

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

613 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 11, 2008

SUBJECT: RESOLUTION NO. 2008-500 - FOURTH CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2008 (GPA Nos. 860, and 885).

RECOMMENDED MOTION:

ADOPTION of Resolution No. **2008-500** amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment (GPA) No. 860, and 885.

BACKGROUND:

Board of Supervisors Resolution No. **2008-500** for the fourth General Plan Amendment cycle of 2008 is organized in numeric order. The table below groups the General Plan Amendments by Supervisorial District:

SUPERVISORIAL DISTRICT	AREA PLAN	CASE NO.	PAGES	LETTER
Fourth	Eastern Coachella Valley	GPA No. 860	1	A
Fourth	Western Coachella Valley	GPA No. 885	5	B

Ron Goldman
Planning Director

RG: mkk

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 12/15/08 Tina Grande

FORM APPROVED COUNTY COUNSEL
BY: MINH C. TRAN DATE 12/11/08
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref. 10-28-2008, District: Fourth Agenda Number:

Items 16.1 and 16.2 ATTACHMENTS FILED

3.33

The Honorable Board of Supervisors
RE: RESOLUTION NO. 2008-500
November 25, 2008
Page 2 of 2

INDIVIDUAL AMENDMENTS:

The General Plan Amendments comprising the fourth cycle of 2008 were considered by the Board of Supervisors on **December 23, 2008**; and are described below:

GPA No. 860 affects the Eastern Coachella Valley Area Plan, and amends the designation on approximately 30 acres located northerly of Avenue 55, easterly of Shady Lane, southerly of Avenue 54, and westerly of Rulon Lane from Light Industrial within the Community Development Foundation Component to Medium High Density Residential (5-8 DU/AC) within the Community Development Foundation Component.

GPA No. 885 affects the Western Coachella Valley Area Plan, and establishes the Cahuilla Hills Policy Area on approximately 636 acres located westerly of State Highway 74 and immediately adjacent to the City of Palm Desert to the north, south and east.

2 **RESOLUTION NO. 2008-500**

3 **AMENDING THE**

4 **RIVERSIDE COUNTY GENERAL PLAN**

5
6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., public
7 hearings were held before the Riverside County Board of Supervisors on October 28, 2008 and before the
8 Riverside County Planning Commission on July 9, 2008, and September 17, 2008 to consider proposed
9 amendments to the Jurupa Area Plan, the Eastern Coachella Valley Area Plan Land Use Map, and the
10 Western Coachella Valley Area Plan Land Use Map of the Riverside County General Plan; and,

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

13 **WHEREAS**, the above matters were discussed fully with testimony and documentation presented
14 by the public and affected government agencies; now, therefore,

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

18 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
19 of the County of Riverside, and in regular session assembled on December 23, 2008 that:

- 20 A. General Plan Amendment No. 860 (GPA00860) is a proposal to amend the Eastern
21 Coachella Valley Area Plan by amending the Land Use Map designation from Light Industrial (0.25-0.6
22 Floor Area Ratio) within the Community Development Foundation Component to Medium High Density
23 Residential (5-8 DU/AC) within the Community Development Foundation Component, on an
24 approximately 30-acres site located northerly of Avenue 55, easterly of Shady Lane, southerly of Avenue
25 54, and westerly of Rulon Lane in the Lower Coachella Valley Zoning District of the Fourth Supervisorial
26 District, as shown on the exhibit entitled "GPA00860, EXHIBIT 6", a copy of which is attached hereto
27 and incorporated herein by reference. This amendment is associated with Change of Zone No. 7519 and
28

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 12/19/08
MINH C. TRAN

1 Conditional Use Permit No. 3148, Revised Permit No. 1, which were considered concurrently with this
2 amendment at the public hearings before the Planning Commission and the Board of Supervisors.
3 Change of Zone No. 7519 proposes to change the zoning on the proposed amendment site (“the site”)
4 from Manufacturing Service Commercial (M-SC) and Controlled Development Areas with a 5 acre
5 minimum lot size (W-2-5) to General Residential (R-3). Conditional Used Permit No. 3148, Revised
6 Permit No. 1 proposes a redesign and continuation of an existing mobile home park that occupies 10 acres
7 of a contiguous 30-acre site. The revised permit allows the addition of a new club house building with
8 various associated site improvements including landscaping and a swimming pool, increasing the size of
9 each space, and by adding 5 acres of the adjacent contiguous 20 acres to the existing mobile home park
10 that contains 110 spaces within a 30-acre property.
11

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
13 on this matter, both written and oral, including Environmental Assessment No. 41378, that:
14

- 15 1. The site is located in the Eastern Coachella Valley Area Plan (ECVAP).
- 16 2. The Eastern Coachella Valley Area Plan Land Use Map determines the extent, intensity,
17 and location of land uses within the ECVAP.
- 18 3. The site is currently designated Light Industrial (LI) (0.25-0.6 Floor Area Ratio) within the
19 Community Development Foundation Component.
- 20 4. The proposed amendment would change the ECVAP land use designation on the site from
21 Light Industrial (LI) (0.35-0.6 Floor Area Ratio) within the Community Development
22 Foundation Component to Medium High Density Residential (MHDR) (5-8 DU/AC)
23 within the Community Development Foundation Component.
- 24 5. The site is bordered (in clockwise order) on the north by properties designated as Light
25 Industrial (LI), on the east by properties designated Light Industrial (LI), on the south by
26 Industrial (LI), on the east by properties designated Light Industrial (LI), on the south by
27
28

1 properties designated Light Industrial (LI), and on the west by Shady Lane. Properties
2 across Shady Lane are designated as Light Industrial (LI).

3 6. The site is zoned M-SC (Manufacturing Service Commercial) and W-2-5 (Controlled
4 Development Areas). The associated Change of Zone No. 7519 proposes to change the
5 zoning on the site to R-3 (General Residential).

6
7 7. The site is bordered (in clockwise order) on the north by properties zoned M-SC
8 (Manufacturing Service Commercial), on the east by properties zoned M-SC
9 (Manufacturing Service Commercial), on the south by properties zoned M-SC
10 (Manufacturing Service Commercial), and on the west by Shady Lane. Properties across
11 Shady Lane have zoning designations of M-SC (Manufacturing Service Commercial).

12 8. The 30-acre site currently has an existing 110-space mobile home park on 10 acres with
13 the remaining 20 acres consisting of vacant land.

14
15 9. Surrounding land uses (in clockwise order) include open space land vegetated with desert
16 scrub plants and a construction storage yard to the north, agricultural fields to the east,
17 agricultural fields to the south, and on the west by Shady Lane. Properties across Shady
18 Lane consist of scattered single-family residences and vacant land.

19
20 10. The project is within the airport influence area of the Jacqueline Cochran Regional Airport
21 (formerly Thermal or Desert Resort). The project was reviewed by the Airport Land Use
22 Commission and found consistent with the 2005 Airport Land Use Compatibility Plan.

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

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

- 1 13. Special circumstances or changes have emerged that were unanticipated in preparing the
2 General Plan.
- 3 14. The proposed general plan amendment will not be detrimental to public health, safety, and
4 welfare.
- 5 15. The proposed amendment is consistent with the policies of the Eastern Coachella Valley
6 Area Plan and with all policies of the Riverside County General Plan, as adopted on
7 October 7, 2003.
- 8 16. The findings of the initial study performed pursuant to Environmental Assessment No.
9 41378 (a copy of which is attached hereto) are incorporated herein by reference. The
10 Environmental Assessment determined that the proposed general plan amendment, change
11 of zone, and conditional use permit ("the project") would have unavoidable impacts on, or
12 be impacted by, Aesthetics, Air Quality, Cultural Resources, Geology/Soils, Hazards and
13 Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Population Housing,
14 Public Services, Transportation/Traffic, and Utilities/Service Systems. However, it was
15 determined that each of these impacts was insignificant or would be mitigated to a level of
16 non-significance through the conditions of approval (including referenced government
17 agency letters) applied to the associated conditional use permit. The initial study
18 concluded that the project, as mitigated, would not have a significant effect on the
19 environment.
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23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
24 Negative Declaration for Environmental Assessment No. 41378 and **ADOPTS** General Plan Amendment
25 No. 860 (GPA00860) from Light Industrial (0.25-0.6 FLOOR AREA RATIO) within the Community
26 Development Foundation Component to Medium High Density Residential (5-8 DU/AC) within the
27 Community Development Foundation Component, as described herein and as shown on the exhibit
28

1 entitled "GPA00860, Proposed General Plan, Exhibit 6".

2 B. General Plan Amendment No. 885 (GPA00885) is a proposal to amend the Western
3 Coachella Valley Area Plan to establish the Cahuilla Hills Policy Area on approximately 636 acres
4 located westerly of State Highway 74 and immediately adjacent to the City of Palm Desert to the north,
5 south and east, in the Cathedral City-Palm Desert Zoning District of the Fourth Supervisorial District as
6 shown on exhibit entitled "GPA00885, EXHIBIT 9" and attached hereto and incorporated herein by
7 reference. The purpose of this County-initiated action is to ensure that adequate infrastructure systems are
8 in place to support the densities of future land divisions which could occur in the area. Primarily, Cahuilla
9 Way is currently the single point of access to this area which impacts the ability to provide emergency
10 services to residents living in the Cahuilla Hills community in the case of flooding, fire and other
11 potential emergencies. Additionally, increased densities could result in pollution problems relating to on-
12 site sewage disposal due to shallow soils, depth-to-bedrock, and steep slopes. The proposed General Plan
13 text and policies are fully set forth in the Exhibit A which is entitled "GPA 885 General Plan Amendment
14 of the Western Coachella Valley Area Plan to Establish the Cahuilla Hills Policy Area" and attached
15 hereto and incorporated herein by reference. This amendment is associated with Change of Zone No.
16 7612, which was considered concurrently with this amendment at the public hearings before the Planning
17 Commission and the Board of Supervisors. Change of Zone No. 7612 proposes to change the existing
18 zoning on areas zoned One Family Dwelling – 1 acre minimum lot size (R-1-1) to One Family Dwelling –
19 5 acre minimum lot size (R-1-5) and One Family Dwelling – 10 acre minimum lot size (R-1-10) on
20 430.69 acres and 132.18 acres, respectively.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
22 on this matter, both written and oral, including Environmental Assessment No. 41595, that:

- 23 1. The site is located in the Western Coachella Valley Area Plan (WCVAP).
- 24 2. The project site is designated Rural Mountainous (RM), Rural Residential (RR), Very Low
25 Density Residential – Rural Community (VLDR-RC) and Open Space – Water (OS-W) on
26 the Western Coachella Valley Area Plan.

- 1 3. The project site is surrounded by properties which are located in Open Space –
2 Conservation Habitat (OS-CH) to the west and the City of Palm Desert to the north, east
3 and south.
- 4 4. The zoning for the subject site is One Family Dwelling – 1 acre minimum lot size (R-1-1)
5 and Watercourse, Watershed and Conservation Areas (W-1).
- 6 5. The project site is surrounded by properties located in the City of Palm Desert to the north,
7 east, south and, by properties zoned Controlled Development Areas (W-2) and One Family
8 Dwelling – 1 acre minimum lot size (R-1-1) to the west and southwest.
- 9 6. The project site currently contains land and single family residential uses.
- 10 7. There is only one point of street access, Cahuilla Way, to the entire 636-acre community of
11 Cahuilla Hills.
- 12 8. The proposed policy area and policies will ensure adequate infrastructure systems are in
13 place to support the densities of future land divisions which could occur in the area.
- 14 9. The proposed amendment does not involve a change in the Riverside County Vision or any
15 General Plan Principle in the General Plan.
- 16 10. The proposed amendment would contribute to the achievement of the purposes of the
17 General Plan.
- 18 11. The proposed general plan amendment will protect public health, safety, and welfare.
- 19 12. The findings of the initial study performed pursuant to Environmental Assessment No.
20 41595 (a copy of which is attached hereto) are incorporated herein by reference. The initial
21 study determined that proposed general plan amendment and change of zone (“the
22 project”) would not have impacts on the environment and that no mitigation measures are
23 required for the project.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
25 Declaration for Environmental Assessment No. 41595, and **ADOPTS** General Plan Amendment No. 885
26 (GPA00885) to amend the Western Coachella Valley Area Plan by amending Figure 4, Western
27 Coachella Valley Area Plan Policy Areas, to add the boundary of the Cahuilla Hills Policy Area as shown
28 on Exhibit 9; and to amend the text of the Coachella Valley Area Plan as set forth in Exhibit A, entitled,

1 GPA NO. 885, GENERAL PLAN AMENDMENT OF THE WESTERN COACHELLA VALLEY
2 AREA PLAN TO ESTABLISH THE CAUILLA HILLS POLICY AREA.

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

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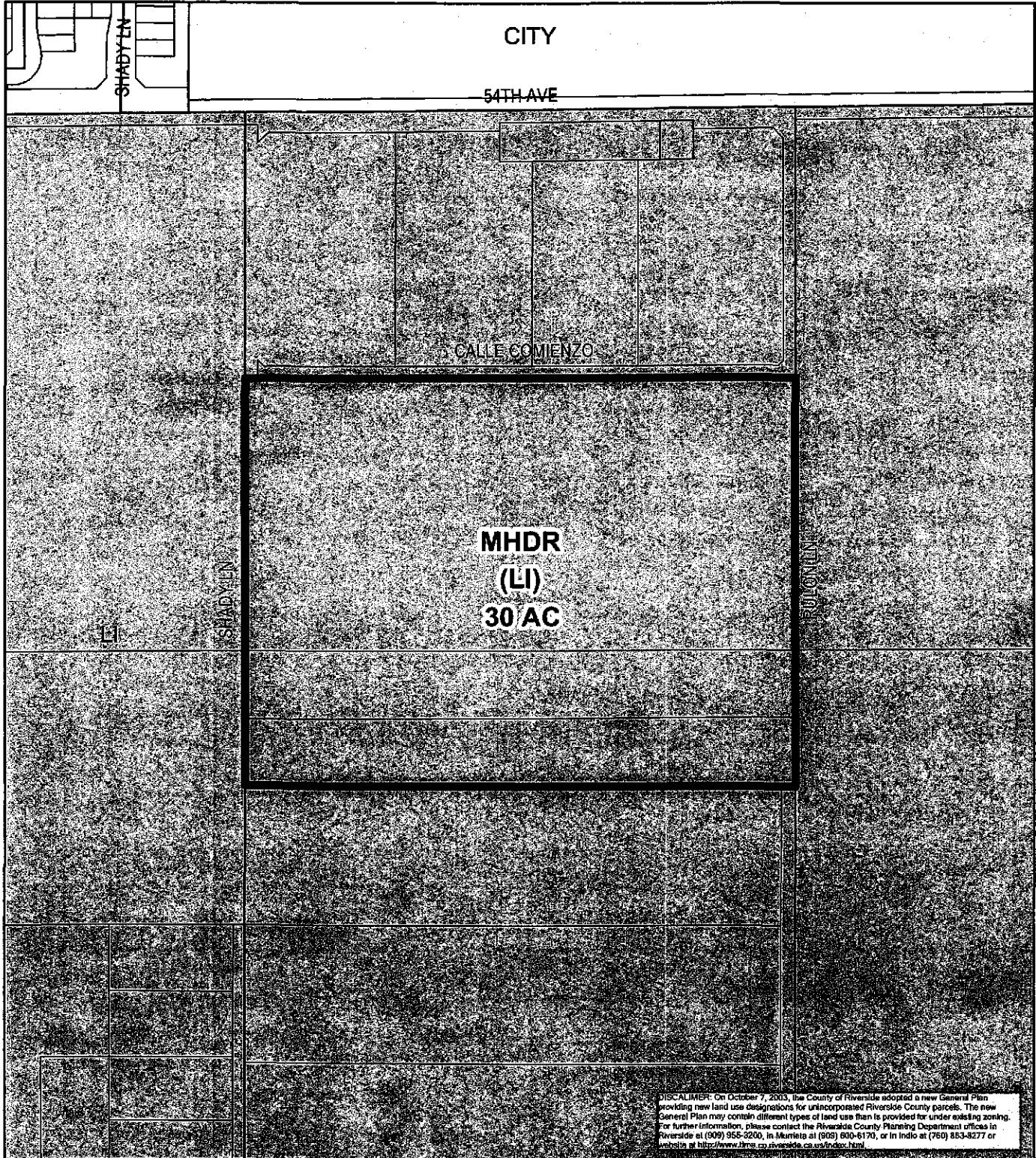
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Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley

Township/Range: T6SR8E

Section : 17



ASSESSORS

BK. PG. 763-23

THOMAS
BROS.PG 5531 D2



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41378

Project Case Type (s) and Number(s): General Plan Amendment No. 860/Change of Zone No. 7519/Conditional Use Permit No. 3148, Revised Permit No. 1

Lead Agency Name: County of Riverside Planning Department

Address: 38686 El Cerrito Road, Palm Desert, CA 92211

Contact Person: Maurice Borrows

Telephone Number: 760-863-8277

Applicant's Name: Pacific Real Estate Investment Group Inc.

Applicant's Address: 4820 East Second Street, Suite #5, Long Beach, CA 90803

I. PROJECT INFORMATION

A. Project Description: The project proposes to amend the Eastern Coachella Valley Area Plan from "Community Development: Light Industrial" (0.25-0.6 FAR) to "Community Development: Medium High Density Residential" (5-8 du/ac); a change of zone from W-2-5 and M-SC to R-3; to provide for the redesign and continuation of an existing mobile home park, that occupies 10 acres of a contiguous 30-acre site. The revised permit allows the addition of a new club house building with various associated site improvements including landscaping and a swimming pool, increasing the size of each space, and by adding 5 acres of the adjacent contiguous 20 acres to the existing mobile home park that contains 110 spaces within a 30-acre property. Project grading consists of approximately 3,000 cubic yards of cut and 3,000 cubic yards of fill.

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

C. Total Project Area: 30 acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 30	Lots: 110	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other:			

D. Assessor's Parcel No(s): 763-230-012, 014 and 015.

E. Street References: The project site is located northerly of Avenue 55, southerly of Avenue 54, westerly of Rulon Lane, and easterly of Shady Lane in the Thermal Community.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 17, Township 6 South, Range 8 East, SBBM

G. Brief description of the existing environmental setting of the project site and its surroundings: The property consists of 3 contiguous lots with a total area of approximately 30 acres. The property consists of an existing mobile home park containing 110 spaces with open space and community facilities. Surrounding land uses consists of scattered single family residences to the north and vacant and agricultural fields to the south, land to the east consist of open space and agricultural lands with desert scrub plants, and land to the east and across Shady Lane consist of fallow agricultural field which was recently entitled for a Schedule E subdivision to divide approximately 20 gross acres into 14 industrial lots with parcel sizes ranging from 1.2 acres to 2.2 acres.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The land use designation for the proposed project is Light Industrial (LI) with a proposal to change to Medium High Density Residential (MHDR). The proposed project meets the requirements for the MHDR land use designation and all other applicable land use policies.
2. **Circulation:** The project will add overall trips to the area. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** Natural open space land exists within the existing project. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located in an area that is designated as having a high liquefaction potential. The project is not located within any other special hazard zone, including fault zone, high fire hazard area, dam inundation zone.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets with all other applicable Noise element policies.
6. **Housing:** The proposed project meets all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets with all other applicable Air Quality Element policies.

B. **General Plan Area Plan(s):** Eastern Coachella Valley Plan

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

D. **Land Use Designation(s):** Light Industrial (LI)

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

F. **Policy Area(s), if any:** N/A

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Eastern Coachella Valley; Community Development; Light Industrial

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) and Manufacturing-Service Commercial (M-SC)

J. Proposed Zoning, if any: General Residential (R-3)

K. Adjacent and Surrounding Zoning: City of Coachella is located northerly of the project site, Manufacturing Service Commercial (M-SC) zoning surrounds the project site.

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.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

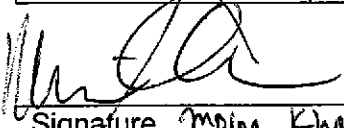
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- 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.



August 27, 2008

Signature *Moira Khan*
Signed for Maurice Borrows

Date

Maurice Borrows
Printed Name

For Ron Goldman, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure C-7 "Scenic Highways"

Findings of Fact: The project is adjacent to Shady Lane, which is listed as a collector street. Visual impacts would be addressed by perimeter treatment, including tubular steel fencing and landscaping adjacent to Shady Lane. 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 in the LMS, especially 80 .PLANNING. 13 – Landscaping CV Project Specific.

Monitoring: Monitoring shall be done by the Building and Safety Department.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: According to the RCIP, the project site is located within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. In addition, any private lighting is required to be hooded and aimed downward. With the incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact.

Mitigation: Compliance with Ordinance No. 655 as contained in conditions of approval in the LMS, specifically, 10 .PLANNING. 31 – Mt. Palomar Lighting.

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 addition to an existing mobile home park 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 shall be provided by the Planning Department (landscape review) and the Department of Building and Safety and through Ordinance No. 348.

Mitigation: Compliance with conditions of approval in the LMS, especially 10 .PLANNING. 3 – Lighting Hooded/Directed.

Monitoring: Monitoring shall be done by the Building and Safety Department.

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-2 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact: The site is identified as not having a farmland designation on the RCIP and Figure OS-2, "Agricultural Resources." The project site and land immediately surrounding the project site are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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land uses designated for Light Industrial (LI). The nearest land use designated for Agriculture is located approximately 1¼ mile from the project site. The Eastern Coachella Valley Area Plan has allocated land uses to specific locations including providing for the areas best suited for farming. The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act.

Mitigation: None required

Monitoring: None required

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook; SCAQMD Air Quality Management Plan (2007)

Findings of Fact: The project affects air quality issues as defined by the Air Quality Element of the RCIP. The project is in the South Coast Air Basin (Basin), and is consistent with the property's Light Industrial (LI) land use designation; therefore, it is consistent with the growth projections that the SCAQMD used to create the adopted 2007 South Coast Air Quality Management District's Air Quality Management Plan (AQMP). 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. The project shall comply with the applicable requirements of Ordinance No. 742 (PM10 Control in Urban Areas) and Installation of shade trees within the project area to reduce heat and act as wind barriers. Blowsand concerns are addressed in Section 19, below.

CUP03148R1 is an existing 110-space mobile home park which proposes to revise the CUP by increasing the space size of each lot and to add an additional 5 acres to the existing 10-acre portion of the 30-acre site. This approval process will address the short term (grading) impacts to air quality with the submittal of individual PM10 programs that comply with State and Federal Air regulations for the precise grading plans for these individual development applications. The conditional use permit applicant will produce a PM10 program for any grading on the additional 5-acre.

The project proposes a cut of approximately 3,000 cubic yards and an approximate fill of 3,000 cubic yards with no transportation of additional fill to the site.

Mitigation: Compliance with the measures set forth in the conditions of approval on file in the LMS, including, 60 .PLANNING. 3 — PM10 Mitigation Plan.

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

Findings of Fact: The project involves modification to an existing mobile home park with limited area proposed for disturbance; much of the impact associated with the project would be incremental in nature. Direct impacts consist of any ground disturbing activities such as vegetation removal, grading, paving, building of structures, and installing landscaping. No federal or state listed plant species will be impacted by the proposed project. Common species such as birds, reptiles, and small mammals may be displaced during clearing activities.

Mitigation: None required

Monitoring: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project

7. Historic Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Phase 1 Cultural Resources Assessment Report by Archaeological Associates, dated November 30, 2007.

Findings of Fact: A Cultural Resources Survey of the property was conducted by Archaeological Associates. The results of the study have established that no potential "historical resources" were during the course of the investigation. Even though no historic resources were discovered during the field survey, the project area should be considered archaeologically sensitive for cultural remains from both prehistoric and historic periods despite of the negative findings of the field survey.

Mitigation: Compliance with the measures set forth by the project's cultural resources report and conditions of approval in the LMS, including 60 .PLANNING. 8 — Archaeologist Retained and 60 .PLANNING. 9 – Cultural Resources Disp. AG.

Monitoring: Monitoring to be provided by the Building and Safety Department, Planning Department and consulting archaeologist.

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

Source: RCIP, Phase 1 Cultural Resources Assessment Report by Archaeological Associates, dated November 30, 2007.

Findings of Fact: An archaeological survey of the property was conducted and no archaeological resources were identified. The project area should be considered archaeologically sensitive for cultural remains from both prehistoric and historic periods despite of the negative findings of the field survey.

Mitigation: Compliance with the conditions of approval on file in the LMS, including 60 .PLANNING. 8 — Archaeologist Retained and 60 .PLANNING. 9 – Cultural Resources Disp. AG.

Monitoring: Monitoring to be provided by the Building and Safety Department, Planning Department and consulting archaeologist.

9. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The site contains an existing mobile home park and 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Geotechnical Investigation prepared by Sladden Engineering, dated March 7, 2008

Findings of Fact: The site is not located within the Alquist-Priolo Special Studies or County Fault Hazard Zones. Geo. No. 1966 concludes that the site is not located within a State or County established earthquake fault zone. There is no evidence of any fault crossing the site. Although the site has a low potential for surface fault, it is located in a seismically active area of Southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed project.

Mitigation: Compliance with the conditions of approval on file in the LMS, including 10 .PLANNING. 35 – Geo No. 1966.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments.

11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: RCIP Figure S-3 "Generalized Liquefaction," Geotechnical Investigation prepared by Sladden Engineering, dated March 7, 2008

Findings of Fact: Liquefaction occurs with the sudden loss of soil strength due to rapid increase in pore pressure within cohesionless soils as a result of repeated cyclic loading during seismic events. In order for liquefaction to occur, shallow groundwater table, loose soil, and the generation of significant and repeated seismically induced ground acceleration are necessary. The potential for liquefaction at the project site is high. Ground water was encountered at a dept of approximately 11 feet below existing ground surface during soil boring activities. The soil at the site consists of relative uniform grained sand and silty sand layers and the site is located near an active fault system. An Environmental Constraint Sheet (ECS) shall be prepared for this parcel map relative to the liquefaction potential at this site.

Mitigation: Compliance with the conditions of approval on file in the LMS by 10 .PLANNING. 35 — GEO No. 1966.

Monitoring: Monitoring to be provided by the Building and Safety Department and County Geologist.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: RCIP Figure S-18 "Inventory of Hazardous Materials," Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map;" Figures S-12 through S-21 (showing General Ground Shaking Risk), Geotechnical Investigation prepared by Sladden Engineering, dated March 7, 2008

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The site has been subjected to past ground shaking by faults that traverses through the region. A strong seismic shaking from nearby active faults is expected to produce strong seismic shaking during the design life of the proposed project.

Mitigation: Compliance with the Uniform Building Code, Ordinance No. 457, and conditions in the LMS, especially 10 .PLANNING. 35 – Geo. No. 1966

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," Geotechnical Investigation prepared by Sladden Engineering, dated March 7, 2008

Findings of Fact: The project is not affected by landslide or rockfall risks as the project site is relatively flat 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, Geotechnical Investigation prepared by Sladden Engineering, dated March 7, 2008

Findings of Fact: Ground subsidence is the sinking of the land over man-made or natural underground voids. 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?

Source: Site visit, Project Application, Geotechnical Investigation prepared by Sladden Engineering, dated March 7, 2008

Findings of Fact: The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard as no large body of water exists near the site.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP; US Geologic Survey topographic sheets applicable to the site, Geotechnical Investigation prepared by Sladden Engineering, dated March 7, 2008

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, Geotechnical Investigation prepared by Sladden Engineering, dated March 7, 2008

Findings of Fact: According to the Geotechnical Investigation report, the soil type on the subject property consists primarily of native silty fine-grained sand and sandy silt with scattered, generally thin fine grained sand, clayed silt, and silty clay layers. During soil boring, the sandy silt soil encountered near the existing ground surface appeared loose but the deeper silty sand and sandy silt layers appeared relatively firm. During soil boring, ground water was found at a depth of 11 feet below the existing ground surface. Approximately 9,000 cubic yards of cut and 69,000 cubic yards of fill are proposed for project grading. So far a truck route has not been determined for the importation of the fill material.

Mitigation: Compliance with the conditions of approval on file in the LMS by 10 .PLANNING. 36 — GEO No. 1966 and Conclusions and Recommendations of the Geotechnical Investigation prepared for the site.

Monitoring: Monitoring shall be provided by Building and Safety Department and Planning Department.

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, Geotechnical Investigation prepared by Sladden Engineering, dated March 7, 2008

Findings of Fact: No rivers, streams or lakes are located on or adjacent to the project site and no significant impacts are anticipated to affect erosion on or off-site based on the proposed residential subdivision project.

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

Potentially Significant Impact.	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, on file in the LMS, including 10 .PLANNING. 16 – Prevent Dust and Blowsand. Obey all grading regulations, 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, including 10 .BS GRADE. 5 – Dust Control.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials

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. No known hazardous waste site exists on or near the project site.

Mitigation: None required.

Monitoring: None required.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 located less than one mile from Jacqueline Cochrane Regional Airport. The project is located in Airport Zone D of the Airport Land Use Compatibility Plan. The Riverside County Airport Land Use Commission (ALUC) found the project consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan as amended in 2006 as stated in their letter dated January 14, 2008.

Mitigation: The project will be required to comply with ALUC's letter dated January 14, 2008 and conditions of approval in LMS, including 10 .PLANNING. 41 – ALUC Letter

Monitoring: Monitoring shall be provided by the Building and Safety Department, the Planning Department and ALUC staff.

22. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
map?				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Hydrology Report by Larry O. McDermott, dated November 27, 2007, CVWD Letter dated June 7, 2007

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 Coachella Valley Water District will furnish domestic water and sanitary service to the area in accordance with the current regulations of the District. 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. All landscaping within the site will be the responsibility of the end user/developer/investor for that particular parcel.

Mitigation: The project shall comply with the requirements for water service by the Coachella Valley Water District as contained in the conditions of approval in LMS including 10 .PLANNING. 30 – CVWD Letter and 10 .TRANS. 11 – Drain Easement.

Monitoring: The monitoring will be provided by the Building and Safety Department and the Coachella Valley Water District.

24. Floodplains

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

	NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input checked="" type="checkbox"/>	R - Restricted <input type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone, Hydrology Report by Larry O. McDermott, dated November 27, 2007, CVWD Letter dated June 7, 2007

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 and C on the Federal Flood Insurance rate maps. Zone B is defined as an area subjected to the 100-year flooding with average depth less than one foot where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood. Zone C is an area of minimal flooding.

Per the project preliminary hydrology (dated April, 2008), the project proponent's engineer has calculated that post-development runoff is 24,935 cfs (cubic feet/second) for 3-hr, 38,560 cfs for 6-hr, and 63,430 cfs for 24-hr for a 100-Year Storm event on the 15-acre site. Of these three duration storms, the highest post-development runoff is 63,430 cubic feet from the 24-hour duration storms, which is equivalent to 1.16-inch effective rain fall for the 15-acre site. The project proponent proposes two interconnected surface retention basins on the east end of the project. The two retention basins are sized with a combined basin storage capacity is 67,168 (16,814 + 50,354 =67,168) cubic feet which is greater than the 63,430 cubic feet runoff volume from the 100-year, 24-hour duration storm event. Per the calculations and proposed storage capacity, the project proponent will have provided enough storage capacity for the project to retain on-site the 100% stormwater runoff from the 100-year storm event.

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 .PLANNING. 30 – CVWD Letter, 10 .TRANS. 8 – Flood Hazard Report 1, 10 .TRANS. 10 – Flood Hazard Report 3, and 10 .TRANS. 13 – Retention Basins.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Land Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS, Project Materials

Findings of Fact: General Plan Amendment No. 860 is a proposal to amend the Eastern Coachella Valley Area Plan from Light Industrial (LI) to Medium High Density Residential (MHDR); Change of Zone No. 7519 proposes to change the zone from Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-5) to General Residential (R-3). Conditional Use Permit No. 3481, Revised Permit No. 1 is a proposal to revise an existing conditional use permit that occupies 10 acres of a contiguous 30-acre site by adding a new club house building with various associated site improvements including landscaping and a swimming pool; increasing the space size of each lot and by adding 5 acres of the adjacent contiguous 20 acres to the existing mobile home park that contains 110 spaces. The project site is surrounded by property having a land use designation of Light Industrial (LI).

The property was cited by the Code Enforcement Department for a non-conforming use as a mobile home park and notices were issued concerning this property (CV992523, CV992524, and CV030437). To date, all code cases are closed except the unpermitted use as a mobile home park.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would alter the land use of the area by adding five acres to the existing 10-acre site. The project is adjacent and across Shady Lane from an approved Schedule E subdivision which proposes to divide approximately 20 gross acres into 14 industrial lots with parcel sizes ranging from 1.2 acres to 2.2 acres.

Mitigation: Compliance with requirements of ordinance for General Plan Amendment No. 860 which proposes to amend the Eastern Coachella Valley Area Plan from Light Industrial (LI) to Medium High Density Residential (MHDR).

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)?

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact: The project site is designated Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-5). Surrounding properties are zoned Manufacturing Service Commercial (M-SC). The project is located approximately ¼ mile south of the city limits of the City of Coachella. The zoning at the City of Coachella located north and west of the project site is Manufacturing Services (MS).

The zoning at the site is proposed to be modified through a change of zone from Controlled Development Areas (W-2-5) and Manufacturing Service Commercial (M-SC) to General Residential (R-3) to allow the continued use of a non-conforming mobile home park.

The permit holder shall file a lot line adjustment with the County's Planning Department. The lot line adjustment shall relocate the common lot line between APN763-230-014 and APN763-230-012.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 60 .PLANNING. 5 – Required Applications and 60 .PLANNING. 1 – Lot Line Adjustment. Change of zone from Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-5) to General Residential (R-3).

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 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 proposed project lies within an airport influence area boundary and is otherwise affected by airport issues such as noise as identified in the RCIP. The project site is located approximately 2 miles to the northwest of the Jacqueline Cochran Airport and could cause a noise hazard. The Riverside County Airport Land Use Compatibility Plan for the Jacqueline Cochran Airport Ultimate Noise Impacts places the site outside areas subject to noise in excess of 55 dBA CNEL.

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, 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.

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

Source: Application materials, Site Visit, Project Exhibit
Findings of Fact: The project is not influenced by noise issues as identified in the RCIP, Noise Section. The nearest highway (HWY-111) is located approximately two miles from the project site and is considered compatible with highway noise element which is considered moderate in the RCIP.
Mitigation: None required
Monitoring: None required

31. Other Noise
 NA A B C D

Source: Project description and materials
Findings of Fact: No other noise pollution sources are anticipated to impact the project site.
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. Grading at the project site will create unavoidable incremental noise. However, grading and construction shall be restricted to daylight hours. Construction equipment shall be maintained in good working order and shall not be serviced or repaired on site.
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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
elsewhere?				
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 currently has 110 lots for mobile homes and no lots will be lost due to the proposed project. The project will not induce substantial population growth or cumulatively exceed official population projections. The permit holder will be required to provide a relocation plan to the Planning Department prior to the issuance of grading permit to show that a fair and legally defensible housing relocation plan is in place.

Mitigation: Compliance with Planning Department's general conditions regarding housing relocation, on file in the LMS, including 60 .PLANNING. 10 – Housing Relocation Plan and 80 .PLANNING. 14 – Housing Relocation Plan.

Monitoring: Monitoring to be provided by the Building and Safety Department and the Economic Development Agency.

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 area is serviced by the Riverside County Fire Department. Any significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: None required

Monitoring: None required

35. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff services.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Compliance with the Sheriff Department's requirements as contained in their letter dated June 22, 2007 and within the conditions of approval on file in the LMS, including 10 .PLANNING 39 – Sheriff Letter.

Monitoring: Monitoring to be provided by the Transportation Department and through Ordinance No. 659.

36. Schools

Source: RCIP, Coachella Valley Unified School District

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Coachella Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services.

Mitigation: None required.

Monitoring: None required

37. Libraries

Source: RCIP

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services.

Mitigation: None required.

Monitoring: none required.

38. Health Services

Source: RCIP

Findings of Fact: The use of the approximately 15-acre site would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 proposed project would not 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: None required

Monitoring: None 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: No recreational trails exist on or very near the project site.

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?

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.

Findings of Fact: The project will be affected by the Circulation policies of the RCIP, however, it may not incrementally add to vehicle miles traveled and trips generated which on a cumulative as no

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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increase in the total number of lots is proposed. There may be some increase in vehicle safety risks that may 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; 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.

Sufficient public street right-of-way along Shady Lane shall be conveyed for public use to provide for a 45-foot path width right-of-way. Sufficient public street right-of-way along Rulon Lane shall be conveyed for public use to provide for a 30-foot half-width right-of-way.

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 10 .TRANS. 5 – Std Intro 3 (Ord 460/461) and 80 .TRANS. 4 – R-O-W Dedication 1.

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 is not located adjacent to or nearby any designated bike trail.

Mitigation: None required.

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. The project shall be served by municipal water.

Mitigation: Compliance with the Health Department's requirements and the Coachella Valley Water District's transmittal of June 7, 2007, and as contained within the conditions of approval on file in the LMS, including 10 .E HEALTH. 1 – CVWD Sewer/water Required.

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
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44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review, CVWD Letter, dated April 11, 2005
Findings of Fact: The project will be affected by the sewer service programs and land use standards of the RCIP. The project shall be served by municipal sewer.
Mitigation: Compliance with the Health Department's requirements and the Coachella Valley Water District's transmittal of June 7, 2007, as contained within the conditions of approval on file in the LMS, including 10 .E HEALTH. 1 Sewer/Water Required.
Monitoring: Monitoring to be provided by the Building & Safety Department and the transmittal agency.

45. Solid Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Letter from Riverside County Waste Management, dated April 23, 2007
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 July 25, 2007 and as stated in conditions of approval in the LMS, including 10 .PLANNING. 40 – Waste Management Letter.
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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, 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.

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, 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.

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, project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Project as proposed would have cumulative, but non-significant, impacts on Aesthetics, Air Quality, Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Population Housing, Public Services, Transportation/Traffic, and Utilities/Service Systems. These items are discussed individually elsewhere in this initial study. The project is located within the Road and Bridge Benefit District (RBBD) associated with the South Valley Implementation Program (SVIP).

50. 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: While no prior CEQA documents were used in preparing the EA, the other non-CEQA documents listed below were considered.

RCIP: Riverside County Integrated Project

Geotechnical Investigation prepared by Sladden Engineering, dated March 7, 2008

Hydrology Report by Larry O. McDermott, dated November 27, 2007, CVWD Letter dated June 7, 2007

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

County of Riverside Planning Department – Desert Office
 38686 El Cerrito Road
 Palm Desert, CA 92211

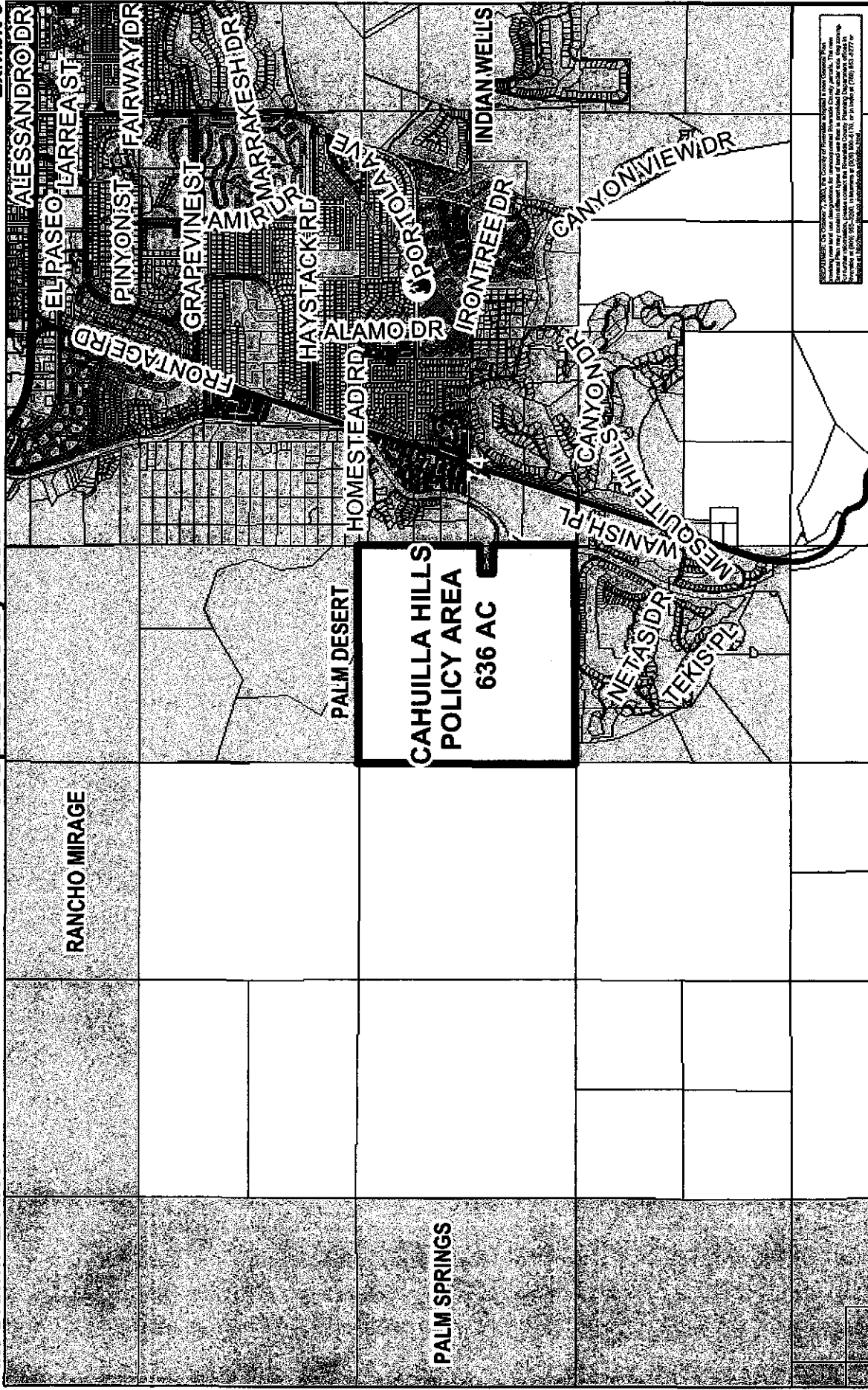
Supervisor Wilson
District 4

Date Drawn: 2/14/08

CZ07612 GPA00885

Proposed Policy Area

Planner: Kathleen Browne
Date: 3/19/08
Exhibit 9



Copyright © 2008 The County of Riverside and the County of San Bernardino. This map was prepared for use in connection with the proposed Riverside County parks. The map is for informational purposes only and does not constitute an official Riverside County Planning Department official map. For more information, please contact the Riverside County Planning Department office at (951) 952-2500. It is located at 1000 Main St., in Irvine, CA 92614.

Zone
 District: Cathedral City-Palm Desert
 Township/Range: T5SR5E
 Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg. 628 33-38
 Thomas
 Bros. Pg. 848 B5



Exhibit A:

GPA NO. 885

**GENERAL PLAN AMENDMENT OF THE WESTERN COACHELLA VALLEY AREA
PLAN TO ESTABLISH THE CAHUILLA HILLS POLICY AREA**

1. Amend the Western Coachella Valley Area Plan by adding the Cahuilla Hills Policy Area to the end of the Policy Areas section on page 27, to read as follows:

Cahuilla Hills Policy Area

Westerly of State Highway 74 and immediately adjacent to the City of Palm Desert to the north, south, and east, within the unincorporated area of Riverside County, is the rural residential desert community of Cahuilla Hills. Nestled at the foot of the Santa Rosa and San Jacinto Mountains and the National Monument of the same name, this community is approximately one square mile in size and is characterized by a unique, semi-wild desert setting of complex and rugged terrain, large open washes, deep ravines, and prominent ridgelines offering panoramic views. It is also generally highly visible from nearby areas within the City of Palm Desert.

Existing lots in Cahuilla Hills typically range from one to five acres. Additional development in the area could overburden its existing, very limited circulation infrastructure, and result in pollution problems relating to on-site sewage disposal. There is currently only one point of full access/egress to this area and, while enhancing the area's privacy and serenity, this limited access potentially impacts the County's ability to provide emergency services to the community. Accordingly, additional development could subject residents living in Cahuilla Hills to increased potential impacts from flooding, fire, hazardous materials incidents, earthquakes, and other potential hazards, because of the area's limited circulation system.

Due to localized problems of shallow soils and depth-to-bedrock and other site limitations, potential new lots may be infeasible for on-site sewage disposal systems. Therefore, all new on-site sewage disposal systems on existing lots shall be subject to the approval of the County Environmental Health Department and all new on-site sewage disposal systems on new land divisions shall be subject to the approval of both the County Environmental Health Department and the Colorado Regional Water Quality Control Board.

Finally, the scenic quality of the community's peaks, ridgelines, and hillsides, and problems of erosion and runoff could be exacerbated from ill-planned and excessive grading activities. Therefore, grading for residential building pads, driveways, access roads, etc. shall be the minimum necessary for development, shall avoid unmitigated on-site and off-site erosion and runoff impacts, and shall be designed to protect the scenic qualities of the community.

To protect the residents living in the community of Cahuilla Hills, while retaining its desired rural character and scenic resources, the Cahuilla Hills Policy Area requires that all new land divisions and lot line adjustments not result in any parcels less than 5 acres gross unless the development proposals can provide two points of access, one of which may be permitted to be restricted to emergency vehicles only, as approved by the Riverside County Transportation and Fire Departments; however, public egress must be

available without the use of special knowledge or special actions of persons in an emergency situation. Lot line adjustments between existing lots shall be consistent with the General Plan and demonstrate that the proposed new lot configurations will be equivalent or superior to existing lot configurations in regard to access, on-site sewage disposal, and overall minimization of any grading necessary to develop the lots.

2. Add the following policies under Cahuilla Hills Policy Area section of the Western Coachella Valley Area Plan on page 27, to read as follows:

WCVAP 4.1 All new land divisions shall not result in any parcels less than 5 acres gross unless two points of access are provided, one of which may be permitted to be restricted to emergency vehicles only, as approved by the Riverside County Transportation and Fire Departments; however, public egress must be available without the use of special knowledge or special actions of persons in an emergency situation.

WCVAP 4.2 All new land divisions shall meet the sewage disposal requirements of both the Riverside County Department of Environmental Health and the Colorado Regional Water Quality Control Board.

3. Amend the text under the Policy Areas section of the Western Coachella Valley Area Plan on page 23, to read as follows:

Four policy areas have been designated within the Western Coachella Valley Area Plan. In some ways, these policies are even more critical to the sustained character of the Western Coachella Valley than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries are shown on Figure 4, Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

4. Amend Figure 4 of the Western Coachella Valley Area Plan, to reflect the boundaries of the Cahuilla Hills Policy Area as depicted on Exhibit 9.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41595

Project Case Type (s) and Number(s): General Plan Amendment No. 885
Change of Zone No. 7612

Lead Agency Name: County of Riverside

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Kathleen Browne

Telephone Number: 951-955-4949

Applicant's Name: County of Riverside Planning Department

Applicant's Address: P.O. Box 1409, 4080 Lemon Street, 9th Fl., Riverside, CA 92502-1409

I. PROJECT INFORMATION

- A. Project Description:** The proposed project is a County-initiated general plan amendment (GPA) to establish the Cahuilla Hills Policy Area on approximately 636 acres, or approximately one square mile of land. Associated with this GPA is Change of Zone (CZ) No. 7612 which proposes to change the existing zoning on the areas zoned One Family Dwelling - 1 acre minimum lot size (R-1-1) to One Family Dwelling - 10 acre minimum lot size (R-1-10) on approximately 145 acres and One Family Dwelling - 5 acre minimum lot size (R-1-5) on approximately 419 acres. This amendment and zone change is being requested to protect the residents within the Cahuilla Hills community from the potential impacts of flooding, fire and other potential hazards in the area which could result due to existing topography and limited infrastructure systems, primarily a single point of access to the area. Neither the underlying land use designations will change nor the zoning on properties zoned Watercourse, Watershed and Conservation Areas (W-1), which transect through the middle of the site from west to east. The project does not propose any development or change in permitted land uses and will apply to all future subdivisions within the affected area.

The project area is located in the unincorporated area of Riverside County westerly of State Highway 74 and immediately adjacent to the City of Palm Desert to the north, south and east within the Western Coachella Valley Area Plan (WCVAP).

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

C. Total Project Area: ~636 acres

Residential Acres: 563	Lots:	Units:	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: 72 acres O/S - W			

D. Assessor's Parcel No(s): Various

E. Street References: The project area is located in the unincorporated area of Riverside County westerly of State Highway 74 and immediately adjacent to the City of Palm Desert to the north, south and east within the Western Coachella Valley Area Plan (WCVAP).

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 5 East, Section 36

G. Brief description of the existing environmental setting of the project site and its surroundings: The project area is characterized by rugged, mountainous terrain, large open washes, deep ravines and prominent ridgelines, making it highly visible to motorists traveling along State Highway 74, a State Designated Scenic Highway, and the City of Palm Desert. Additionally, Santa Rosa Mountains National Scenic Area abuts the western boundary of the project site. There is only one single point of ingress and egress to the project area and roads within the subdivision are circuitous and narrow, and access private drives leading to individual residences. Only a small portion of these roads are maintained by the County.

Existing development within and surrounding the Cahuilla Hills is primarily rural low-density residential, generally detached single-family dwellings ranging in lot size between one to ten acres, open space (habitat conservation, floodway and golf course) and vacant parcels. Vegetation consists of scattered desert brush, short grasses and weeds.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project does not propose any Land Use Designation Foundation Component change or development but will establish the Cahuilla Hills Policy Area. The following policies will ensure that future development will not overburden the existing infrastructure systems or impact the ability to provide emergency services to residents of this community while retaining its desired rural character and scenic resources:

WCVAP 4.1 Require a minimum lot size of five acres within the Cahuilla Hills Policy Area for all new subdivisions.

WCVAP 4.2 Encourage limited grading to reduce erosion and drainage impacts.

2. **Circulation:** No development is being proposed, therefore, the project will not add any additional trips to the area. Establishment of the Cahuilla Hills Policy Area will ensure that the existing circulation system is not overburdened by future subdivisions at the current allowable density. The net result will be a decrease in the number of vehicle trips resulting from future subdivisions.
3. **Multipurpose Open Space:** No development is being proposed, therefore, the project will not impact trails or bikeway systems, scenic routes, natural watercourses or areas designated for habitat conservation.
4. **Safety:** The project area is located within several special hazard zones including a 100-year flood zone (Zone A FEMA designation), an area subject to very low to moderate liquefaction potential, an area susceptible to subsidence and an area with low and undetermined potential for paleontological resources. However, no development is being proposed and the net result will be a decrease in the number of people exposed to safety hazards by increasing the minimum lot size on all future subdivisions from one acre to 5 acres.
5. **Noise:** No development is being proposed, therefore, the project will not result in increased noise impacts on existing residents or on surrounding land uses.
6. **Housing:** No housing or development of any kind is proposed under the project. Therefore, no impacts on housing will occur.

7. **Air Quality:** No development is proposed under the project, therefore, no impacts to air quality resulting from grading or construction activities will occur.

B. General Plan Area Plan(s): Western Coachella Valley Area Plan

C. Foundation Component(s): Rural (R) and Rural Community (RC)

D. Land Use Designation(s): Mountainous (RM) and Very Low Density Residential (VLDR-RC)

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

F. Policy Area(s), if any: N/A. The proposed project is the establishment of the Cahuilla Hills 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: Western Coachella Valley Area Plan; Rural and Rural Community; Mountainous and Very Low Density Residential.

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: R-1-1 and Watercourse, Watershed and Conservation Areas (W-1)

J. Proposed Zoning, if any: R-1-10 and R-1-5

K. Adjacent and Surrounding Zoning: Incorporated cities and Open Space - Habitat Conservation (OS-CH)

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.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> 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, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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.

Kathleen A. Browne

Signature

February 25, 2008

Date

Kathleen Browne

Printed Name

For Ron Goldman, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact: Proposed General Plan Amendment No. 885 and Change of Zone No. 7612 will establish the Cahuilla Hills Policy Area and require a minimum parcel size of 5 acres for all future subdivisions. No development is proposed as part of this project and, as a result, there will be no impacts upon scenic highways, damage to scenic resources, obstruction of scenic vistas or the creation of aesthetically offensive views open to the public. The requirement of a larger minimum lot size will promote the preservation of scenic resources by limiting the density of development which has the potential to obstruct scenic views or damage scenic resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: The entire project area is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area and, therefore, subject to County Ordinance No. 655. However, no development is proposed as part of this project and, therefore, no impacts resulting in interference with the nighttime use of the Mt. Palomar Observatory will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

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: Findings of fact associated with Aesthetics, Issue No. 2, above.

Findings of Fact: No development is proposed as part of this project. Therefore, no impacts resulting from the creation of a new source of substantial light or glare or the exposure of residential property to unacceptable light levels will occur.

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: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Staff review.

Findings of Fact: The project area contains no parcels that are subject to Williamson Act Contract, designated as Prime Farmland, Unique Farmland or Farmland of Statewide or Local Importance nor is it within 300 feet of agriculturally zoned property. Additionally, the existing and proposed R-1 zone does not allow for commercial agricultural operations. No development is proposed as part of this

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project and, therefore, no changes will occur resulting in the conversion of Farmland to non-agricultural use.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: No development is being proposed under this project, therefore, no conflict with the applicable air quality plan, no adverse impacts to air quality standards resulting from grading or construction activities or exposure of sensitive receptors to additional emissions will occur. The proposed project would result in a decrease of density yield within the project area.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, CVMSHCP, On-site Inspection

Findings of Fact: No development is being proposed with this project, therefore, the project will not conflict with a habitat conservation plan or local policies or ordinances, impact threatened or endangered species, modify habitat, adversely impact migratory wildlife corridors or wetlands. The proposed project would result in an overall decrease in density yield for the project area thus decreasing future potential adverse impacts to biological resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

7. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Staff review

Findings of Fact: The project does not include any proposed development, therefore, no potential impacts resulting in the alteration, destruction or adverse change in the significance of a historical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resource will occur. The proposed project would result in an overall decrease in density yield for the project area thus decreasing future potential adverse impacts to cultural resources.

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

Source: Staff review

Findings of Fact: The project does not include any proposed development. Therefore, no potential impacts resulting in the alteration, destruction or adverse change in the significance of an archaeological resource will occur nor will the project disturb any human remains or restrict religious or sacred uses within the area. The proposed project would result in an overall decrease in density yield for the project area thus decreasing future potential adverse impacts to archeological resources.

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
9. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project area is located within an area identified as having low and undetermined levels of paleontological resources. However, no development is proposed as part of this project and no impact on paleontological resources or the destruction of a unique geologic feature will occur. The proposed project would result in an overall decrease in density yield for the project area thus decreasing future potential adverse impacts to paleontological resources.

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
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GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Findings of Fact: The proposed project would result in an overall decrease of density yield within the project area thus reducing the number of people and/or structures exposed to potentially substantial adverse effects resulting from earthquakes. However, no development is being proposed under this project and the project area is not located in or near an Alquist-Priolo Earthquake Fault Zone or County Fault Hazards Zone. Therefore, no impacts including the risk of loss, injury or death will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

11. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: The project area is located within an area subject to very low to moderate liquefaction potential. However, no development is being proposed under this project and, therefore, no seismic-related impacts will result from this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Staff review

Findings of Fact: There are no known active or potentially active faults that traverse the project area and the site is not located within an Alquist-Priolo Earthquake Fault Zone or County Hazards Zone. Although all of Southern California has the potential to be subject to strong seismic ground shaking,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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no development is proposed as part of this project. Therefore, no impacts as a result of strong seismic ground shaking will occur.

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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: A portion of the project area is designated Rural Mountainous and is characterized by rugged, mountainous terrain and boulders and large cobbles are prominent throughout the site. However, no development is proposed as part of this project. Therefore, no impacts resulting from being located on a geologic unit or soil that is unstable will occur.

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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas," Resolution No. 94-125

Findings of Fact: The project is located in an area susceptible to subsidence. However, no development is proposed as part of this project. Therefore, no impacts as a result of being located on a geologic unit or soil that is unstable will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Staff review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located within an area subject to seiche, tsunami or volcanic hazard, therefore, impacts resulting from these hazards will not occur.

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
16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials

Findings of Fact: The project area is characterized by rugged, mountainous terrain, large open washes, deep ravines and prominent ridgelines. However, the project proposes no development and will reduce the overall density yield allowable for future subdivisions. Therefore, there is no potential for impacts resulting from change in topography or surface relief features, the creation of cut and fill slopes greater than 2:1 or grading that affects or negates subsurface sewage disposal systems.

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
17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, On-site Inspection

Findings of Fact: The project proposes no development and will reduce the overall density yield allowable for future subdivisions. Since no ground disturbance is proposed no impacts resulting in substantial soil erosion, loss of topsoil or the creation of substantial risks to life or property will occur.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, On-site Inspection

Findings of Fact: The project proposes no development and will reduce the overall density yield allowable for future subdivisions. Therefore, no change will occur that may modify a river, stream or bed of a lake or increase water erosion on or off site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site is not located within an area subject to significant wind erosion or blowsand hazards. Additionally, the project does not propose any development. Therefore, no impacts by or resulting in an increase in wind erosion and blowsand will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: Riverside County General Plan Figure S-18 "Inventory of Facilities Storing Hazardous Materials," Staff review

Findings of Fact: The proposed project will not create any hazardous materials, impair an adopted emergency response plan, emit hazardous emissions nor is it located on a site included on a list of hazardous materials sites.

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
21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact: The project area is not affected by airport land use plans or other airport-related issues.

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
22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project area is not located within a High Wildfire Zone and no development is proposed as a part of this project. The intent of the project is to limit the density in the project area so as not to exacerbate the already overburdened infrastructure system (i.e., access) and protect residents in the community from potential hazards such as wildfire.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Staff review

Findings of Fact: A portion of the project area is located within a 100-year flood zone. However, the proposed project will result in an overall decrease in density yield for the project area thus decreasing potential adverse impacts to hydrology or water quality. Additionally, no development is being proposed with this project. Therefore, the project will not substantially alter existing drainage patterns, deplete groundwater supplies, increase runoff or place housing within the floodplain.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database, Staff review

Findings of Fact: A portion of the project area is located within a 100-year flood zone. However, the proposed project will result in an overall decrease in density yield for the project area thus decreasing potential adverse impacts to hydrology or water quality. Additionally, no development is being proposed with this project; therefore, the project will not substantially alter existing drainage patterns, increase runoff or place housing within the floodplain.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Staff review, On-site Inspection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The City of Palm Desert lies immediately to the north, south and east of the project area. No development or change in the type of land uses permitted are proposed under this project; therefore, the project will not substantially alter the quality of the existing and proposed land uses in the area.

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: Riverside County General Plan Land Use Element, Staff review, On-Site Inspection

Findings of Fact: The project does not propose any development or change in the types of land uses permitted but will increase the minimum parcel size to 5 acres for all future subdivisions. This is consistent with the current R-M, VLDR-RC and R-R designations and the existing rural atmosphere of the surrounding land uses. Therefore, the 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project site is located within an area where available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. This project does not propose any development and, therefore, will not result in the loss of availability of a known mineral resource, of a locally-important mineral resource nor will it result in incompatible land use or the exposure of people or property to hazards associated with mines.

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: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, On-Site Inspection

Findings of Fact: The project site is not located in an area subject to aircraft noise hazards. Additionally, no development is being proposed under this project. Therefore, noise impacts from airports are not applicable.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

29. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", On-site Inspection

Findings of Fact: The project site is not located in an area subject to railroad noise hazards. Additionally, no development is being proposed under this project. Therefore, noise impacts from railroads are not applicable.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

30. Highway Noise

NA A B C D

Source: On-site Inspection

Findings of Fact: The project site is not located in an area subject to highway noise hazards. Additionally, no development is being proposed under this project. Therefore, noise impacts from highways are not applicable.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Other Noise

NA A B C D

Source: On-Site Inspection, Staff review

Findings of Fact: The project site is not located in an area subject to other noise hazards. Therefore, impacts from other noise sources are not applicable.

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
32. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review

Findings of Fact: The project does not propose any development nor is the site located in an area subject to other sources of noise. Therefore, impacts on or by the proposed project will not occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Housing Element, GIS database, Staff review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project will not displace any existing housing, create an additional demand for housing or induce substantial population growth in the area nor will it displace substantial numbers of people. The project site is not located in a County Redevelopment Area. No impacts on local residential land supply will occur.

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: Riverside County General Plan Safety Element

Findings of Fact: The project does not propose any development and, therefore, no impacts will result affecting the level or type of fire services required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

35. Sheriff Services

Source: RCIP

Findings of Fact: The project does not propose any development and, therefore, no impacts will result affecting the level or type of sheriff services required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Schools

Source: GIS database

Findings of Fact: The project does not propose any development and, therefore, no impacts will result affecting school facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The project does not propose any development and, therefore, no impacts will result affecting libraries.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The project does not propose any development and, therefore, no impacts will result affecting health services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

39. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: The project does not propose any development and, therefore, no impacts will result affecting recreational facilities.

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: The project does not propose any development and, therefore, no impacts will result affecting recreational trails.

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 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
construction?				<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: The project does not propose any development and, therefore, no impacts will result in increased traffic, level of service of existing roads, the need for new or altered roads, inadequate parking capacity or inadequate emergency access.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The project does not propose any development and, therefore, no impacts will result affecting bike trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review

Findings of Fact: The project does not propose any development and, therefore, no increase in the demand for water supply will occur.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Staff review

Findings of Fact: The project does not propose any development and, therefore, will not create or increase in the demand for sewer services.

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, Staff review

Findings of Fact: The project does not propose any development and, therefore, will not impact solid waste services or facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Utilities

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Staff review

Findings of Fact: The project does not propose any development and, therefore, will not result in an increase or change in type of any utility services or facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

OTHER

47. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact: No other potential impacts are associated with this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

48. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. No development is proposed as part of this project and potential impacts resulting from future development will be reduced as a result of the zone change and reduced overall density yield.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 49. 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.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

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. The reduction in overall density yield as a result of this project will be beneficial to long-term environmental goals.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 50. 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The project does not propose any development and, therefore, no individual impacts will occur. Cumulative impacts resulting from future development will be reduced as a result of the decrease in overall density yield in the project area.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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.

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

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

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

C:\Documents and Settings\kbrowne\Desktop\Cahuilla Hills Policy Area\EA41595_Cahuilla Hills Policy Area.doc
Revised: 8/7/06