake Fault Zone, but a known county fault hazard zone is located within this policy area. However, the proposed amendments will restrict allowable uses and density yield within the policy area; and therefore, they will not expose additional people or structures to any adverse impact of an earthquake.

Mitigation: None required

Monitoring: None required

11. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: RCIP General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: Liquefaction susceptibility for the Citrus Vineyard Policy Area is generally none to low. However, the proposed amendments will not expose additional people or properties to risk of loss, injury, or death.

Mitigation: None required

Monitoring: None required

12. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☐	☐	☒

Source: RCIP General Plan Figure S-19, Staff Review

Findings of Fact: The ground shaking susceptibility of Citrus Vineyard Policy Area is high. However, the proposed amendments will not expose additional people to loss during a strong seismic ground shaking.

Mitigation: None required

Monitoring: None required

13. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☐	☒

Source: RCIP General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: Slopes for the Citrus Vineyard Policy Area is generally less than 15%, and therefore, this policy area is not located on a geologic unit or soil that is considered unstable. In addition, the proposed amendments will only restrict allowable uses and density yield within the policy area; therefore, they will not cause additional soil instability.

Mitigation: None required

Monitoring: None required

14. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☐	☒

Source: Resolution No. 94-125,

Findings of Fact: Slopes for the Citrus Vineyard Policy Area is generally less than 15%, and therefore, this policy area is not located on a geologic unit or soil that is considered unstable. In

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

addition, the proposed amendments will only restrict allowable uses and density yield within the policy area; therefore, they will not cause additional soil instability or an event of ground subsidence.

Mitigation: None required

Monitoring: None required

15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source: Staff Review

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not expose additional people or properties to geological hazards.

Mitigation: None required

Monitoring: None required

16. Slopes a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Riv. Co. 800 Scale Slope Maps, Staff Review

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not change topography or negate subsurface sewage system.

Mitigation: None required

Monitoring: None required

17. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys and Staff Review

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not cause any soil erosion or loss of topsoil.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: None required

Monitoring: None required

18. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☐	☒
b) Result in any increase in water erosion either on or off site?	☐	☐	☐	☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not cause change in deposition, siltation or erosion in any water channel.

Mitigation: None required

Monitoring: None required

19. Wind Erosion and Blowsand from project either on or off site.				
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☐	☒

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not cause an increase in wind erosion and blowsand, either on or off site.

Mitigation: None required

Monitoring: None required

HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source: RCIP General Plan Figure S-18 "Inventory of Hazardous Materials", Staff Review

Findings of Fact: Hazardous material storage sites are located in or near the Citrus Vineyard Policy Area. However, the proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not create a significant hazard to the public or the environment or impair implementation of an emergency response plan.

Mitigation: None required

Monitoring: None required

21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	☐	☐	☒	☐
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source: RCIP General Plan Figure S-19 "Airport Locations"

Findings of Fact: The Citrus Vineyard Policy Area is located in a close proximity to the French Valley Airport. However, it is not located within the airport influence policy area; and therefore, the proposed amendments will not cause conflict with any airport land use plan or cause a safety hazard for the residents of the area.

Mitigation: None required

Monitoring: None required

22. Hazardous Fire Area	☐	☐	☐	☒
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: RCIP Figure S-11 "Wildfire Susceptibility," Staff Review

Findings of Fact: Wildfire susceptibility for the Citrus Vineyard Policy Area is generally none to low. However, amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not expose additional people or structures to a significant risk of loss, injury or death involving wildland fires.

Mitigation: None required

Monitoring: None required

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☐	☐	☒

Source: Riverside County Flood Control District - Flood Hazard Report.

Findings of Fact: The amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not impact the hydrology or water quality of the area.

Mitigation: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: None required

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☐ U - Generally Unsuitable ☒ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☐	☒
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report

Findings of Fact: The Citrus Vineyard Policy Area is generally located outside any Dam Failure Inundation Zone. In addition, the proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not impact the drainage patterns, surface runoff, or amount of water in any water body in the area.

Mitigation: None required

Monitoring: None required

LAND USE/PLANNING ISSUES

25. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☒	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☒	☐

Source: RCIP General Plan, Staff Review

Findings of Fact: The Citrus Vineyard Policy Area is located easterly of the City of Temecula. The proposed amendments will substantially improve the existing and planned land uses by restricting allowable uses and density yield within the policy area. As a result, this project will not damage, but will improve, the quality of the existing and proposed land uses in the policy area and in the city sphere of influence.

Mitigation: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: None required

26. Planning				
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☒	☐
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☒	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☒	☐

Source: Zoning Ordinance No. 348, Staff Review

Findings of Fact: As a result of this amendment, the property owners within the Citrus Vineyard Policy Area will be required to comply with added/amended provisions of the general plan land use designations and zoning classifications. These provisions are intended to preserve the rural life-style, wine-making atmosphere, and viability of wine-industry. The proposed amendments will restrict or supplement the current provisions for development within the policy area as identified in the County General Plan and Ordinance 348. Therefore, this project will not damage, but will improve, the quality of the existing and proposed zoning and land uses in the area.

Mitigation: None required

Monitoring: None required

MINERAL RESOURCES Would the project				
27. Mineral Resources				
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: RCIP General Plan Figure OS-5 "Mineral Resources Area"

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not adversely impact existing mineral resources in the area plan.

Mitigation: None required

Monitoring: None required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☐
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☐
29. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☐
30. Highway Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☐
31. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☐

Source: Staff Review

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, the noise acceptability ratings will not be applicable to the proposed amendment.

Mitigation: None required

Monitoring: None required

32. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
b) A substantial temporary or periodic increase in	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ambient noise levels in the project vicinity above levels existing without the project?				
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

Source: Staff Review

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not impact the noise levels in the area.

Mitigation: None required

Monitoring: None required

POPULATION AND HOUSING Would the project				
33. Housing	☐	☐	☐	☒
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

Source: Staff Review

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not impact the population or housing projections, displace housing or people or induce substantial population growth in the area.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services	☐	☐	☐	☒

Source: RCIP General Plan Safety Element

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not increase the need for fire response services.

Mitigation: None required

Monitoring: None required

35. Sheriff Services	☐	☐	☐	☒

Source: RCIP General Plan Safety Element

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not increase the need for sheriff services.

Mitigation: None required

Monitoring: None required

36. Schools	☐	☐	☐	☒

Source: RCIP General Plan

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not increase the need for schools.

Mitigation: None required

Monitoring: None required

37. Libraries	☐	☐	☐	☒

Source: RCIP General Plan

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not increase the need for libraries.

Mitigation: None mitigation required

Monitoring: None monitoring required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Health Services	☐	☐	☐	☒

Source: RCIP General Plan

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not increase the need for additional health services.

Mitigation: None required

Monitoring: None required

RECREATION				
39. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

Source: Staff Review

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not increase the need for additional park and recreational amenities in the area.

Mitigation: None required

Monitoring: None required

40. Recreational Trails	☐	☐	☐	☒

Source: Staff Review

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not require additional recreational trails in the area.

Mitigation: None required

Monitoring: None required

TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Result in inadequate parking capacity?	☐	☐	☐	☒
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☐	☒
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☐	☒
h) Cause an effect upon circulation during the project's construction?	☐	☐	☐	☒
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: RCIP General Plan Circulation Element

Findings of Fact: The proposed amendments will only restrict allowable uses, density yield and development standards within the policy area; and therefore, they will not change the circulation patterns or demands for the area.

Mitigation: None required

Monitoring: None required

42. Bike Trails	☐	☐	☐	☒

Source: RCIP General Plan

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not require additional bike trails in the area.

Mitigation: None required

Monitoring: None required

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

Source: Staff Review

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not require additional water supply in the area.

Mitigation: None required

Monitoring: None required

44. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

Source: Staff Review

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not require additional sewer facilities or wastewater treatment.

Mitigation: None required

Monitoring: None required

45. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Source: Staff Review

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not require additional solid waste facility.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: None required

Monitoring: None required

46. Utilities

a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: Staff Review, RCIP General Plan

Findings of Fact: The proposed amendments will only restrict allowable uses and density yield within the policy area; and therefore, they will not require additional utility facilities.

Mitigation: None required

Monitoring: None required

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

Source: Staff Review, RCIP General Plan

Findings of Fact: The proposed amendments will restrict the allowable uses, density yield, and development standards within the Citrus Vineyard Policy Area to better preserve the rural life-style, wine-making atmosphere, and viability of wine-industry. In addition, this General Plan Amendment and Zoning Ordinance Amendment will not immediately alter the physical environment; and therefore, this project will not damage, but will improve, the quality of environment within the Policy Area.

Mitigation: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: The provisions of this will be enforced at the development review level through Conditions of Approval.

48.	Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☐	☐	☒

Source: Staff review, RCIP General Plan

Findings of Fact: The proposed amendments are intended to preserve the long-term viability of wine-industry within the Citrus Vineyard Policy Area by restricting allowable uses, density yield, and development standards for development proposals. Therefore, this project will achieve short term as well as long-term environmental goals of the county for the policy area.

Mitigation: None required

Monitoring: The provisions of this will be enforced at the development review level through Conditions of Approval.

49.	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	☐	☐	☐	☒

Source: Staff review, RCIP General Plan

Findings of Fact: Eighteen wineries and other smaller wine operations located within the Citrus Vineyard Policy Area produce award-winning premium wines made possible by a unique microclimate and well-drained decomposed granite soils of this region. The community leaders in the Citrus Vineyard Policy Area as well as the County Officials initiated the proposed amendments after considering the cumulative affects of subdivision activities within the policy area and potential diminishment of vineyards/wineries as a result. Therefore, this project will not cause impacts that are individually limited, but cumulatively considerable.

Mitigation: None required

Monitoring: The provisions of this will be enforced at the development review level through Conditions of Approval.

50.	Does the project have environmental effects that will cause substantial adverse effects on human beings,	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
either directly or indirectly?				

Source: Staff review, RCIP General Plan

Findings of Fact: The proposed General Plan and Zoning Ordinance amendments will not cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: None required

Monitoring: None required

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None

RCIP: Riverside County Integrated Project

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

REVISED
April 3, 2006

Board of Supervisors **County of Riverside**

RESOLUTION NO. 2006-108
ADOPTING
SPECIFIC PLAN NO. 343
(NORTHSTAR)

WHEREAS, pursuant to the provisions of Government Code Section 65450 et.seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on March 7, 2006 and before the Riverside County Planning Commission in La Quinta, California on January 25, 2006 and in Perris, California on February 8, 2006 to consider Specific Plan No. 343 (Northstar); and,

WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and the Riverside County CEQA implementing procedures have been met, and Environmental Impact Report (EIR) No. 470, prepared in connection with Specific Plan No. 343 and related cases (referred to alternatively 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, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on April 4, 2006 that:

A. Specific Plan No. 343 is a 455.75 acre mixed use master planned community located on Varner Road northeast of the Interstate 10 and Cook Street Interchange. In addition to the golf course already constructed and the golf clubhouse already approved, the project proposes the construction of a 350 room hotel on 17.6 acres, 54 golf view villas on 7.3 acres, 216 timeshare units on 9.95 acres, 550 condominiums on 33.2 acres, 36.2

FORM APPROVED COUNTY COUNSEL
APR 03 2006
BY

acres of mixed use retail containing 150 residential units; 69.6 acres of industrial park, 16.0 acres of office and 20 acres of community commercial.

B. Specific Plan No. 343 is associated with Comprehensive General Plan Amendment No. 707 and Change of Zone 7002, which were considered concurrently at the public hearing before the Planning Commission and the Board of Supervisors. Comprehensive General Plan Amendment No. 707 proposes to change the land use designations to match the project as described in Specific Plan No. 343, and Change of Zone No. 7002 proposes to change the zoning from SP 151, Amendment No. 2 to SP 343. The SP zoning designation would establish those development standards required to implement the Specific Plan.

BE IT FURTHER RESOLVED by the Board of Supervisors of the County of Riverside, in regular session assembled on April 4, 2006, that the following environmental impacts associated with Specific Plan No. 343 are potentially significant unless otherwise indicated but each of these impacts will be avoided or substantially lessened by the identified mitigation measures:

A. Seismic Safety

1. Impacts:

Strong ground motion is the seismic hazard most likely to affect the site, with ground shaking characteristics expected to include low-frequency vibration with relatively high amplitudes. Duration of shaking could be from 15 to 45 second. Secondary seismic geologic hazards that may affect the site include liquefaction, ground lurching and subsidence.

2. Mitigation:

Structures on site shall be designed in accordance with the requirements of the Uniform Building Code (UBC). Project grading shall conform with the UBC, other applicable codes and local ordinances and all Geotechnical Report recommendations, including but not limited to recommendations related to proper backfilling and compaction of soils.

B. Soil and Wind Erosion

1. Impacts:

The project will disturb in excess of 400 acres of property generating short term particulate emissions. Further, the project will build significant development in an area subject to high wind erosion.

2. Mitigation:

Dust control shall be implemented before and during construction. Site grading shall be in strict compliance with the requirements of the South Coast Air Quality Management District. The developer or successor in interest shall include a disclosure about wind erosion susceptibility on property title and a disclaimer on all deeds, homeowners associations, maintenance associations and other similar mechanisms, that the property is within a "High" blow sand area.

///

///

C. Flooding

1. Impacts:

The project is located entirely within a 100 year flood zone by both the Riverside County Safety Element and the Federal Emergency Management Agency, and therefore may be susceptible to periodic flooding. Project development will result in creation of on-site impermeable surfaces (roadways, parking lots, roofs, etc.) which could potentially increase runoff from the site.

2. Mitigation:

The golf course provides flood protection for the project and will detain the increase in runoff caused by the construction of impermeable surfaces in the project. A localized HEC-RAS analysis shall establish the development pad and top-of-berm elevations along the southerly golf course boundary. Development pad elevations shall be a minimum of 1.5 feet above the computed 100-year water surface elevation. Top-of-berm elevations shall be a minimum of 3 feet above the computed 100-year water surface elevation. A Letter of Map revision shall be submitted to FEMA. Golf Course landscaping shall be desert type except where designated otherwise on approved landscape plans. The project shall provide an easement for conveyance of the future Mid-Valley Drainage System flows as required by CVWD.

///

///

D. Noise-Project Specific

1. Impacts:

The project will cause short term noise impacts during construction and grading. The project's proximity to the I-10 freeway and Varner Road on its southern boundaries could have long term noise impacts on the project.

2. Mitigation:

The southern tier of residential and south facing non-residential uses shall have structural noise protection to achieve a minimum -20dB structural attenuation. Heavy equipment operations within ¼ mile of any occupied dwelling shall comply with time limits in the Riverside County Code. All construction equipment shall use noise reduction features that are no less effective than those originally installed by the manufacturer.

E. Air Quality-Project Specific

1. Impacts:

Project grading and construction would result in creation of dust in the project area. The project will generate a maximum of 38,721 daily vehicle trips at completion, giving rise to vehicle emission impacts.

2. Mitigation:

A dust control program will be required to supplement routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements, which may include

hydroseeding, use of chemical binders or surfactants, early paving or chip sealing of roads, reduced travel speed on unpaved surfaces and/or use of sand fences or perimeter sandbags. A Fugitive Dust Control Plan for grading on the project is required. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night. Developer shall minimize construction interference with regional non-project traffic movement. Vehicles leaving the site and entering public roads shall be washed, and project access points shall be washed/swept on an adequate schedule. On-site equipment shall be maintained to minimize emissions. Alternative fueled or "green diesel" construction equipment will be used if it does not affect the project schedule or economics. A speed limit of 15 mph will be enforced on any unpaved surface. Grading/soil disturbance shall not exceed 15 acres per day. No more than the equivalent of 2 dwelling units per day shall be painted using the most currently available low VOC paint. The developer will incorporate project features which encourage a pedestrian environment, provide bicycle trails and connections, houses which exceed minimum state energy construction standards and features that encourage trip elimination. Preferential parking spaces will be provided for employee carpools. Truck deliveries and pickups will be scheduled for off-peak hours where feasible.

///

F. Water Quality

1. Impact:

The project will result in cut and fill on the site that may result in short term, construction related erosion and sedimentation impacts. Nutrient rich runoff from the project could flow downstream.

2. Mitigation:

An NPDES permit shall be obtained prior to the start of grading. The project shall incorporate the current Best Management Practices and Best Available Technologies available at the time of application for pollution and erosion/siltation control permits. The project shall comply with the requirements of the California State Water Quality Control Board.

G. Hazardous Materials and Waste

1. Impacts:

The project's uses, especially the industrial uses and golf course uses may use hazardous materials.

2. Mitigation:

All users of hazardous materials on the site shall comply with all applicable federal, state, and local laws pertaining to hazardous waste and materials. A materials storage and management plan for the golf course shall be reviewed and approved by the County Hazardous Waste Management Department.

///

///

H. Agriculture

1. Impacts:

Although the project site was formerly used for farming, it has been fallow for many years and has been identified and designated by the County for development since 1981. No active farming or land zoned for farming exists on or near the site.

2. Mitigation:

None required

I. Biological Resources

1. Impact:

No native habitat exists on the site, however, the site is adjacent to the Coachella Valley Preserve. Project construction will result in a possible loss of blow sand from the Preserve, which sand is important to protect the fringe-toed lizard. Access from the project to the Preserve must be protected and the Preserve must be protected from damage and/or invasion by non-native species. Golf course landscaping could introduce perches for raptors or other birds of prey. In large storm events, water retained on the golf course may have to be released into the Preserve.

2. Mitigation:

No use of chemical controls for weeds or animals shall be used within 100 feet of the Preserve boundary. A diagram of plant species proposed for the project shall be submitted to the manager of the Preserve 120 days prior to planting. No trees exceeding 15 feet

in height shall be planted within 100 feet of the Preserve boundary. Boundary fencing between the project and the Preserve shall allow for the movement of animals on and off the Preserve, but prevent humans from entering the Preserve. Stray golf balls shall be collected periodically as the discretion of the Preserve manager. Informational signs shall be posted every 50 yards along the Preserve boundary informing project site users as to the purpose and fragile nature of the Preserve. Project lighting shall be directed toward the ground and away from the Preserve. Domestic cats and dogs shall not be controlled on the project site. Prior to any special event on the site, Preserve management shall be contacted with regard to issues related to operation of the event. Preserve staff shall have the right to enter the project site to control birds of prey. No palm trees shall be placed on the golf course. Palm trees, except fan palms, shall be permitted on other parts of the site, provided they must be trimmed each March to limit nesting sites for birds of prey. Except in the case of a threat to life or property, no water will be released into the Preserve from the project site without prior consultation with Preserve staff. A snow fence or equivalent will be built along the common boundary between the Preserve and the project site. The golf course operator shall collect sand accumulated along said fence and dispose of it as proscribed by Preserve staff. All utilities on the site shall be underground.

///

J. Mineral Resources

1. Impacts:

There are no mineral resource recovery areas on or near the project site.

2. Mitigation:

None required.

K. Energy Resources

1. Impact:

The project is not an energy intensive use and service providers have indicated that they have the ability and capacity to provide adequate facilities without significantly impacting energy resources.

2. Mitigation:

None required.

L. Aesthetics

1. Impacts:

The project provides a comprehensive, aesthetically pleasing façade along the length of the property, enhancing the view corridor along I-10 while still offering views of the hills to the north.

2. Mitigation:

The various components of the project shall be consistent with Specific Plan No. 343. Plot plan approval by the County shall be required prior to issuance of any building permits.

///

///

M. Cultural, Archeological and Paleontological Resources

1. Impact:

Research indicates a moderate sensitivity to cultural resources in the vicinity of the site which could be disturbed during grading.

2. Mitigation:

Grading shall be observed by a qualified archeologist and an Agua Caliente Tribe approved Native American monitor. If a subsurface resource is found, grading shall be halted in the area and a qualified archeologist and Native American monitor shall determine the significance of the find, the need for further testing and/or the need for mitigation. The archeologist shall be consulted prior to commencement of grading and consultation with the Native American monitor and Native American Tribes shall occur prior to grading if necessary. The name, address and phone number of the archeologist shall be submitted to the Planning Department and Building and Safety Grading Division. If human remains are encountered, no further disturbance shall occur until the County Coroner has determined the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. If the remains are prehistoric, the Coroner shall notify the Native American Heritage Commission to determine the appropriate Tribe. The developer, the Tribe and the Coroner shall determine appropriate mitigation measures after inspection of the site by the likely descendents of the deceased.

N. Traffic

1. Impacts:

The project will generate approximately 43,023 daily vehicle trips at full build-out. These trips would contribute to traffic in the area and improvements would be necessary to maintain required levels of service. Except during a major event, study area intersections are projected to operate at acceptable levels of service or better during peak hours, with improvements.

2. Mitigation:

Improvements required to achieve minimum levels of service as required by the County General Plan shall be evaluated at each phase of project development. The improvements for each implementing project shall be determined at the time these projects are proposed, based on current traffic impact studies that consider cumulative effects of previously approved projects. The developer shall construct Varner Road from the west project boundary to the east project boundary at its ultimate half section width as a Major highway (118 foot right-of-way) including landscaping, sidewalks and bike trail, and shall extend the improvement to 1000 feet east of the project boundary to allow the road width to taper down to the existing right-of-way east of the project site. On site parking shall be provided to meet County code requirements. Shared parking may be allowed subject to review and approval. On site traffic signage/striping shall be implemented in conjunction with detailed

construction plans. Sight distance at project access points shall be reviewed to comply with County and Caltrans sight distance standards. The developer shall participate in phased construction of off-site traffic signals through payment of signal mitigation fees. Traffic signals shall be interconnected to function in a coordinated system. The developer shall comply with the trip reduction ordinance of the County.

O. Water and Sewer

1. Impacts:

The average annual water demand for the project at full build out is anticipated to be approximately 766,900 gallons per day. The golf course will use recycled water and average annual demand for recycled water is anticipated to be approximately 986,700 gallons per day. All project development would be served by sewer, no septic tanks or other means of underground sewage treatment are proposed. Water, recycled water and sewer service will all be provided by CVWD, and CVWD has confirmed that adequate capacity is available for the project.

2. Mitigation:

The developer shall follow the Water Management Plan of CVWD for water conservation practices and plans shall be reviewed by CVWD for water conservation designs implemented into the project design. The developer shall implement the landscape guidelines found in CVWD Landscape Ordinance and said guidelines shall be

reviewed by CVWD for implementation of landscape and watering methods.

P. Fire Services

1. Impacts:

The project would result in an increased demand for fire protection and emergency services. Category II fire protection is marginally available at the project site, but with traffic increases, response times could exceed the acceptable threshold. The closest fire station, the North Bermuda Dunes facility is not flood protected so may not be available for response in a flood situation.

2. Mitigation:

The developer shall participate in the existing Fire Protection Impact Mitigation Program. All water mains and fire hydrants providing fire flows shall be constructed in accordance with the appropriate sections of the Riverside County Fire Code. The Fire Department shall review and approve such mains and hydrants prior to construction. All on-site structures shall be constructed with fire-retardant roofing material as described in the 1998 California Fire Code. Wood shingles shall not be allowed within the project. All development will meet or exceed standards addressed in Riverside County Ordinance 460 and 787 with respect to access, fire flow, and signage.

///

///

Q. Schools

1. Impacts:

The project will generate approximately 506 school students based on the generation factors utilized by the Palm Springs Unified School District.

2. Mitigation:

The developer will pay the school impact fees in effect at the time of building permit issuance.

R. Parks and Recreation

1. Impacts:

The project is likely to generate a population of approximately 1,540 persons and an incremental need for local and regional parkland.

2. Mitigation:

In addition to the golf course, the project contains numerous recreational amenities. In addition, as the project develops and where needed, the developer will be required to pay into a fund in lieu fees for providing park land consistent with the Quimby Act and the County Ordinance.

S. Libraries

1. Impacts:

The project would increase area population and community demand for library services.

///

///

2. Mitigation:

The project shall pay its fair share of development fees pursuant to Riverside County Ordinance.

T. Airports

1. Impacts:

The project site is outside all airport compatibility zones, all approach, transitional, horizontal and conical surfaces and the 55 CNEL noise contour.

2. Mitigation:

None required.

U. Disaster Preparedness

1. Impacts:

The project contains no critical uses or industrial uses likely to produce the need for disaster preparedness. Threats from seismic hazards, wind erosion, flooding and other forms of disasters are reviewed throughout this resolution. Golf course design and construction will provide flood protection to the other portions of the property and to property lying to the south and east of the project site.

2. Mitigation:

The mitigation measures discussed in this resolution related to seismic safety, slopes and erosion control, flood protection, fire safety and handling of hazardous materials would reduce any such impacts to a level of insignificance.

V. Sheriff Services

1. Impacts:

The project would result in a population increase of 1,540 residents and an increased demand for sheriff services.

2. Mitigation:

Prior to approval of Tentative Tract Maps, the project will be reviewed by the County Sheriff's Department and conditioned with any necessary site-specific design features and capital impact fees in effect at the time of map approval, pursuant to Riverside County Ordinance No. 659.5. The road and gate design shall be reviewed by the sheriff's department. The project shall employ full time, state certified security personal to assist with seasonal special events, special promotions, and high occupancy times. An internal location map shall be posted at the entrance and an area map will be available in the gate or office. New owners shall be given information about the Neighborhood Watch Program and Crime Free Multi Housing Program.

W. Health Services

1. Impacts:

The additional population associated with project development would increase the need for medical services and facilities. The additional population would require emergency medical services and facilities, as well as preventative service and facilities.

///

2. Mitigation:

Copies of the project's final tract maps with street names and structures clearly marked shall be provided to American Medical Response. The developer shall coordinate with County Sheriffs and Environmental health Department to ensure public health and safety measures are implemented. All components of the project shall be constructed to meet requirements of the Public Health and Safety Code.

X Solid Waste

1. Impacts:

Upon completion, it is estimated that the project will generate approximately 50.3 tons of solid waste per day. The proposed project will increase the need for the services of waste haulers and will increase the amount of solid waste at the Edom Hill Transfer Station by less than 4%.

2. Mitigation:

Waste management of the Desert, Inc. shall review routes for trash collection prior to building of structures and approve the routes prior to granting service agreements. Recyclable materials enclosures shall be provided, including an ivory and brown sign identifying the use of the bin, which shall be placed on the enclosure gates and be no larger than 2 square feet.

BE IT FURTHER RESOLVED by the Board of Supervisors that the following impacts potentially resulting from the adoption of Specific Plan No. 343 cannot be fully mitigated and will

be only partially avoided or lessened by the mitigation measures hereinafter specified. A statement of overriding considerations is therefore included herein:

A. Air Quality - Cumulative

1. Impacts:

Although project specific air quality impacts can be mitigated to a level of less than significant, the project site is located within a non-attainment region of the Salton Sea Air Basin (SSAB), and therefore, any new contribution of emissions is considered significant and adverse.

2. Mitigation:

A dust control program will be required to supplement routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements, which may include hydroseeding, use of chemical binders or surfactants, early paving or chip sealing of roads, reduced travel speed on unpaved surfaces and/or use of sand fences or perimeter sandbags. A Fugitive Dust Control Plan for grading on the project is required. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night. Developer shall minimize construction interference with regional non-project traffic movement. Vehicles leaving the site and entering public roads shall be washed, and project access points shall be washed/swept on an adequate schedule. On-site equipment shall be maintained to minimize emissions. Alternative fueled or "green

diesel" construction equipment will be used if it does not affect the project schedule or economics. A speed limit of 15 mph will be enforced on any unpaved surface. Grading/soil disturbance shall not exceed 15 acres per day. No more than the equivalent of 2 dwelling units per day shall be painted using the most currently available low VOC paint. The developer will incorporate project features which encourage a pedestrian environment, provide bicycle trails and connections, houses which exceed minimum state energy construction standards and features that encourage trip elimination. Preferential parking spaces will be provided for employee carpools. Truck deliveries and pickups will be scheduled for off-peak hours where feasible.

B. Noise-Cumulative

1. Impacts:

Project generated noise would incrementally increase cumulative noise levels in the area, which is already impacted by noise generated from I-10 and Varner Road. Although project specific noise can be mitigated to a level of being less than significant, the project's incremental contribution to the already noisy environment may result in cumulative noise impacts which are significant.

2. Mitigation:

Mitigation measures as described above are incorporated into the project to reduce project generated noise impacts to a level of less than significant, however, the project cannot fully mitigate the

cumulative impacts arising from the addition of project related noise sources to an already noisy environment due primarily to road noise.

C. Traffic—Major Special Events

1. Impacts:

With mitigation measures imposed, the project's day-to-day traffic impacts are less than significant, with all area intersections expected to operate at a LOS "D" or better. However, the project is expected to be the site of at least one major golf tournament each year which tournament is expected to bring an estimated 30,000 – 50,000 spectators. As a result, during the few days each year on which such a special event occurs on the site, six intersections in the area will function at a LOS "F".

2. Mitigation:

The traffic mitigation measures described above will, in part, mitigate impacts from special event traffic. In addition, key elements of the parking management for the proposed development as described in Section VI of the Traffic/Parking Analysis shall be implemented. On-site traffic signing/striping shall be implemented in conjunction with detailed construction plans for the project site.

D. Agricultural-Cumulative

1. Impacts:

The project site was once use for farming, but has been fallow for many years. On a project specific basis, therefore, the impacts are not significant. However, on a cumulative basis, the loss of

potential farm land contributes to an impact on farmland which is cumulatively significant.

2. Mitigation:

The site has, for many years, been designated for urban level development and not agricultural uses. There are no feasible mitigation measures which would reduce the cumulative impact resulting from the conversion of farmlands to a level of less than significant.

E. Public Services and Utilities

1. Impacts:

Mitigation measures incorporated into the project will reduced project related impacts on public services and utilities to a level of less than significant. Considered on a cumulative basis, however, projects identified as foreseeable, including the proposed project, would produce about 4800 dwelling units, an 18 hole golf course, 1.7 million square feet of commercial space, 750 hotel rooms, 425,000 square feet of office space, 1.2 million square feet of industrial/research space and a 200 acre university site.

2. Mitigation:

While each project compromising the above referenced developments is presumed to be conditioned to mitigate for its own impacts, nonetheless, potentially significant cumulative impacts on public services and/or utilities may occur.

BE IT FURTHER RESOLVED, by the Board of Supervisors that it has considered the following alternatives identified in EIR No. 470 in light of the environmental impacts which cannot be fully mitigated and has rejected those alternatives as infeasible for the reasons hereinafter stated:

A. No Project Alternative

1. The No Project Alternative would result in approximately 209 acres of the site remaining in its current open space, fallow condition, with the remaining 246+/- acres of the site containing the existing golf course and clubhouse currently under construction.

2. The No Project Alternative would eliminate some of the traffic impacts from the project. However, because the golf course currently exists and is the site of at least one annual major special event, the significant impacts from event traffic would remain with the No Project Alternative. The reduced density and resulting reduction in traffic from the No Project Alternative would be somewhat offset by the fact that the No Project Alternative would result in none of the traffic improvements contained in the project mitigation measures being completed.

3. The No Project Alternative would eliminate the unavoidable cumulative impacts from the loss of farmland because the project site would remain in its current open space condition, however, the site has been fallow for many years and is likely to remain so. The site has been designated for development by the County since 1981, and therefore, the No Project Alternative is likely to postpone rather than preclude more intensive land uses which would result in the same cumulative impacts from the loss of possible farmland.

*

4. The No Project Alternative would maintain existing General Plan designations, zoning classifications and environmental conditions. Because the site is currently designated and zoned for development, the No Project Alternative is likely to postpone rather than preclude more intensive land uses.

5. The No Project Alternative would eliminate the unavoidable cumulative noise and cumulative public services/utilities impacts as no development on the site would occur.

6. The No Project Alternative would eliminate the construction impacts from the project as no development on the site would occur.

7. The No Project Alternative would eliminate the project's air quality impacts, however, because the land would remain fallow open space, it would be a source of PM-10 thereby generating certain air quality impacts.

8. The No Project Alternative would eliminate the project's impacts on biological resources, cultural resources, geology and soils, toxic substances, noise, sewer and water and solid waste.

9. The No Project Alternative would result in more hydrology impacts as it would result in the loss of project related flood protection facilities which protect south and downstream properties.

10. Because the No Project Alternative would eliminate the impacts described above, it is environmentally superior to the project.

11. The No Project Alternative would not meet project objectives because it would not provide employment opportunities, it would not provide recreational and hospitality opportunities for visitors and residents, it would not allow for

development of an integrated, mixed us project emphasizing alternative transportation.

12. The No Project Alternative would eliminate the public benefits associated with the project, including improvement in flood control facilities, the ability to maximize the tourism and economic benefits of hosting a PGA golf tournament and improving the area's jobs/housing ratio.

13. It is uneconomical to maintain the site in its current natural state over the long term given its location within an area long designated for development. Pressure to develop the land for higher economic uses will continue. Therefore, the No Project Alternative may postpone rather than preclude more intensive land uses and later development may be haphazard and piecemeal.

B. Reduced Density Mixed Use Development

1. The Reduced Density Mixed Use Development would reduce the number of residential units and the square footage of the commercial and industrial uses by 20%.

2. The Reduced Density Mixed Use Development would not be consistent with the existing General Plan and Zoning designations.

3. The Reduced Density Mixed Use Development would result in similar alterations to the site and therefore would result in similar impacts with regard to biological resources, loss of farmland, flood protection, public services/utilities, cultural resources, sewer and water, geology and soils and solid waste.

4. The Reduced Density Mixed Use Development would result in construction impacts similar to the project.

5. The Reduced Density Mixed Use Development would result in a reduction in the number of dwelling units on the site and therefore similar or slightly reduced impacts with respect to air quality, toxic substances, and noise.

6. The Reduced Density Mixed Use Development would result in a reduction in the demand for schools because of fewer dwelling units.

7. The Reduced Density Mixed Use Development would result in incrementally less traffic impacts because of fewer dwelling units.

8. The Reduced Density Mixed Use Development would incrementally reduce the project impacts as described above, but it would not eliminate the unavoidable significant impacts related to traffic from special events, conversion of farmland and cumulative impacts to air quality, noise and public services/utilities.

9. The Reduced Density Mixed Use Development would be environmentally superior to the project.

10. The Reduced Density Mixed Use Development would not meet project objectives as it would reduce the job creation from the project, it would reduce the project's ability to respond to the hospitality opportunities required to host a PGA golf tournament, it would reduce economic benefits of the project, and reduce the project's ability to assure an environment which encourages alternative transportation because of the reduction in dwelling units.

11. The Reduced Density Mixed Use Development would make it economically infeasible to attain the project objectives.

///

///

C. SP151, Amendment No. 2 (existing zoning)

1. The SP151, Amendment No. 2 ("SP151 Alternative") would result in a 27 hole golf course on 308 acres, 15 acres of commercial and business park and 106 acres of business park, commercial and lodging. No residential uses would be permitted.

2. The SP151 Alternative would be consistent with the existing General Plan and Zoning designations.

3. The SP151 Alternative would result in similar alterations to the site and therefore would result in similar impacts with regard to biological resources, loss of farmland, flood protection, public services/utilities, cultural resources, sewer and water, geology and soils, noise and solid waste.

4. The SP151 Alternative would result in construction impacts similar to the project.

5. The SP151 Alternative would result in the elimination of dwelling units on the site and therefore similar or slightly reduced impacts with respect to air quality, and toxic substances.

6. The SP151 Alternative would result in no additional demand for schools because of the elimination of dwelling units.

7. The SP151 Alternative would result in incrementally less traffic impacts because of elimination of dwelling units.

8. The SP151 Alternative would have similar impacts with respect to toxic substances because the reduction in development would result in fewer toxic substances, but the increased size of the golf course would result in use of more chemicals.

9. The SP151 Alternative would incrementally reduce the project impacts as described above, but it would not eliminate the unavoidable significant impacts related to traffic from special events, conversion of farmland and cumulative impacts to air quality, noise and public services/utilities.

10. The SP151 Alternative would be environmentally superior to the project.

11. The SP151 Alternative would not meet project objectives as it would not provide for an integrated, mixed use project that emphasizes an environment that encourages alternative forms of transportation while still accommodating the car.

BE IT FURTHER RESOLVED by the Board of Supervisors that it has balanced the benefits of Specific Plan No. 343 against the unavoidable adverse environmental effects thereof, and has determined that the following benefits outweigh and render acceptable those environmental effects:

A. The project would create a master-planned mixed use community, thereby providing necessary infrastructure, desired amenities and common landscape and design elements that would not be possible if the property were developed on a parcel-by-parcel basis.

B. The project would provide new commercial and industrial development which would generate employment opportunities for regional residents thereby improving the subregion's jobs/housing imbalance.

C. The project would provide a high quality golf course providing a recreational resource for the area and the site for a high profile PGA golf tournament.

D. The project would provide traffic mitigation measures to address project specific and cumulative circulation impacts, thereby contributing to improvements at critical intersections and roadways.

E. The project would provide funding for various elements of regional infrastructure through the County's mitigation fee programs.

F. The project would provide flood control facilities thereby providing flood protection to properties to the south and east and to the Preserve.

G. The project would result in a cooperative effort with the staff of the Preserve which would help preserve the blow sand source and minimize impacts to the Preserve from eventual development of the site.

H. The project will host an internationally televised PGA golf tournament thereby bringing significant tourism to the Coachella Valley and giving the area international exposure to potential tourists. The fiscal impact of the golf tournament will result in millions of dollars being injected into the local economy each year. The overall fiscal impact to the County from property taxes, sales taxes, transient occupancy taxes and motor vehicle in-lieu fees is a net benefit of $2,300,000 annually.

BE IT FURTHER RESOLVED by the Board of Supervisors that the State CEQA Guidelines (Section 15126(g)) require an EIR to discuss how a proposed project could directly or indirectly lead to economic, population, or housing growth. A project may be growth-inducing if it removes obstacles to growth, taxes community service facilities or encourages other activities which cause significant environmental effects. The discussion is as follows:

A. Economic, Population or Housing Growth

The project proposes a total of 700 dwelling units. It is anticipated that a population of 1,540 persons, based upon population generation factors of 2.2 persons per single family dwelling unit, would result at full build out. The commercial and industrial components of the project would generate approximately 7,000 employment opportunities for a jobs/housing ratio of 10.0, much higher than

*

the County ratio of .92, or the ratio in the Coachella Valley of .26. The project would therefore greatly contribute to improving the jobs/housing imbalance in the area.

B. Removal of An Impediment to Growth

The project would induce the growth of community support systems in the project area including roads and water lines, however, all of the planned improvements are currently contained within the water master plan or the County's General Plan and would therefore be built eventually regardless of the project.

C. Precedent Setting Effects

The project site is located in an area transitioning between urban land uses to the south and the Coachella Valley Nature Preserve to the northeast and east, and has been designated for development by the County for many years. Although properties lying east and west of the site along Varner Road are likely to develop in the future, the existence of the Preserve prevents growth within that area and the project is not likely to cause significant growth inducing impacts.

BE IT FURTHER RESOLVED by the Board of Supervisors that Specific Plan No. 343 will implement applicable elements of the Riverside County Comprehensive General Plan as follows:

A. Land Use Element

The project is within an area that has been designated by the County for development. Factors pertaining to circulation, flooding, noise, public services and utilities, biological resources, air quality, cultural resources, geology and soils, and solid waste have been addressed through development standards, mitigation measures and conditions of approval. The project is participating in regional

transportation improvements and other major circulation improvements in the area. Project related employment opportunities, recreation facilities, open space, flood control facilities, and commercial, residential and industrial uses are intended to serve the future residents and visitors in the Coachella Valley area of the County.

B. Administrative Element

The project provides time frames for development and a fiscal impact report. The fiscal impact analysis shows that the project will have a net positive financial impact on County.

C. Regional Element

The Regional Element requires major land use projects to be consistent with Southern California Association of Governments (SCAG) subregional population forecasts or to provide mitigation of regional public services and facilities impacts. Additionally, the Regional Element sets forth policies for achieving a jobs/housing balance within these subregions. The project represents approximately 1.3% of the total anticipated population increase for the Coachella Valley and is consistent with population forecasts. The ratio of project jobs to project housing is 10.0 which is significantly better than the target for the ration of 1.0 – 1.29 and significantly better than the current jobs/housing ration for both the Coachella Valley and the County as a whole.

D. Public Facilities and Services Element

The project includes a comprehensive public services and facilities program for circulation, water, sewer, fire protection, recreational facilities, trails and other services.

///

E. Housing Element

The project promotes the Housing Element goal of providing a selection of housing that is decent, safe, sound, in close proximity to jobs and daily activities and which varies by location, type, design and price.

F. Environmental Hazards and Resources Element

EIR No. 470 assessed a full range of concerns associated with the prject, and proposed mitigation for each of the potentially significant impacts. Overriding considerations are required for cumulative noise impacts, cumulative air quality impacts, cumulative impacts on public services/utilities, cumulative impacts on loss of farmland and project specific traffic impacts resulting from major special events held at the project site.

BE IT FURTHER RESOLVED by the Board of Supervisors that Specific Plan No. 343 is consistent with the Comprehensive General Plan as amended by Comprehensive General Plan Amendment No.707.

BE IT FURTHER RESOLVED by the Board of Supervisors that it has reviewed and considered EIR No. 470 in evaluating Specific Plan No. 343, that EIR No. 470 is an accurate and objective statement that complies with the California Environmental Quality Act and reflects the County's independent judgment, and that EIR No. 470 is incorporated herein by this reference.

BE IT FURTHER RESOLVED by the Board of Supervisors that it **CERTIFIES** EIR No. 470 and **ADOPTS** the Mitigation Monitoring Plan specified therein.

BE IT FURTHER RESOLVED by the Board of Supervisors that Specific Plan No. 343, on file with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as the Specific Plan of Land Use for the real property described and shown in the

plan, and said real property shall be developed substantially in accordance with the plan, unless the plan is amended by the Board.

BE IT FURTHER RESOLVED by the Board of Supervisors that copies of Specific Plan No. 343 shall be placed on file in the Office of the Clerk of the board, in the Office of the Planning Director and in the Office of the Building and Safety Director, and that no applications for subdivisions maps, conditional use permits or other development approvals shall be accepted for the real property described and shown in the plan, unless such applications are substantially in accordance therewith.

BE IT FURTHER RESOLVED by the Board of Supervisors that the custodians of the documents upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39738
Project Case Type (s) and Number(s): General Plan Amendement No. 714; Change of Zone No. 7029; Tentative Tract Map No. 32861
Lead Agency Name: County of Riverside Planning Department
Address: 82-675 Highway 111, Second Floor, Indio, CA 92201
Contact Person: Jay T. Olivas, Project Planner
Telephone Number: 760-863-8277
Applicant's Name: Corman Leigh Communities / CCI Airport 77, LLC
Applicant's Address: 74020 Alessandro, Suite F, Palm Desert, CA 92260

I. PROJECT INFORMATION

A. **Project Description:** General Plan Amendment to amend the land use map of the Eastern Coachella Valley Area Plan from "Agriculture" to "Medium Density Residential" (2-5 DU); Change of Zone from A-1-20 to R-1, R-4, and R-5; Tentative Tract Map to divide 77 acres into 158 single-family residential lots with separate common open space. Project grading consists of approximately 160,000 cubic yards of cut and fill material.

B. **Type of Project:** Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. **Total Project Area:** 77 Acres

Residential Acres: 77	**Lots:** 158	**Sq. Ft. of Bldg Area**: n/a	**Projected No. of Residents:** 469
Commercial Acres: n/a	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Industrial Acres: n/a	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other: n/a			

D. **Assessor's Parcel No(s):** 767-360-011 and 767-360-012

E. **Street References:** The project site is located northerly of Airport Boulevard, westerly of Jackson Street, and easterly of Monroe Street and Oasis Street in the Vista Santa Rosa Community.

F. **Section, Township & Range Description or reference/attach a Legal Description:** Section 14, Township 6 South, Range 7 East

G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site currently contains agriculture land, vacant land, and scattered single-family residences. Surrounding land uses consists of agriculture land and scattered single-family dwellings to the north, south, and east. An elementary school exists to the west as well as vacant land and agriculture land.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

A. General Plan Designation(s): Agriculture; Proposed to be changed with General Plan Amendment to "Medium Density Residential" (2-5 DU).

B. Land Use Planning Area Information

1. **Subarea, if any:** N/A

2. **Policy Area, if any:** Vista Santa Rosa Policy Area

C. Area Plan Land Use Allocation Map Information

1. **Area Plan, if any:** Eastern Coachella Valley Area Plan

D. Area Plan Land Use Designation, if any: Agriculture; Proposed to be changed with General Plan Amendment to "Medium Density Residential" (2-5 DU).

E. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

F. Existing Zoning: A-1-20

G. Proposed Zoning, if any: R-1, R-4, R-5

H. Adjacent and Surrounding Zoning: A-1-20

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☒ Agriculture Resources	☒ Hydrology/Water Quality	☒ Recreation
☒ Air Quality	☒ Land Use/Planning	☒ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☒ Utilities/Service Systems
☐ Cultural Resources	☒ Noise	☐ Other
☒ Geology/Soils	☒ Population/Housing	☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there

will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature	August 24, 2005 Date
Jay T. Olivas Printed Name	For Robert C. Johnson, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☒	☐	☐

Source: RCIP Figure C-7 "Scenic Highways"

Findings of Fact: The project is adjacent to Airport Boulevard, Jackson Street, and Oasis Street which are not listed as scenic highways. Visual impacts would be generated by future residential development as the result of the tract map. Visual impacts would be addressed by perimeter treatment under the Vista Santa Rosa Design Guidelines including rural fencing, recreational trails, and landscaping. A PM10 Dust Mitigation Plan required during project grading would also improve aesthetics. The California Desert is a recreational resort area attracting substantial numbers of tourists and travelers. Desert area residents in the past have expressed concerns regarding obstructions of scenic vistas or views open to the public, including views of surrounding mountains. No landmark or unique features are associated with this project. Billboards and other outdoor advertising signs are prohibited in Coachella Valley. The size, height and type of on-site subdivision advertising signs shall be the minimum necessary for identification and shall be approved pursuant to Ordinance No. 348 standards. Overhead electric and communication lines shall be placed underground unless the providing utility determines such under grounding is infeasible pursuant to ordinance standards and conditions of approval. The property shall be required to conform to appropriate property maintenance standards. Construction related rubbish and debris shall be removed as provided by Section 1(F) of Ordinance No. 457.

Mitigation: Compliance with conditions of approval on file in the LMS, including 10 PLANNING 19—Viable Landscaping, 60 PLANNING 2—PM10 Mitigation Plan, 80 PLANNING 5—Entry Monument Plan. Landscaping shall be reviewed by the Planning Department by condition of approval on file in the LMS, including 80 PLANNING 2—Landscape Plot Plan.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments and through Ordinance Nos. 348 and 457.

2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☒	☐	☐

Source: GIS database, Ord. No. 655

Findings of Fact: The project is within 45 miles of the Mt. Palomar Observatory and light and glare from this project may reduce the usefulness of or interfere with the night time use of this major astronomical facility.

Mitigation: Land divisions shall include an appropriate ECS note for Mt. Palomar Observatory, which is implemented by conditions on file in the LMS, including 50 PLANNING 11—ECS Note Mt. Palomar.

Monitoring: Monitoring to be provided by the Building and Safety Department and by the California Institute of Technology, or other responsible organization, associated with the maintenance of the Mt. Palomar Observatory and through Ordinance No. 655.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: Site Visit, Project Description

Findings of Fact: The creation of future residential uses will bring increased light and glare due to reflective light from parked vehicles, illuminated signs, street lamps, security lighting and nighttime vehicle traffic. All lighting equipment/devices will be hooded and directed so as to prevent glare and light from shining directly upon adjoining properties and road right-of-ways. Monitoring to be provided by the Planning Department (landscape review) and the Department of Building and Safety and through Ordinance No. 348.

Mitigation: None required.

Monitoring: None required.

AGRICULTURE RESOURCES Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☒	☐	☐
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source RCIP Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact: The project is affected by agriculture programs and land use standards of the RCIP. The project site is designated as prime farm land. The project is adjacent to or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act.

Mitigation: Buffering between productive agricultural land uses and the project land uses have been incorporated into the project design, which buffer measures include landscaping and trails along Airport Boulevard and Jackson Street as shown on the project exhibit, referenced in the conditions on file with LMS, including 10 EVERY 1—Definitions. Right-to-Farm Ordinance ECS note shall be included in conjunction with land divisions if adjoining lands or lands within 300 feet are zoned agricultural, and is included in the conditions of approval on file in the LMS, specifically 50 PLANNING 10—ECS Note Right to Farm.

Monitoring: Monitoring to be provided by the Planning Department and the County Surveyor and through Ordinance Nos. 348, 460 and 625.

AIR QUALITY Would the project				
5. Air Quality Impacts	☐	☐	☐	☒
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☐	☒
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2; Air Quality Analysis by Giroux & Associates dated December 2004

Findings of Fact: The project affects air quality issues as defined by the Air Quality Element of the RCIP, the threshold criteria of the Air Quality Handbook, 1993, South Coast Air Quality Management District and the 1990 SIP for PM10. While the project may exceed certain threshold criteria, this is not considered significant due to applied mitigation. Building construction shall comply with energy use

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

guidelines in Title 24, CAC. Compliance with the applicable requirements of Ordinance No. 742 (PM10 Control in Urban Areas). Installation of shade trees within the project area to reduce heat and act as wind barriers. Blowsand concerns are addressed in Section 19, below.

Mitigation: Compliance with the measures set forth in the conditions of approval on file in the LMS, including 60 PLANNING 2—PM10 Mitigation Plan.

Monitoring: Monitoring to be provided by the Building and Safety Department, Planning Department and affected state agencies and through Ordinance Nos. 457, 564 and 742.

BIOLOGICAL RESOURCES Would the project				
6. Wildlife & Vegetation	☐	☐	☐	☒
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☐	☒
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☐	☒
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: RCIP; Fee assessment area map adopted pursuant to the Habitat Conservation Plan for the Coachella Valley Fringe-toed Lizard.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project is not influenced by wildlife and vegetation issues as identified in the RCIP, including wetlands and protected biological resources, and the project does not involve the potential for adverse effect, either individually or cumulatively, on wildlife.

Mitigation: None required.

Monitoring: None required.

CULTURAL RESOURCES Would the project				
7. Historic Resources	☐	☒	☐	☐
a) Alter or destroy an historic site?				
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source: RCIP; Archaeological Report (PDA#3420), by CRM TECH dated September 2004.
Findings of Fact: An Historical/Archaeological Resources Survey of the property was conducted; no significant historic or archaeological resources were discovered under CEQA definitions according to the survey. Due to the poor ground visibility on the site, however, the survey recommended that grading be monitored by a qualified archaeologist.
Mitigation: Compliance with the measures set forth by the project's historical/archaeological resources survey and conditions of approval in the LMS, including 60 PLANNING 3—Archaeologist Retained.
Monitoring: Monitoring to be provided by the Building and Safety Department, Planning Department and consulting archaeologist.

8. Archaeological Resources	☐	☒	☐	☐
a) Alter or destroy an archaeological site.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: RCIP; Archaeological Report (PDA#3420), by CRM TECH, dated September 2004.
Findings of Fact: An archaeological survey of the property was conducted; Historical/Archaeological Resources Survey of the property was conducted; no significant historic or archaeological resources were discovered under CEQA definitions according to the survey. Due to the poor ground visibility on the site, however, the survey recommended that grading be monitored by a qualified archaeologist.
Mitigation: Compliance with the conditions of approval on file in the LMS, including 60 PLANNING 3—Archaeologist Retained.
Monitoring: Monitoring to be provided by the Building and Safety Department, Planning Department and consulting archaeologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☐	☒

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The site exhibits flat topography and has a low probability of containing non-renewable paleontological resources and the nature of the proposed grading will not likely encounter buried paleontological resources. No unique geological feature exists within the project boundaries.

Mitigation: None required.

Monitoring: None required.

GEOLOGY AND SOILS Would the project				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☐	☒
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒

Source: RCIP and Geologic Report No. 1361

Findings of Fact: The site is not located within the Alquist-Priolo Special Studies or County Fault Hazard Zones.

Mitigation: None required.

Monitoring: None required.

11. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☒	☐	☐

Source: RCIP Figure S-3 "Generalized Liquefaction"

Findings of Fact: The potential for liquefaction at the project site is high.

Mitigation: Compliance with the conditions of approval on file in the LMS by 10 PLANNING 26—GEO No. 1361.

Monitoring: Monitoring to be provided by the Building Department and County Geologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☒	☐	☐

Source: RCIP Figure S-18 "Inventory of Hazardous Materials"

Findings of Fact: The project is located within a Ground Shaking Zone . Project development would be conditionally compatible within the subject ground shaking zone.

Mitigation: Compliance with the Uniform Building Code, Ordinance No. 457.

Monitoring: Monitoring to be provided by the Building and Safety Department, and through Ordinance No. 457.

13. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☐	☒

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: The project is not affected by landslide or rockfall risks as the project site is relatively level and not adjacent to any cliffs or boulder covered slopes.

Mitigation: None required.

Monitoring: None required

14. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☐	☒

Source: Resolution No. 94-125, RCIP

Findings of Fact: The project is not affected by ground subsidence.

Mitigation: None required.

Monitoring: None required.

15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Site visit, Project Application

Findings of Fact: The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard.

Mitigation: None required.

Monitoring: None required.

16. Slopes	☐	☐	☒	☐
a) Change topography or ground surface relief features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: RCIP; US Geologic Survey topographic sheets applicable to the site.

Findings of Fact: The project is not affected by significant topography, surface features, or slopes. The elevation varies slightly on the site which is largely flat in nature. The Environmental Health Department will review for any impacts to subsurface sewage disposal systems, if proposed for the project, prior to the issuance of construction permits as required by Ordinance No. 457.

Mitigation: None required.

Monitoring: None required

17. Soils	☐	☒	☐	☐
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

Findings of Fact: The soil type on the subject property consists of MaB. Soil erosion of this type of soil is considered slight and runoff is slow. Approximately 160,000 cubic yards of cut and fill is proposed for project grading.

Mitigation: Compliance with the Building and Safety Department's grading section's requirements and restricting grading activities to areas shown on project site disturbance plan contained within the conditions of approval of file in the LMS.

Monitoring: Monitoring to be provided by the Planning Department and Building and Safety Department and through Ordinance Nos. 348 and 457.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Erosion	☐	☐	☐	☒
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	☐	☒	☐	☐

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: The subject site is impacted by erosion and drainage issues as identified in the General Plan.

Mitigation: Compliance with the Building Department's Grading Section's requirements as contained within the conditions of approval on file in the LMS. Soil stabilization methods shall be utilized to control wind and water erosion on graded but undeveloped portions of the project site as provided by conditions of approval on file in the LMS.

Monitoring: Monitoring to be provided by the Building and Safety Department, and through Ordinance Nos. 348 and 457.

19. Wind Erosion and Blowsand from project either on or off site.	☐	☒	☐	☐
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project would be influenced by wind erosion and blowsand issues during project grading. Blowsand is a maintenance concern as it creates drifting sand dunes and also acts as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. Air quality and PM10 concerns are addressed in Section No. 5, above.

Mitigation: Compliance with Planning Department's general conditions regarding dust control, project dust control plan and restricting grading on file in the LMS, including 60 PLANNING 2-PM10 Plan, and other development to areas designated on project site disturbance plan, and the Building and Safety Department Grading Section conditions on file in the LMS.

Monitoring: Monitoring to be provided by the Building and Safety Department, and through County Ordinance Nos. 484, 457, and 460 (Sec. 14.2).

HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials	☐	☐	☐	☒
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Findings of Fact: The nature of the project is such that little or no hazardous substances will be maintained on the site in significant quantities. Utility easements of record shall be observed and unauthorized disturbance shall be prohibited as provided by law; see also Section 46, below. Emergency access and evacuation issues are addressed in Section 34, below. The nearest school is located approximately 1/4 mile from the project. No known hazardous waste site exists on or near the project site.

Mitigation: None required.

Monitoring: None required.

21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☒	☐	☐
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source: RCIP Figure S-19 "Airport Locations"; Comprehensive Land Use Plans for Thermal, Chiriaco Summit, Desert Center and Blythe Airports.

Findings of Fact: The project is within an airport influence area boundary or otherwise affected by airport issues is identified in the RCIP. The project was not reviewed by the Airports Land Use Commission and/or Aviation Unit staff. The project is not adjacent to or significantly influenced by a private airstrip or heliport.

Mitigation: Land divisions shall include an appropriate ECS note for all airports, which is implemented by conditions on file in the LMS, including 50 PLANNING 12—ECS Note Airport.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: Monitoring to be provided by the Building and Safety Department and Aviation Unit and through Ordinance Nos. 448, 460 and 487.

22. Hazardous Fire Area a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Source: RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS

Findings of Fact: The project is not located within a Hazardous Fire Area.

Mitigation: None required.

Monitoring: None required.

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands),	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?				

Source: Preliminary Drainage Report by P& D Consultants, Inc. dated April 2005

Findings of Fact: The project may have an effect on water quality issues identified in the RCIP, such as erosion-sedimentation, "nonpoint source" pollution and agricultural runoff. Projects one acre or greater in size, individually or cumulatively, are subject to NPDES regulations, including provisions for best management practices, both during and after construction activities. The project will require water service as provided by the Coachella Valley Water District, the water server draws groundwater by local wells in the area and the proposed development will use these supplies, however, the demand of the project will be individually minimal on regional groundwater resources. The project shall provide for water conservation as provided by the building code and by the applicable water-efficient landscaping requirements of Article XIXf of Ordinance No. 348, and through Planning Department review of landscaping and irrigation plans required by conditions of approval on file in the LMS, including 80 PLANNING 2—Landscape Plot Plan. Any flood hazards relative to placing housing or other structures within a 100-year flood hazard area are addressed under Section 24, below.

Mitigation: Compliance with the Environmental Health's requirements and Building and Safety Department, Grading Division's requirements, contained in the conditions of approval on file in the LMS, including 10 E Health 1. Compliance with the requirements for water service by the Coachella Valley Water District, as contained in the conditions of approval through the Environmental Health Department.

Monitoring: Monitoring will be provided by the Health Service Agency and applicable state and water utility agencies, and through the funding mechanism of CSA #152 and through Ordinance Nos. 340, 540, 650 and 682.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☐ U - Generally Unsuitable ☒ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☒	☐	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☒	☐	☐
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Preliminary Drainage Report by P& D Consultants, Inc. dated April 2005

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project is influenced by flooding and drainage issues as identified in the RCIP. The site is located in Flood Zone C on the Federal Flood Insurance rate maps. The paving and covering over of a portion of the site will result in additional storm water run-off. The project is not affected by a dam inundation area. The project is subject to local drainage review by the Transportation Department.

Mitigation: Compliance with the Coachella Valley Water District's and the Transportation Department requirements contained within the conditions of approval on file in the LMS, including 10 TRANS 1.

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance No. 458.

LAND USE/PLANNING Would the project				
25. Land Use	☐	☒	☐	☐
a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☒	☐	☐

Source: RCIP, GIS, Project Materials

Findings of Fact: The proposed project is located within the sphere of the City of Coachella; no city comments were received based on the forwarded county transmittal. The project would alter the land use of the area by creating a 158 lot subdivision for single-family dwellings on lot sizes ranging from 6,000 square feet to16,000 square feet, which are clustered in the center of the 77 acre site, with perimeter open space buffers and interior common open space lots. The design of the land division would be in conformance with the Vista Santa Rosa Design Guidelines and Policy Standards. See also discussion under Sections I and II, herein, as it relates to project land use, zoning and general plan consistency.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 50 PLANNING 1—Prepare Final Map.

Monitoring: Monitoring to be provided by Planning Department and Building and Safety Department through Ordinance No. 348 and 457.

26. Planning	☐	☒	☐	☐
a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?	☐	☒	☐	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☒	☐	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☒	☐	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact: The project site is designated "Agriculture" proposed to be changed through general plan amendment to "Medium Density Residential" (2-5 DU). The project site is zoned A-1-10 proposed to be modified through a change of zone to R-1, R-4, and R-5 to accommodate the proposed single-family residential lots. The project would be conditionally compatible with surrounding existing and approved land uses due to the application of Vista Santa Rosa development standards which recommends large perimeter buffers and open vistas. See also discussion under Sections I and II, herein, as it relates to project land use, zoning and general plan consistency.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 50 PLANNING 16—CC&R RES POA COM AREA.

Monitoring: Monitoring to be provided by Planning Department and Building and Safety Department through Ordinance No. 348 and 457.

MINERAL RESOURCES Would the project				
27. Mineral Resources	☐	☐	☐	☒
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: RCIP Figure MS-5 "Mineral Resources Area"

Findings of Fact: The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

Mitigation: None required.

Monitoring: None required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☐ A ☒ B ☐ C ☐ D ☐	☐	☐	☐	☒
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: RCIP Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project is not affected by any significant airport noise. The nearest airport is within two miles of the project. The project is not within the vicinity of any known private airstrip or heliport.

Mitigation: None required.

Monitoring: None required.

29. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Findings of Fact: The project would not be affected by railroad noise; the nearest railroad is approximately two miles from the project site.

Mitigation: None required.

Monitoring: None required.

30. Highway Noise NA ☐ A ☐ B ☒ C ☐ D ☐	☐	☒	☐	☐

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact: The project is influenced by highway noise issues as identified in the RCIP, Noise Section.

Mitigation: Compliance with the Health Services Agency, Office of Industrial Hygiene transmittal contained within the conditions of approval on file with the LMS.

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance No. 457.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Project description and materials

Findings of Fact: The project is not affected by other noise.

Mitigation: None required.

Monitoring: None required.

32. Noise Effects on or by the Project	☐	☒	☐	☐
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

Source: Project materials and description

Findings of Fact: The project is influenced by noise issues created by the project as identified in the RCIP due to future grading and construction. Excessive construction noise shall be prohibited pursuant to Section 1(G) of Ordinance No. 457.

Mitigation: Compliance with the Health Services Agency, Office of Industrial Hygiene transmittal contained within the conditions of approval on file with the LMS. Compliance with noise limits as established by RCIP.

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance Nos. 348 and 457.

POPULATION AND HOUSING Would the project				
33. Housing	☐	☐	☐	☒
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80%	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or less of the County's median income?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source: Project description and materials, GIS

Findings of Fact: The project is located within the Thermal Redevelopment Project Area pursuant to Ordinance No. 638. No adverse impacts are anticipated to existing housing stocks as the project site would increase the number of housing units by 179. The project will not induce substantial population growth or cumulatively exceed official population projections; see page 1 of this assessment for estimated future employees and/or residents.

Mitigation: None required.

Monitoring: None required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
34. Fire Services	☐	☒	☐	☐

Source: RCIP Safety Element

Findings of Fact: The project will be affected by the fire services programs and land use standards of the CGP. Ordinance No. 460 provides for minimum circulation and emergency vehicle ingress standards for street lengths and lot access strips.

Mitigation: Compliance with the Fire Protection Department's requirements as contained within the conditions of approval on file in the LMS, including 10 FIRE 1.

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance Nos. 348, 457 and 787.

35. Sheriff Services	☐	☐	☒	☐

Source: RCIP

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project will be affected by the Sheriff services programs and land use standards of the RCIP; the County Sheriff's transmittal of October 1, 2004 recommends security measures.

Mitigation: None required.

Monitoring: None required.

36. Schools	☐	☐	☒	☐

Source: Coachella Valley Unified School District

Findings of Fact: The requirements of state law provide for the mechanism for mitigation of school service impacts. The payment of school fees at issuance of building permits, as noted in the conditions of approval on file in the LMS, including 80 PLANNING 9 (School Mitigation), has been provided for with this approval action.

Mitigation: None required.

Monitoring: None required

37. Libraries	☐	☐	☒	☐

Source: RCIP

Findings of Fact: This project represents new development which will have some impacts to county library services, and payment of development mitigation fees pursuant to Ordinance No. 659 will offset any possible impacts.

Mitigation: None required.

Monitoring: none required.

38. Health Services	☐	☐	☒	☐

Source: RCIP

Findings of Fact: This project represents new development which will have some impacts to county health services, and payment of development mitigation fees pursuant to Ordinance No. 659 will offset any possible impacts.

Mitigation: None required.

Monitoring: none required.

RECREATION

39. Parks and Recreation	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☒	☐	☐

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact: The project site is within the boundaries of the Coachella Valley Recreation and Park District, a public agency designated to receive land dedication or fees pursuant to Section 10.35 of Ordinance No. 460. The proposed project would result in an increase in district population generating a need for additional parkland in neighborhood parks (Section 10.35 of Riverside County Ordinance No. 460).

Mitigation: Compliance with the Coachella Valley Recreational and Park District's Master Plan and transmittal dated August 18, 2004 as contained within the conditions of approval on file in the LMS, including 50 PLANNING 15—CV Recreation and Park.

Monitoring: Monitoring to be provided by the Building and Safety Department and Coachella Valley Recreation and Park District.

40. Recreational Trails	☐	☐	☒	☐

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project requires recreational trails in accordance with the Vista Santa Rosa Design Guidelines.

Mitigation: None required.

Monitoring: None required.

TRANSPORTATION/TRAFFIC Would the project				
41. Circulation				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☒	☐	☐
b) Result in inadequate parking capacity?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☐	☒
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☒	☐	☐
h) Cause an effect upon circulation during the project's construction?	☐	☒	☐	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: RCIP; Coachella Valley Area Transportation Study, 1987, with applicable updates, Coachella Valley Regional Mobility Program, 1993, and Traffic Study by Rick Engineering dated February 7, 2005.

Findings of Fact: The project will be affected by the Circulation policies of the RCIP and will incrementally add to vehicle miles traveled and trips generated which on a cumulative basis will likely cause changes in traffic volume, some increase vehicle safety risks and affect roadway uses during construction activities. The Transportation Department considers traffic hazards due to local design features or incompatible uses through the requirements of Ordinance Nos. 461 and 499. Due to the nature of the proposed uses and the condition of the site, the project will require off-street parking facilities, in particular for the residential units and future commercial retail uses; off-street parking spaces shall be provided pursuant to Section 18.12 of Ordinance No. 348. Emergency vehicle use and access is addressed in cooperation with the Fire Protection Department. No significant alteration of waterborne, rail or air traffic is anticipated. Sunline Transit Agency is the principal public transportation provider in the Coachella Valley.

Mitigation: Compliance with the Transportation Department's requirements as contained within the conditions of approval on file in the LMS, including 80 TRANS 2.

Monitoring: Monitoring to be provided by the Transportation Department and through Ordinances Nos. 461, 499 and 673.

42. Bike Trails	☐	☐	☒	☐

Source: RCIP.

Findings of Fact: The project requires recreational trails in accordance with the Vista Santa Rosa Design Guidelines.

Mitigation: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: None required.

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☒	☐	☐
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the domestic water programs and land use standards of the RCIP.

Mitigation: Compliance with the Health Department's requirements and the Coachella Valley Water District's transmittal of December 30, 2004, as contained within the conditions of approval on file in the LMS, including 50 E HEALTH 1.

Monitoring: Monitoring to be provided by the Building & Safety Department and the transmittal agency.

44. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☒	☐	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☒	☐	☐

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the sewer service programs and land use standards of the RCIP.

Mitigation: Compliance with the Health Department's requirements and the Coachella Valley Water District's transmittal of December 30, 2004, as contained within the conditions of approval on file in the LMS, including 50 E HEALTH 3.

Monitoring: Monitoring to be provided by the Building & Safety Department and the transmittal agency.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☒	☐	☐
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☒	☐	☐

Source: RCIP, Letter from Riverside County Waste Management

Findings of Fact: The project will be affected by solid waste programs and land use standards of the RCIP and the County Integrated Waste Management Plan shall govern collection, disposal and recycling of solid waste generated by this project.

Mitigation: Compliance with the solid waste and recycling recommendations of the of the Waste Management Department transmittal of August 23, 2004, and the Environmental Health Department's requirements included in the conditions of approval on file in the LMS.

Monitoring: Monitoring to be provided by the Planning Department and affected agencies and through Ordinance Nos. 651 and 657.

46. Utilities

a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☐	☒
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: RCIP

Findings of Fact: The project is affected by utilities issues and land use standards identified in the RCIP; road and street maintenance is addressed in Section 41, above; no conflicts with county energy conservation planning expected by this project. Compliance with the transmittals received, and on file with this case, from affected public utilities or special districts. Development through design will be required to avoid existing utility facilities and observe active utility corridors and easements. Any placement of electrical and telephone lines under ground shall be coordinated with the affected utility as required by conditions on file in the LMS. Regulation of utilities included in various county regulations, including Ordinance Nos. 348, 457, 458, 460, 499, 503 and 684.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
OTHER				
47. Other: None	☐	☐	☐	☒
OTHER				
48. Other: None	☐	☐	☐	☒
OTHER				
49. Other: None	☐	☐	☐	☒
MANDATORY FINDINGS OF SIGNIFICANCE				
50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

Source: Staff review, Application materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Staff review, Project application

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

52.	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	☐	☐	☒	☐

Source: Staff review, project application

Findings of Fact: Project as proposed would have cumulative, but non-significant, impacts on Aesthetics, Agriculture Resources, Air Quality, Geology/Soils, Hydrology, Land Use Planning, Noise, Population, Recreation, Traffic, and Utilities. These items are discussed individually elsewhere in this initial study.

53.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None.

RCIP: Riverside County Integrated Project

Location Where Earlier Analyses, if used, are available for review: Riverside County Transportation and Land Management offices at 82-675 Highway 111, Second Floor, Indio, CA.

Location: County of Riverside Planning Department – Desert Office
82-675 Highway 111, Second Floor
Indio, CA 92201

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39805
Project Case Type (s) and Number(s): General Plan Amendement No. 719; Change of Zone No. 7049; Tentative Tract Map No. 33045
Lead Agency Name: County of Riverside Planning Department
Address: 82-675 Highway 111, Second Floor, Indio, CA 92201
Contact Person: Jay T. Olivas, Project Planner
Telephone Number: 760-863-8277
Applicant's Name: Mission Development, LLC
Applicant's Address: 13745 Seminole Drive, Chino, CA 91720

I. PROJECT INFORMATION

A. **Project Description:** General Plan Amendment from "Agriculture" to "Medium Density Residential" (2-5 DU), "Commercial Retail" and "Commercial Office"; Change of Zone from A-1-10 and A-1-20 to R-1, R-5, C-O, and C-P-S; Tentative Tract Map to divide 113 acres into 270 lots/units including 126 single-family residential lots and 144 planned residential development "bungalow" units (113 lots) with separate common open space. Project grading consits of approximately 61,000 cubic yards of cut and 93,000 cubic yards of fill.

B. **Type of Project:** Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. **Total Project Area:** 113 Acres

Residential Acres: 113	**Lots:** 270	**Sq. Ft. of Bldg Area:** n/a	**Projected No. of Residents:** 802
Commercial Acres: n/a	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Industrial Acres: n/a	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other: n/a			

D. **Assessor's Parcel No(s):** 767-390-001, 767-390-002, 767-390-003, and 767-390-006.

E. **Street References:** The project site is located southerly of Avenue 54, easterly of Calhoun Street, and westerly of Van Buren Street in the Vista Santa Rosa Community.

F. **Section, Township & Range Description or reference/attach a Legal Description:** Section 13, Township 6 South, Range 7 East

G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site currently contains agriculture land, vacant land, and scattered single-family residences. Surrounding land uses consists of agriculture land and scattered single-family dwellings to the north, south, and west. A casino building is located to the east within the City of Coachella.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

A. **General Plan Designation(s):** Agriculture; Proposed to be changed with General Plan Amendment to Medium Density Residential (2-5 DU), "Commercial Retail" and "Commercial Office".

B. **Land Use Planning Area Information**

1. **Subarea, if any:** N/A

2. **Policy Area, if any:** Vista Santa Rosa Policy Area

C. **Area Plan Land Use Allocation Map Information**

1. **Area Plan, if any:** Eastern Coachella Valley Area Plan

D. **Area Plan Land Use Designation, if any:** Agriculture; Proposed to be changed with General Plan Amendment to Medium Density Residential (2-5 DU), "Commercial Retail" and "Commercial Office".

E. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

F. **Existing Zoning:** A-1-10, A-1-20

G. **Proposed Zoning, if any:** R-1, R-5, C-O, C-P-S

H. **Adjacent and Surrounding Zoning:** A-1-20, R-A-2, A, R-S (City of Coachella)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☒ Agriculture Resources	☒ Hydrology/Water Quality	☒ Recreation
☒ Air Quality	☒ Land Use/Planning	☒ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☒ Utilities/Service Systems
☒ Cultural Resources	☒ Noise	☐ Other
☒ Geology/Soils	☒ Population/Housing	☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a

NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

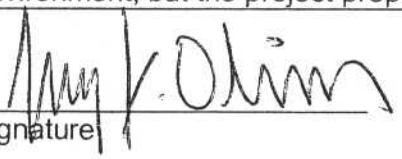
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

May 18, 2005
Date

Jay T. Olivas
Printed Name

For Robert C. Johnson, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☒	☐	☐

Source: RCIP Figure C-7 "Scenic Highways"

Findings of Fact: The project is adjacent to Avenue 54, Calhoun Street and Van Buren Street, which are not listed as scenic highways. Visual impacts would be generated by future residential and commercial development as the result of the tract map. Visual impacts would be addressed by perimeter treatment under the Vista Santa Rosa Design Guidelines including rural fencing, recreational trails, and landscaping. A PM10 Dust Mitigation Plan required during project grading would also improve aesthetics. Visual impacts would be further addressed by future plot plan or conditional use permit for the Commercial Retail site for future buildings. The project proposes a preservation plan of an historic on site-residence which would maintain visual character along a portion of Avenue 54.The California Desert is a recreational resort area attracting substantial numbers of tourists and travelers. Desert area residents in the past have expressed concerns regarding obstructions of scenic vistas or views open to the public, including views of surrounding mountains. No landmark or unique features are associated with this project. Billboards and other outdoor advertising signs are prohibited in Coachella Valley. The size, height and type of on-site subdivision advertising signs shall be the minimum necessary for identification and shall be approved pursuant to Ordinance No. 348 standards. Overhead electric and communication lines shall be placed underground unless the providing utility determines such under grounding is infeasible pursuant to ordinance standards and conditions of approval. The property shall be required to conform to appropriate property maintenance standards. Construction related rubbish and debris shall be removed as provided by Section 1(F) of Ordinance No. 457.

Mitigation: Compliance with conditions of approval on file in the LMS, including 10 PLANNING 6—Trail Maintenance, 60 PLANNING 3—PM10 Mitigation Plan, 80 PLANNING 5—Entry Monument Plan. Landscaping shall be reviewed by the Planning Department by condition of approval on file in the LMS, including 80 PLANNING 6—Landscape Plot Plan.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments and through Ordinance Nos. 348 and 457.

2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☒	☐	☐

Source: GIS database, Ord. No. 655

Findings of Fact: The project is within 45 miles of the Mt. Palomar Observatory and light and glare from this project may reduce the usefulness of or interfere with the night time use of this major astronomical facility.

Mitigation: Land divisions shall include an appropriate ECS note for Mt. Palomar Observatory, which is implemented by conditions on file in the LMS, including 50 PLANNING 9—ECS Note Mt. Palomar.

Monitoring: Monitoring to be provided by the Building and Safety Department and by the California Institute of Technology, or other responsible organization, associated with the maintenance of the Mt. Palomar Observatory and through Ordinance No. 655.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: Site Visit, Project Description

Findings of Fact: The creation of future residential and commercial uses will bring increased light and glare due to reflective light from parked vehicles, illuminated signs, street lamps, security lighting and nighttime vehicle traffic. All lighting equipment/devices will be hooded and directed so as to prevent glare and light from shining directly upon adjoining properties and road right-of-ways. Monitoring to be provided by the Planning Department (landscape review) and the Department of Building and Safety and through Ordinance No. 348.

Mitigation: None required.

Monitoring: None required.

AGRICULTURE RESOURCES Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☒	☐	☐
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☒	☐	☐
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source RCIP Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact: The project is affected by agriculture programs and land use standards of the RCIP. The project site is designated as prime farm land. The project is adjacent to or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act.

Mitigation: Buffering between productive agricultural land uses and the project land uses have been incorporated into the project design, which buffer measures include rural lot sizes along portions of the tract perimeter as shown on the project exhibit, referenced in the conditions on file with LMS, including 10 EVERY 1—Definitions. Right-to-Farm Ordinance ECS note shall be included in conjunction with land divisions if adjoining lands or lands within 300 feet are zoned agricultural, and is included in the conditions of approval on file in the LMS, specifically 50 PLANNING 7—ECS Note Right to Farm.

Monitoring: Monitoring to be provided by the Planning Department and the County Surveyor and through Ordinance Nos. 348, 460 and 625.

AIR QUALITY Would the project				
5. Air Quality Impacts	☐	☐	☐	☒
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☐	☒
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The project affects air quality issues as defined by the Air Quality Element of the RCIP, the threshold criteria of the Air Quality Handbook, 1993, South Coast Air Quality Management

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

District and the 1990 SIP for PM10. While the project may exceed certain threshold criteria, this is not considered significant due to applied mitigation. Building construction shall comply with energy use guidelines in Title 24, CAC. Compliance with the applicable requirements of Ordinance No. 742 (PM10 Control in Urban Areas). Installation of shade trees within the project area to reduce heat and act as wind barriers. Blowsand concerns are addressed in Section 19, below.

Mitigation: Compliance with the measures set forth in the conditions of approval on file in the LMS, including 60 PLANNING 3—PM10 Mitigation Plan.

Monitoring: Monitoring to be provided by the Building and Safety Department, Planning Department and affected state agencies and through Ordinance Nos. 457, 564 and 742.

BIOLOGICAL RESOURCES Would the project				
6. Wildlife & Vegetation	☐	☐	☐	☒
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☐	☒
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: RCIP; Fee assessment area map adopted pursuant to the Habitat Conservation Plan for the Coachella Valley Fringe-toed Lizard.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project is not influenced by wildlife and vegetation issues as identified in the RCIP, including wetlands and protected biological resources, and the project does not involve the potential for adverse effect, either individually or cumulatively, on wildlife.

Mitigation: None required.

Monitoring: None required.

CULTURAL RESOURCES Would the project				
7. Historic Resources a) Alter or destroy an historic site?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☒	☐	☐

Source: RCIP; Archaeological Report (PDA#3466), by Tierra Environmental Services dated January/ March 2005.
Findings of Fact: A Cultural Resources Survey of the property was conducted; historic Spanish eclectic residence buildings (PMR-3) were identified on the project site as being architecturally important and were to be preserved with the project. These buildings are proposed to be incorporated into the project on a separate lot and be maintained through a preservation plan.
Mitigation: Compliance with the measures set forth by the project's cultural resources report and conditions of approval in the LMS, including 60 PLANNING 4—Archaeologist Retained.
Monitoring: Monitoring to be provided by the Building and Safety Department, Planning Department and consulting archaeologist.

8. Archaeological Resources a) Alter or destroy an archaeological site.	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: RCIP; Archaeological Report (PDA#3466), by Tierra Environmental Services dated January/ March 2005.
Findings of Fact: An archaeological survey of the property was conducted; one prehistoric cultural resource was found during field surveys and was identified as CA-RIV-4113.
Mitigation: Compliance with the conditions of approval on file in the LMS, including 60 PLANNING 4—Archaeologist Retained.
Monitoring: Monitoring to be provided by the Building and Safety Department, Planning Department and consulting archaeologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☐	☒

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The site exhibits flat topography and has a low probability of containing non-renewable paleontological resources and the nature of the proposed grading will not likely encounter buried paleontological resources. No unique geological feature exists within the project boundaries.

Mitigation: None required.

Monitoring: None required.

GEOLOGY AND SOILS Would the project				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☐	☒
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒

Source: RCIP and Geologic Report No. 1425

Findings of Fact: The site is not located within the Alquist-Priolo Special Studies or County Fault Hazard Zones.

Mitigation: None required.

Monitoring: None required.

11. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☒	☐	☐

Source: RCIP Figure S-3 "Generalized Liquefaction"

Findings of Fact: The potential for liquefaction at the project site is high.

Mitigation: Compliance with the conditions of approval on file in the LMS by 10 PLANNING 26—GEO No. 1425.

Monitoring: Monitoring to be provided by the Building Department and County Geologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☒	☐	☐

Source: RCIP Figure S-18 "Inventory of Hazardous Materials"

Findings of Fact: The project is located within a Ground Shaking Zone . Project development would be conditionally compatible within the subject ground shaking zone.

Mitigation: Compliance with the Uniform Building Code, Ordinance No. 457.

Monitoring: Monitoring to be provided by the Building and Safety Department, and through Ordinance No. 457.

13. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☐	☒

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: The project is not affected by landslide or rockfall risks as the project site is relatively level and not adjacent to any cliffs or boulder covered slopes.

Mitigation: None required.

Monitoring: None required

14. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☐	☒

Source: Resolution No. 94-125, RCIP

Findings of Fact: The project is not affected by ground subsidence.

Mitigation: None required.

Monitoring: None required.

15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Site visit, Project Application

Findings of Fact: The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard.

Mitigation: None required.

Monitoring: None required.

16. Slopes	☐	☐	☒	☐
a) Change topography or ground surface relief features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: RCIP; US Geologic Survey topographic sheets applicable to the site.

Findings of Fact: The project is not affected by significant topography, surface features, or slopes. The elevation varies slightly on the site which is largely flat in nature. The Environmental Health Department will review for any impacts to subsurface sewage disposal systems, if proposed for the project, prior to the issuance of construction permits as required by Ordinance No. 457.

Mitigation: None required.

Monitoring: None required

17. Soils	☐	☒	☐	☐
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

Findings of Fact: The soil type on the subject property consists of MaB. Soil erosion of this type of soil is considered slight and runoff is slow. Approximately 61,000 cubic yards of cut and 93,000 cubic yards of fill are proposed for project grading.

Mitigation: Compliance with the Building and Safety Department's grading section's requirements and restricting grading activities to areas shown on project site disturbance plan contained within the conditions of approval of file in the LMS.

Monitoring: Monitoring to be provided by the Planning Department and Building and Safety Department and through Ordinance Nos. 348 and 457.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Erosion	☐	☐	☐	☒
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	☐	☒	☐	☐

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: The subject site is impacted by erosion and drainage issues as identified in the General Plan.

Mitigation: Compliance with the Building Department's Grading Section's requirements as contained within the conditions of approval on file in the LMS. Soil stabilization methods shall be utilized to control wind and water erosion on graded but undeveloped portions of the project site as provided by conditions of approval on file in the LMS.

Monitoring: Monitoring to be provided by the Building and Safety Department, and through Ordinance Nos. 348 and 457.

19. Wind Erosion and Blowsand from project either on or off site.	☐	☒	☐	☐
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project would be influenced by wind erosion and blowsand issues during project grading. Blowsand is a maintenance concern as it creates drifting sand dunes and also acts as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. Air quality and PM10 concerns are addressed in Section No. 5, above.

Mitigation: Compliance with Planning Department's general conditions regarding dust control, project dust control plan and restricting grading on file in the LMS, including 60 PLANNING 3-PM10 Plan, and other development to areas designated on project site disturbance plan, and the Building and Safety Department Grading Section conditions on file in the LMS.

Monitoring: Monitoring to be provided by the Building and Safety Department, and through County Ordinance Nos. 484, 457, and 460 (Sec. 14.2).

HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials	☐	☐	☐	☒
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Findings of Fact: The nature of the project is such that little or no hazardous substances will be maintained on the site in significant quantities. Utility easements of record shall be observed and unauthorized disturbance shall be prohibited as provided by law; see also Section 46, below. Emergency access and evacuation issues are addressed in Section 34, below. The nearest school is located approximately one mile from the project. No known hazardous waste site exists on or near the project site.

Mitigation: None required.

Monitoring: None required.

21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☒	☐	☐
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source: RCIP Figure S-19 "Airport Locations"; Comprehensive Land Use Plans for Thermal, Chiriaco Summit, Desert Center and Blythe Airports.

Findings of Fact: The project is within an airport influence area boundary or otherwise affected by airport issues is identified in the RCIP. The project was not reviewed by the Airports Land Use Commission and/or Aviation Unit staff. The project is not adjacent to or significantly influenced by a private airstrip or heliport.

Mitigation: Land divisions shall include an appropriate ECS note for all airports, which is implemented by conditions on file in the LMS, including 50 PLANNING 10—ECS Note Airport.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: Monitoring to be provided by the Building and Safety Department and Aviation Unit and through Ordinance Nos. 448, 460 and 487.

22. Hazardous Fire Area a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Source: RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS

Findings of Fact: The project is not located within a Hazardous Fire Area.

Mitigation: None required.

Monitoring: None required.

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands),	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?				

Source: Preliminary Hydrology Report by EN Engineering dated March 7, 2005

Findings of Fact: The project may have an effect on water quality issues identified in the RCIP, such as erosion-sedimentation, "nonpoint source" pollution and agricultural runoff. Projects one acre or greater in size, individually or cumulatively, are subject to NPDES regulations, including provisions for best management practices, both during and after construction activities. The project will require water service as provided by the Coachella Valley Water District, the water server draws groundwater by local wells in the area and the proposed development will use these supplies, however, the demand of the project will be individually minimal on regional groundwater resources. The project shall provide for water conservation as provided by the building code and by the applicable water-efficient landscaping requirements of Article XIXf of Ordinance No. 348, and through Planning Department review of landscaping and irrigation plans required by conditions of approval on file in the LMS, including 80 PLANNING 6—Landscape Plot Plan. Any flood hazards relative to placing housing or other structures within a 100-year flood hazard area are addressed under Section 24, below.

Mitigation: Compliance with the Environmental Health's requirements and Building and Safety Department, Grading Division's requirements, contained in the conditions of approval on file in the LMS, including 10 E Health 1. Compliance with the requirements for water service by the Coachella Valley Water District, as contained in the conditions of approval through the Environmental Health Department.

Monitoring: Monitoring will be provided by the Health Service Agency and applicable state and water utility agencies, and through the funding mechanism of CSA #152 and through Ordinance Nos. 340, 540, 650 and 682.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☐ U - Generally Unsuitable ☒ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☒	☐	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☒	☐	☐
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Preliminary Hydrology Report by EN Engineering dated March 7, 2005

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact: The project is influenced by flooding and drainage issues as identified in the RCIP. The site is located in Flood Zone B on the Federal Flood Insurance rate maps. The paving and covering over of a portion of the site will result in additional storm water run-off. The project is not affected by a dam inundation area. The project is subject to local drainage review by the Transportation Department.

Mitigation: Compliance with the Coachella Valley Water District's and the Transportation Department requirements contained within the conditions of approval on file in the LMS, including 10 TRANS 1.

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance No. 458.

LAND USE/PLANNING Would the project				
25. Land Use	☐	☒	☐	☐
a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☒	☐	☐

Source: RCIP, GIS, Project Materials

Findings of Fact: The proposed project is located within the sphere of the City of Coachella; the city provided comments about possible right-of-way widths. These comments were addressed by applicable county road standards. The project would alter the land use of the area by creating a 270 lot subdivision with a variety of housing types and commercial area in conformance with the Vista Santa Rosa Design Guidelines and the Vista Santa Rosa Policy Area standards. See also discussion under Sections I and II, herein, as it relates to project land use, zoning and general plan consistency.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 50 PLANNING 1—Prepare Final Map.

Monitoring: Monitoring to be provided by Planning Department and Building and Safety Department through Ordinance No. 348 and 457.

26. Planning	☐	☒	☐	☐
a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?	☐	☒	☐	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☒	☐	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☒	☐	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact: The project site is designated "Agriculture" proposed to be changed through general plan amendment to "Medium Density Residential" (2-5 DU), "Commercial Office", and "Commercial Retail". The project site is zoned A-1-10 and A-1-20 proposed to be modified through a change of zone to R-1, R-5, C-O, and C-P-S. The project would be conditionally compatible with surrounding existing and approved land uses due to the application of Vista Santa Rosa development standards. See also discussion under Sections I and II, herein, as it relates to project land use, zoning and general plan consistency.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 50 PLANNING 12—CC&R RES POA COM AREA.

Monitoring: Monitoring to be provided by Planning Department and Building and Safety Department through Ordinance No. 348 and 457.

MINERAL RESOURCES Would the project				
27. Mineral Resources	☐	☐	☐	☒
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: RCIP Figure MS-5 "Mineral Resources Area"

Findings of Fact: The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

Mitigation: None required.

Monitoring: None required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise	☐	☐	☐	☒
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☐ A ☒ B ☐ C ☐ D ☐				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: RCIP Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project is not affected by any significant airport noise. The nearest airport is within two miles of the project. The project is not within the vicinity of any known private airstrip or heliport.

Mitigation: None required.

Monitoring: None required.

29. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Findings of Fact: The project would not be affected by railroad noise; the nearest railroad is approximately two miles from the project site.

Mitigation: None required.

Monitoring: None required.

30. Highway Noise NA ☐ A ☐ B ☒ C ☐ D ☐	☐	☒	☐	☐

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact: The project is influenced by highway noise issues as identified in the RCIP, Noise Section.

Mitigation: Compliance with the Health Services Agency, Office of Industrial Hygiene transmittal contained within the conditions of approval on file with the LMS.

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance No. 457.

31. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Project description and materials

Findings of Fact: The project is not affected by other noise.

Mitigation: None required.

Monitoring: None required.

32. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

Source: Project materials and description

Findings of Fact: The project is influenced by noise issues created by the project as identified in the RCIP due to future grading and construction. Excessive construction noise shall be prohibited pursuant to Section 1(G) of Ordinance No. 457.

Mitigation: Compliance with the Health Services Agency, Office of Industrial Hygiene transmittal contained within the conditions of approval on file with the LMS. Compliance with noise limits as established by RCIP.

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance Nos. 348 and 457.

POPULATION AND HOUSING Would the project				
33. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
elsewhere?				
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source: Project description and materials, GIS

Findings of Fact: The project is located within the Thermal Redevelopment Project Area pursuant to Ordinance No. 638. No adverse impacts are anticipated to existing housing stocks as the project site would increase the number of housing units to 270. The project will not induce substantial population growth or cumulatively exceed official population projections; see page 1 of this assessment for estimated future employees and/or residents.

Mitigation: None required.

Monitoring: None required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services	☐	☒	☐	☐

Source: RCIP Safety Element

Findings of Fact: The project will be affected by the fire services programs and land use standards of the CGP. Ordinance No. 460 provides for minimum circulation and emergency vehicle ingress standards for street lengths and lot access strips.

Mitigation: Compliance with the Fire Protection Department's requirements as contained within the conditions of approval on file in the LMS, including 10 FIRE 1.

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance Nos. 348, 457 and 787.

35. Sheriff Services	☐	☐	☒	☐

Source: RCIP

Findings of Fact: The project will be affected by the Sheriff services programs and land use standards of the RCIP, however, the County Sheriff's transmittal of February 8, 2005 indicated no comment.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: None required.

Monitoring: None required.

36. Schools	☐	☐	☒	☐

Source: Coachella Valley Unified School District

Findings of Fact: The requirements of state law provide for the mechanism for mitigation of school service impacts. The payment of school fees at issuance of building permits, as noted in the conditions of approval on file in the LMS, including 80 PLANNING 1 (School Mitigation), has been provided for with this approval action.

Mitigation: None required.

Monitoring: None required

37. Libraries	☐	☐	☒	☐

Source: RCIP

Findings of Fact: This project represents new development which will have some impacts to county library services, and payment of development mitigation fees pursuant to Ordinance No. 659 will offset any possible impacts.

Mitigation: None required.

Monitoring: none required.

38. Health Services	☐	☐	☒	☐

Source: RCIP

Findings of Fact: This project represents new development which will have some impacts to county health services, and payment of development mitigation fees pursuant to Ordinance No. 659 will offset any possible impacts.

Mitigation: None required.

Monitoring: none required.

RECREATION

39. Parks and Recreation	☐	☐	☐	☒

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☒	☐	☐

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact: The project site is within the boundaries of the Coachella Valley Recreation and Park District, a public agency designated to receive land dedication or fees pursuant to Section 10.35 of Ordinance No. 460. The proposed project would result in an increase in district population generating a need for additional parkland in neighborhood parks (Section 10.35 of Riverside County Ordinance No. 460).

Mitigation: Compliance with the Coachella Valley Recreational and Park District's Master Plan and transmittal dated February 8, 2005 as contained within the conditions of approval on file in the LMS, including 50 PLANNING 11—CV Rec and Park.

Monitoring: Monitoring to be provided by the Building and Safety Department and Coachella Valley Recreation and Park District.

40. Recreational Trails	☐	☐	☒	☐

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project requires recreational trails in accordance with the Vista Santa Rosa Design Guidelines.

Mitigation: None required.

Monitoring: None required.

TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	☐	☒	☐	☐
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Result in inadequate parking capacity?	☐	☐	☐	☒
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☒	☐	☐
h) Cause an effect upon circulation during the project's construction?	☐	☒	☐	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: RCIP; Coachella Valley Area Transportation Study, 1987, with applicable updates, Coachella Valley Regional Mobility Program, 1993, and Traffic Study by Rick Engineering dated February 7, 2005.

Findings of Fact: The project will be affected by the Circulation policies of the RCIP and will incrementally add to vehicle miles traveled and trips generated which on a cumulative basis will likely cause changes in traffic volume, some increase vehicle safety risks and affect roadway uses during construction activities. The Transportation Department considers traffic hazards due to local design features or incompatible uses through the requirements of Ordinance Nos. 461 and 499. Due to the nature of the proposed uses and the condition of the site, the project will require off-street parking facilities, in particular for the residential units and future commercial retail uses; off-street parking spaces shall be provided pursuant to Section 18.12 of Ordinance No. 348. Emergency vehicle use and access is addressed in cooperation with the Fire Protection Department. No significant alteration of waterborne, rail or air traffic is anticipated. Sunline Transit Agency is the principal public transportation provider in the Coachella Valley.

Mitigation: Compliance with the Transportation Department's requirements as contained within the conditions of approval on file in the LMS, including 80 TRANS 2.

Monitoring: Monitoring to be provided by the Transportation Department and through Ordinances Nos. 461, 499 and 673.

42. Bike Trails	☐	☐	☒	☐

Source: RCIP.

Findings of Fact: The project requires recreational trails in accordance with the Vista Santa Rosa Design Guidelines.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS Would the project				
43. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☒	☐	☐
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the domestic water programs and land use standards of the RCIP.

Mitigation: Compliance with the Health Department's requirements and the Coachella Valley Water District's transmittal of December 7, 2004, as contained within the conditions of approval on file in the LMS, including 50 E HEALTH 1.

Monitoring: Monitoring to be provided by the Building & Safety Department and the transmittal agency.

44. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☒	☐	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☒	☐	☐

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the sewer service programs and land use standards of the CGP.

Mitigation: Compliance with the Health Department's requirements and the Coachella Valley Water District's transmittal of December 7, 2004, as contained within the conditions of approval on file in the LMS, including 50 E HEALTH 3.

Monitoring: Monitoring to be provided by the Building & Safety Department and the transmittal agency.

45. Solid Waste a) Is the project served by a landfill with sufficient	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
permitted capacity to accommodate the project's solid waste disposal needs?				
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☒	☐	☐

Source: RCIP, Letter from Riverside County Waste Management

Findings of Fact: The project will be affected by solid waste programs and land use standards of the RCIP and the County Integrated Waste Management Plan shall govern collection, disposal and recycling of solid waste generated by this project.

Mitigation: Compliance with the solid waste and recycling recommendations of the of the Waste Management Department transmittal of February 16, 2005, and the Environmental Health Department's requirements included in the conditions of approval on file in the LMS.

Monitoring: Monitoring to be provided by the Planning Department and affected agencies and through Ordinance Nos. 651 and 657.

46. Utilities

a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☐	☒
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: RCIP

Findings of Fact: The project is affected by utilities issues and land use standards identified in the RCIP; road and street maintenance is addressed in Section 41, above; no conflicts with county energy conservation planning expected by this project. Compliance with the transmittals received, and on file with this case, from affected public utilities or special districts. Development through design will be required to avoid existing utility facilities and observe active utility corridors and easements. Any placement of electrical and telephone lines under ground shall be coordinated with the affected utility as required by conditions on file in the LMS. Regulation of utilities included in various county regulations, including Ordinance Nos. 348, 457, 458, 460, 499, 503 and 684.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
OTHER				
47. Other: None	☐	☐	☐	☒
OTHER				
48. Other: None	☐	☐	☐	☒
OTHER				
49. Other: None	☐	☐	☐	☒
MANDATORY FINDINGS OF SIGNIFICANCE				
50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

Source: Staff review, Application materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☐	☐	☒

Source: Staff review, Project application

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	☐	☐	☒	☐

Source: Staff review, project application

Findings of Fact: Project as proposed would have cumulative, but non-significant, impacts on Aesthetics, Agriculture Resources, Air Quality, Cultural Resources, Geology/Soils, Hydrology, Land Use Planning, Noise, Population, Recreation, Traffic, and Utilities. These items are discussed individually elsewhere in this initial study.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None.

RCIP: Riverside County Integrated Project

Location Where Earlier Analyses, if used, are available for review: Riverside County Transportation and Land Management offices at 82-675 Highway 111, Second Floor, Indio, CA.

Location: County of Riverside Planning Department – Desert Office
82-675 Highway 111, Second Floor
Indio, CA 92201