

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 10, 2009

SUBJECT: RESOLUTION NO. 2009-118 - FIRST CYCLE OF GENERAL PLAN
AMENDMENTS (LAND USE ELEMENT) FOR 2009 (GPA Nos. 826, 876, 881, 883, 912, 971
and 1047).

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2009-118 amending the Riverside County General Plan in
accordance with the Board's actions taken on General Plan Amendment (GPA) No.'s 826, 876,
881, 883, 912, 971 and 1047.

BACKGROUND:

Board of Supervisors Resolution No. 2009-118 for the first General Plan Amendment cycle of
2009 is organized in numeric order. The table below groups the General Plan Amendments by
Supervisory District:

SUPERVISORIAL DISTRICT	AREA PLAN	CASE NO.	PAGE	LETTER
Second	Jurupa Area Plan	GPA No. 912	12	E
Second	Eastvale Area Plan	GPA No. 971	15	F
Third	Southwest Area Plan	GPA No. 1047	17	G
Fourth	Eastern Coachella Valley	GPA No. 826	1	A
Fourth	Western Coachella Valley	GPA No. 876	4	B
Fourth	Western Coachella Valley	GPA No. 881	7	C
County-wide	County-wide	GPA No. 883	10	D

Ron Goldman
Planning Director

RG: ar

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

FORM APPROVED COUNTY COUNSEL

BY: *Minh C. Tran* 4/16/09
MINH C. TRAN DATE

☒ Policy

☐ Policy

☐ Consent

☐ Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: All

Agenda Number:

INDIVIDUAL AMENDMENTS:

The General Plan Amendments comprising the first cycle of 2009 are described below:

GPA No. 826 affects the Eastern Coachella Valley Area Plan, and amends the designation on approximately 507 acres located northerly of Avenue 62, easterly of State Highway 86S, southerly of Avenue 80, and westerly of Lincoln Street from Agriculture and Commercial Retail to Specific Plan within the Community Development Foundation Component.

GPA No. 876 affects the Western Coachella Valley Area Plan, and amends the designation on approximately 4.5 acres located northerly of 41st Avenue, easterly of Washington Street and westerly of Yucca Lane from Very Low Density Residential to Commercial Office within the Community Development Foundation Component.

GPA No. 881 affects the Western Coachella Valley Area Plan, and amends the designation on approximately 55.13 acres located northerly of Interstate 10, southerly of 38th Street, and westerly of Washington Street from High Density Residential to Specific Plan within the Community Development Foundation Component.

GPA No. 883 is County-wide and amends to incorporate the provision of child care facilities (i.e., large family day care homes and child care centers) into the Riverside County General Plan Vision Statement and the Land Use Element in all five supervisorial districts. All five General Plan Land Use Foundation Components will be amended to allow for large family day care homes and/or child care centers. This amendment is associated with Ordinance Amendment No. 348-4596, which was considered concurrently with this amendment.

GPA No. 912 affects the Jurupa Area Plan, and amends the designation on approximately 0.36 acres located northerly of Mission Boulevard and westerly of La Rue Street from Highest Density Residential to Commercial Retail within the Community Development Foundation Component.

GPA No. 971 affects the Eastvale Area Plan, and amends the designation on approximately 5.53 acres located northerly of A Street, easterly of Raymond Drive, southerly of Schleisman Road and westerly of Hamner Avenue from Medium Density Residential to Commercial Retail within the Community Development Foundation Component.

GPA No. 1047 affects the Southwest Area Plan and amends the designation on approximately 10.12 acres located northerly of Robertson Way and westerly of Mesa Road from Rural Mountainous to Rural Residential within the Rural Foundation Component.

2 **RESOLUTION NO. 2009-118**

3 **1st CYCLE GENERAL PLAN AMENDMENTS FOR 2009**

4
5 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., public
6 hearings were held before the Riverside County Board of Supervisors on **December 16, 2008, January 6,**
7 **2009, February 3 and 10, 2009, March 3, and 31, 2009 and before the Riverside County Planning**
8 **Commission on September 17, 2008, October 1, 2008, November 5, and 19, 2008, December 3, 2008,**
9 **and February 4, 2009** to consider proposed amendments to the **Jurupa Area Plan, Eastvale Area Plan,**
10 **Eastern Coachella Valley Area Plan, Western Coachella Valley Area Plan, Southwest Area Plan**
11 **and the text of the Vision Statement and the Land Use Element of the Riverside County General Plan;**
12 and,

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

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

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

20 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
21 of the County of Riverside, and in regular session assembled on April 28, 2009 that:

22 A. General Plan Amendment No. 826 (GPA00826) is a proposal to amend the Eastern
23 Coachella Valley Area Plan by amending the Land Use Map designation from Agriculture (AG) and
24 Community Development: Commercial Retail (CD:CR) to Specific Plan (SP) within the Community
25 Development Foundation Component, on an approximately 507.0-acre site located northerly of Avenue
26 62, southerly of Avenue 60, easterly of State Highway 86 South and westerly of Lincoln Street in the
27 Lower Coachella Valley Zoning District of the Fourth Supervisorial District, as shown on the exhibit
28

BY:  4/16/09
DATE
MINH C. TRAN

1 entitled "CZ7402 GPA826 SP362 Proposed General Plan," a copy of which is attached hereto and
2 incorporated herein by reference. This amendment is associated with Specific Plan No. 362 and Change
3 of Zone No. 7402, which were considered concurrently with this amendment at the public hearings before
4 the Planning Commission and the Board of Supervisors. Specific Plan No. 362 proposes a master
5 planned community of 507.0 acres developed around a new College of the Desert (COD) East Valley
6 Campus (EVC), which is planned on 95 of the 507 total acres. The project is comprised of 2,560 single
7 and multi-family dwelling units. In addition the project incorporated land uses that will permit a
8 community center, fire station, mixed use areas, commercial, office park uses and a 2.3 acre site for
9 electrical sub station. Change of Zone No. 7402 proposes to change the existing zoning from Agriculture,
10 with a 10 acre minimum lot size (A-2-10) and Commercial Retail (0.20-0.35 FAR) to Specific Plan and
11 establish a boundary of the Specific Plan.
12

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
14 on this matter, both written and oral, including Environmental Impact Report No. 489, that:
15

- 16 1. The site is located in the Lower Coachella Valley area of the Eastern Coachella Valley Area
17 Plan.
- 18 2. The Eastern Coachella Valley Area Plan Land Use Map determines the extent, intensity, and
19 location of land uses.
- 20 3. The site is currently designated Agriculture (AG) on approximately 477 acres and Commercial
21 Retail (CR) within the Community Development Foundation on approximately 30 acres.
- 22 4. The proposed amendment would change the land use designation on the site from Agriculture
23 and Commercial Retail to Specific Plan (SP) within the Community Development Foundation
24 Component.
25

26 ///

27 ///

5. The site is bordered by properties designated as Agriculture, to the north, south, east and west. Additionally, Commercial Retail is located to the west and south. Tribal lands are also located to the south.
6. The site is currently zoned Heavy Agriculture with a 10 acre minimum lot size (A-2-10). The associated Change of Zone No. 7402 proposes to change the zoning on the site to Specific Plan.
7. The site is bordered by properties zoned as Heavy Agriculture to the north, south, east and west.
8. The project is comprised of 2,560 single and multi-family dwelling units.
9. Surrounding land uses include Agriculture to the north, south, east and west.
10. The proposed amendment does not involve a change in the Riverside County Vision, any General Plan Principle, or any Foundation Component designation in the General Plan.
11. The proposed amendment would contribute to the achievement of the purposes of the General Plan.
12. Special circumstances or changes have emerged that were unanticipated in preparing the General Plan.
13. The proposed general plan amendment will not be detrimental to public health, safety, and welfare.
14. The proposed general plan amendment would change the land use designation on the subject site from the Agriculture Foundation Component to Community Development Foundation Component. The general plan establishes Agriculture Foundation Amendment cycles in 2 ½ year increments. The first cycle began on January 1, 2004 and ended on June 30, 2006. The current amendment falls within the third cycle which began on January 1, 2009 and will end on June 30, 2011. Within each cycle, up to seven percent (7%) of all land designated as

1 Agriculture may be changed to other Foundation and land use designations without additional
2 review by the Agriculture Task Forces established for this purpose. The general plan divides
3 the County into three areas subject to the 7% threshold: the Palo Verde Valley Area Plan, the
4 Desert Center Area Plan, and the Eastern Desert Land Use Plan (i.e., Eastern County); the
5 area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans (i.e.,
6 Coachella Valley); and, the area covered by all other Area Plans (i.e., Western County). The
7 general plan establishes an Agricultural Task Force for each of these areas. The proposed
8 amendment is located within the Coachella Valley. County records indicate that the proposed
9 amendment will not exceed the seven percent (7%) threshold for this cycle within the
10 Coachella Valley and so does not require additional review by the Agricultural Task Force.
11

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

16 16. The proposed amendment is within the scope of, and is adequately evaluated by,
17 Environmental Impact Report No. 489. The findings contained in Board Resolution No.
18 2009-076 Adopting Specific Plan No. 362 (Panorama: A College Town) which certifies
19 Environmental Impact Report No. 489 are incorporated herein by reference.
20

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** General Plan
22 Amendment No. 826 (GPA00826) from Heavy Agriculture (AG) and Commercial Retail (CR) within the
23 Community Development Component to Specific Plan (SP) within the Community Development
24 Foundation Component, as described herein and as shown on Exhibit 6, entitled, "CZ7402 GPA826
25 SP362 Proposed General Plan."

26 B. General Plan Amendment No. 876 (GPA00876) is a proposal to amend the Western
27 Coachella Valley Area Plan by amending the Land Use Map designation from Community Development:
28

1 Very Low Density Residential (CD-VLDR) to Commercial Office (C-O) within the Community
2 Development Foundation Component, on an approximately 4.5 acre site located northerly of 41st Avenue,
3 easterly of Washington Street and westerly of Yucca Lane in the Bermuda Dunes Zoning District of the
4 Fourth Supervisorial District, as shown on Exhibit 6, entitled, "CZ7529 PP22845 GPA00876 Proposed
5 General Plan," a copy of which is attached hereto and incorporated herein by reference. This amendment
6 is associated with Plot Plan No. 22845 and Change of Zone No. 7529, which were considered
7 concurrently with this amendment at the public hearings before the Planning Commission and the Board
8 of Supervisors. Plot Plan No. 22845 proposes to construct and operate an approximate 40,000 square foot
9 professional office complex consisting of two (2) one-story office buildings equaling about 20,000 square
10 feet apiece. Change of Zone No. 7529 proposes to change the existing zoning from One-Family Dwelling,
11 with a 20,000 sq. ft. minimum lot size (R-1-20,000) to the Commercial Office (C-O) zone.
12

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
14 on this matter, both written and oral, including Environmental Assessment No. 41413, that:
15

- 16 1. The site is located in the Western Coachella Valley Area Plan.
- 17 2. The Western Coachella Valley Area Plan Land Use Map determines the extent, intensity, and
18 location of land uses.
- 19 3. The site is currently designated Very Low Density Residential with a 1 acre minimum lot size
20 within the Community Development Foundation Component.
- 21 4. The proposed amendment would change the land use designation on the site to Commercial
22 Office.
- 23 5. Pursuant to Section 65863 of the Government Code based upon the facts presented within the
24 staff analysis, the reduction in density is consistent with the adopted General Plan, including
25 the Housing Element. The remaining sites identified in the Housing Element of the adopted
26 General Plan are adequate to accommodate the County's share of regional housing needs
27
28

1 pursuant to Government Code Section 65584. This is based on the fact that the Housing
2 Element covering the 2001 through 2005 planning period determined there was surplus of land
3 in the Western County for all income categories (Housing Element Table H-49).

- 4 6. The site bordered on the north by properties designated as Very Low Density Residential
5 (VLDR) to the east, south and north; High Density Residential (HDR) to the northwest; and
6 Commercial Office (CO) to the west and southwest.
- 7 7. The site is currently zoned One-Family Dwelling (R-1-20,000). The associated Change of
8 Zone No. 7529 proposing to change the site from One-Family Dwelling (R-1-20,000) to
9 Commercial Office (C-O).
- 10 8. The site is surrounded by properties, which are zoned One-Family Dwellings (R-1-12,000) to
11 the north, east and south; Limited Multiple Family Dwellings (R-2A-3,500) to the west;
12 General Residential (R-3) to the northwest; and General Residential (R-3-4,000) to the
13 southwest.
- 14 9. Surrounding land uses include scattered single-family residences to the north, east and south, a
15 17,000 square foot church with accessory buildings to the west; multi-tenant buildings to the
16 northwest; and JFK Memorial Hospital medical building to the southwest.
- 17 10. The proposed amendment does not involve a change in the Riverside County Vision, any
18 General Plan Principle, or any Foundation Component designation in the General Plan.
- 19 11. The proposed amendment would contribute to the achievement of the purposes of the General
20 Plan.
- 21 12. Special circumstances or changes have emerged that were unanticipated in preparing the
22 General Plan.
- 23 13. The proposed general plan amendment will not be detrimental to public health, safety, and
24 welfare.

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

4 15. The findings of the initial study performed pursuant to Environmental Assessment No. 41413
5 (a copy of which is attached hereto) are incorporated herein by reference. The initial study
6 determined that the proposed general plan amendment, plot plan and change of zone ("the
7 project") would have unavoidable impacts on, or be impacted by, Land Use /Planning,
8 Biological Resources, Transportation/Traffic, Air Quality, Geology/Soils, Hazards &
9 Hazardous Materials, Hydrology/Water Quality, Noise, and Aesthetics. However, it was
10 determined that each of these impacts was insignificant or would be mitigated to a level of
11 non-significance through the conditions of approval (including referenced government
12 agency letters) applied to the associated project. The initial study concluded that the project,
13 as mitigated, would not have a significant effect on the environment.
14
15

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Environmental
17 Assessment No. 41413 and **ADOPTS** General Plan Amendment No. 876 (GPA00876) from Very Low
18 Density Residential within the Community Development Component to Commercial Office (C-O) (0.35-
19 1.0 FAR) within the Community Development Component, as described herein and as shown on the
20 Exhibit 6, entitled, "CZ7529 PP22845 GPA00876 Proposed General Plan."
21

22 C. General Plan Amendment No. 881 (GPA00881) is a proposal to amend the Western
23 Coachella Valley Area Plan by amending the Land Use Map designation from High Density Residential
24 (CD:HDR 8-14 du/ac) within the Community Development Foundation Component to Specific Plan
25 (CD:SP) within the Community Development Foundation Component, on an approximately 55.13-acre
26 site located northerly of Interstate 10 and southerly of 38th Street in the Bermuda Dunes Zoning District of
27 the Fourth Supervisorial District, as shown on Exhibit 6, entitled, "General Plan Amendment No. 881
28

1 (SP360) Proposed General Plan," a copy of which is attached hereto and incorporated herein by reference.
2 This amendment is associated with Specific Plan No. 360 and Change of Zone No. 7582, which were
3 considered concurrently with this amendment at the public hearings before the Planning Commission and
4 the Board of Supervisors. Specific Plan 360 proposes to divide 55.13 acres into ten (10) planning areas
5 for residential and open space uses comprised of 460 residential lots. Change of Zone No. 7582 proposes
6 to change the zoning on the proposed amendment site ("the site") from Controlled Development (W-2) to
7 Specific Plan Zone.
8

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
10 on this matter, both written and oral, including Environmental Assessment No. 40918, that:

- 11 1. The site is located in the Western Coachella Valley Area Plan (WCVAP).
- 12 2. The Western Coachella Valley Area Plan Land Use Map determines the extent, intensity,
13 and location of land uses within the WCVAP.
- 14 3. The site is currently designated High Density Residential (HDR) (8-14 du/ac) within the
15 Community Development Foundation Component.
- 16 4. The proposed amendment would change the WCVAP land use designation on the site from
17 High Density Residential (HDR) (8-14 du/ac) within the Community Development
18 Foundation Component to Specific Plan (SP) within the Community Development
19 Foundation Component.
- 20 5. Surrounding land use designations (in clockwise order) include Open Space Conservation
21 Habitat to the north, Very High Density Residential and Commercial Retail to the east, and
22 High Density Residential to the west. Properties across Interstate 10 are located in the City
23 of Palm Desert.
- 24 6. The site is zoned W-2 (Controlled Development Areas). The associated Change of Zone
25 No. 7582 proposes to change the zoning on the site to Specific Plan Zone.
26
27
28

7. The project site is surrounded by properties which are zoned Natural Assets (N-A), Specific Plan (SP), and Scenic Highway Commercial (C-P-S).
8. The proposed amendment does not involve a change in the Riverside County Vision, any General Plan Principle, or any Foundation Component designation in the General Plan.
9. The proposed amendment would contribute to the achievement of the purposes of the General Plan.
10. Special circumstances or changes have emerged that were unanticipated in preparing the General Plan.
11. The proposed general plan amendment will not be detrimental to public health, safety, and welfare.
12. The proposed amendment is consistent with the policies of the Western Coachella Valley Area Plan and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.
13. The findings of the initial study performed pursuant to Environmental Assessment No. 40918 (a copy of which is attached hereto) are incorporated herein by reference. The Environmental Assessment determined that the proposed general plan amendment, specific plan, and Change of Zone ("the project") would have unavoidable impacts on, or be impacted by, Air Quality, Biological Resources, Geology/Soils, Hydrology/Water Quality, Noise, Public Services, Transportation/Traffic, and Mandatory Findings of Significance. However, it was determined that each of these impacts was insignificant or would be mitigated to a level of non-significance through the conditions of approval (including referenced government agency letters) applied to the associated project. The initial study concluded that the project, as mitigated, would not have a significant effect on the environment.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
2 Negative Declaration for Environmental Assessment No. 40918 and **ADOPTS** General Plan Amendment
3 No. 881 (GPA00881) from High Density Residential (8-14 du/ac) within the Community Development
4 Foundation Component to Specific Plan (SP) within the Community Development Foundation
5 Component, as described herein and as shown on Exhibit 6, entitled, "General Plan Amendment No. 881
6 (SP360) Proposed General Plan."

7
8 D. General Plan Amendment No. 883 (GPA00883) is a County-initiated general plan
9 amendment (GPA) to incorporated the provision of child care facilities (i.e., large family day care homes
10 and child day care centers) into the Riverside County General Plan Vision Statement and, the Land Use
11 Element through the development of incentives and density/intensity threshold requirements, in all five
12 Supervisorial districts, as shown in Exhibit A, entitled, GPA No. 883 Child Care Facilities and Services, a
13 copy of which is attached hereto and incorporated herein by reference. All five General Plan Land Use
14 Foundation Components will be amended to allow for large family day care homes and/or child day care
15 centers. The specific land use designations which will be amended to allow for large family day care
16 homes and/or child day care centers are: Agriculture (AG); Rural: Rural Residential (RR), Rural
17 Mountainous (RM), and Rural Deser. (RD); Rural Community: Estate Density Residential (EDR), Very
18 Low Density Residential (VLDR), and Low Density Residential (LDR); Open Space: Recreation (R) and
19 Rural (RUR); Community Development: Estate Density Residential (EDR), Very Low Density
20 Residential (VLDR), Low Density Residential (LDR), Medium Density Residential (MDR), Medium
21 High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential
22 (VHDR), Highest Density Residential (HHDR), Commercial Retail (CR), Commercial Tourist (CT),
23 Commercial Office (C-O), Light Industrial (LI), Business Park (BP), Public Facilities (PF), Community
24 Center (CC), and Mixed Use Planning Area (MUPA). This amendment is associated with Ordinance
25 Amendment No. 348-4596, is countywide and would regulate land use in the unincorporated areas of
26
27
28

1 Riverside County, to allow for the development of child care facilities with preparation of a plot plan or
2 conditional use permit in the following zones: Rural Residential (R-R), One-Family Dwellings (R-1),
3 One-Family Dwellings-Mountain Resort (R-1A), Residential Agriculture (R-A), Multiple Family
4 Dwellings (R-2), Limited Multiple Family Dwellings (R-2A), General Residential (R-3), Village Tourist
5 Residential (R-3A), Mobilehome Subdivision and Mobilehome Park (R-T), Mobilehome Subdivision-
6 Rural (R-T-R), Planned Residential (R-4), Open Area Combining Zone –Residential Developments (R-
7 5), Residential Incentive (R-6), General Commercial (C-1/C-P), Tourist Commercial (C-T), Scenic
8 Highway Commercial (C-P-S), Rural Commercial (C-R), Commercial-Office (C-O), Rubidoux Village
9 Commercial (R-VC), Industrial Park (I-P), Manufacturing-Service Commercial (M-SC), Manufacturing-
10 Medium (M-M), Manufacturing-Heavy (M-H), Light Agriculture (A-1), Heavy Agriculture (A-2),
11 Citrus/Vineyard (C/V), Commercial Citrus/Vineyard (C-CV), Controlled Development Areas (W-2),
12 Regulated Development Areas (R-D), Natural Assets (N-A), Controlled Development Area with
13 Mobilehomes (W-2-M), and Specific Plan (SP) and was considered concurrently with this amendment at
14 the public hearings before the Planning Commission and Board of Supervisors.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
16 on this matter, both written and oral, including Environmental Assessment No. 41593, that:

- 17 1. The project is Countywide and affects a variety of land use designations.
- 18 2. The project is Countywide and affects a variety of zoning designations.
- 19 3. The project will allow for development of quality, affordable and accessible child care for
20 residents of Riverside County.
- 21 4. The proposed amendment will further the Vision of the Riverside County General Plan.
- 22 5. The proposed amendment would contribute to the achievement of the purposes of the
23 General Plan.
- 24 6. The proposed general plan amendment will protect public health, safety, and welfare.
- 25
- 26
- 27
- 28

1 7. The proposed amendment is compatible with the Western Riverside Multiple Species
2 Habitat Conservation Plan (WRMSHCP) and the Coachella Valley Multiple Species
3 Habitat Conservation Plan (CVMSHCP).

4 8. The findings of the initial study performed pursuant to Environmental Assessment No.
5 41593 (a copy of which is attached hereto) are incorporated herein by reference. The initial
6 study determined that proposed General Plan Amendment ("the project") did not identify
7 any potentially significant impacts and that no mitigation measures are required for the
8 project.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the
10 Negative Declaration for Environmental Assessment No. 41593, and **ADOPTS** General Plan Amendment
11 No. 883 (GPA00883) to amend the County of Riverside General Plan Vision Statement and the Land Use
12 Element to incorporate the provision of child care facilities (i.e., large family day care homes and/or child
13 day care centers) as described herein and as shown in the exhibit entitled, "Exhibit A, entitled, GPA No.
14 883 Child Care Facilities and Services."

15
16 E. General Plan Amendment No. 912 (GPA00912) is a proposal to amend the Jurupa Area
17 Plan by amending the Land Use Map designation from Highest Density Residential (CD:HHDR) (20+
18 dw/ac) within the Community Development Foundation Component to Commercial Retail (CD:CR)
19 (0.20-0.35 Floor Area Ratio) within the Community Development Foundation Component, on an
20 approximately 0.36-acre site located northerly of Mission Boulevard and westerly of La Rue Street in the
21 Rubidoux Zoning District of the Second Supervisorial District, as shown on Exhibit A, entitled,
22 "GPA00912 Proposed General Plan," a copy of which is attached hereto and incorporated herein by
23 reference. This amendment is associated with Plot Plan No. 23272, which was considered concurrently
24 with this amendment at the public hearings before the Planning Commission and the Board of
25 Supervisors. Plot Plan No. 23272 proposes the construction of a Community Shopping Center on a 0.36
26 acre lot.
27
28

BE IT FURTHER RESOLVED by the Board of Supervisors, based on the evidence presented on this matter, both written and oral, including Environmental Assessment No. 41725, that:

1. The site is located in the Rubidoux Community of the Jurupa Area Plan.
2. The Jurupa Area Plan Land Use Map determines the extent, intensity, and location of land uses within the.
3. The site is currently designated Highest Density Residential (HHDR) within the Community Development Foundation Component.
4. The proposed amendment would change the land use designation on the site from Highest Density Residential (HHDR) within the Community Development Foundation Component to Commercial Retail (CR) within the Community Development Foundation Component.
5. Pursuant to Section 65563 of the Government Code based upon the facts presented within the staff analysis, the reduction in density is consistent with the adopted General Plan, including the Housing Element. The remaining sites identified in the Housing Element of the adopted General Plan are adequate to accommodate the County's share of regional housing needs pursuant to Government Code Section 65584. This is based on the fact that the Housing Element covering the 2001 through 2005 planning period determined there was surplus of land in the Western County for all income categories (Housing Element Table H-49).
6. The project site is bordered by properties which are designated Community Development: Highest Density Residential (CD:HHDR) to the north and east, Community Development: Very High Density Residential (CD:VHDR) to the west, and Community Development: Commercial Retail (CD:CR) to the south.
7. The site is currently zoned General Commercial (C-1/C-P).
8. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north, south, and west and Residential Incentive (R-6) to the east.

9. The project site is bordered by Mobile Homes to the north and west, apartments to the east, commercial and residential to the south.
10. The proposed amendment does not involve a change in the Riverside County Vision, any General Plan Principle, or any Foundation Component designation in the General Plan.
11. The proposed amendment would contribute to the achievement of the purposes of the General Plan.
12. Special circumstances or changes have emerged that were unanticipated in preparing the General Plan.
13. The proposed general plan amendment will not be detrimental to public health, safety, and welfare.
14. The proposed amendment is consistent with the goals and policies of the Rubidoux Redevelopment Area Plan and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.
15. The findings of the initial study performed pursuant to Environmental Assessment No. 41725 (a copy of which is attached hereto) are incorporated herein by reference. The Environmental Assessment determined that the proposed General Plan Amendment and Plot Plan ("the project") would have unavoidable impacts on, or be impacted by, Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, and Transportation/Traffic. However, it was determined that each of these impacts was insignificant or would be mitigated to a level of non-significance through the conditions of approval (including referenced government agency letters) applied to the associated project. The initial study concluded that the project, as mitigated, would not have a significant effect on the environment.

BE IT FURTHER RESOLVED by the Board of Supervisors that it **ADOPTS** the Mitigated Negative Declaration for Environmental Assessment No. 41725 and **ADOPTS** General Plan Amendment No. 912 (GPA00912) from Highest Density Residential within the Community Development Foundation

1 Component to Commercial Retail (CR) within the Community Development Foundation Component, as
2 described herein and as shown on Exhibit 6, entitled, "GPA00912 Proposed General Plan."

3 F. General Plan Amendment No. 971 (GPA00971) is a proposal to amend the
4 Eastvale Area Plan by amending the Land Use Map designation from Medium Density Residential
5 (CD:MDR) (2-5 dwelling units per acre) within the Community Development Foundation Component to
6 Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) within the Community Development
7 Foundation Component, on an approximately 5.53-acre site located northerly of A Street, easterly of
8 Raymond Drive, southerly of Schleisman Road, and westerly of Hamner Avenue in the Prado-Mira Loma
9 Zoning District of the Second Supervisorial District, as shown on Exhibit 6, entitled, "GPA00971
10 Proposed General Plan," a copy of which is attached hereto and incorporated herein by reference. This
11 amendment is associated with Change of Zone No. 7632, and Conditional Use Permit No. 3587, which
12 were considered concurrently with this amendment at the public hearings before the Planning
13 Commission and the Board of Supervisors. Change of Zone No. 7632 proposes to change the projects
14 zoning classifications from Heavy Agriculture with a 10 acre minimum lot size (A-2-10) and Heavy
15 Agriculture with a 5 acre minimum lot size (A 2-5) to General Commercial (C-1/C-P). Conditional Use
16 Permit No. 3587 proposes to construct a Retail Shopping Center consisting of four (4) single-story
17 structures on a 5.53 gross acre parcel which will include a 17,340 square foot drug store, a 9,300 square
18 foot structure for retail shops consisting of seven (7) suites, an 8,800 square foot structure for retail shops
19 consisting of six (6) suites, and a 13,969 square foot market.

20
21
22 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
23 on this matter, both written and oral, including Environmental Assessment No. 41800, that:

- 24
25 1. The site is located in the Prado-Mira Loma Area of the Eastvale Area Plan.
26 2. The Eastvale Area Plan Land Use Map determines the extent, intensity, and location of land
27 uses within the.
28

3. The site is currently designated Medium Density Residential (MDR) within the Community Development Foundation Component.
4. The proposed amendment would change the land use designation on the site from Medium Density Residential (MDR) within the Community Development Foundation Component to Commercial Retail (CR) within the Community Development Foundation Component.
5. Pursuant to Section 65863 of the Government Code based upon the facts presented within the staff analysis, the reduction in density is consistent with the adopted General Plan, including the Housing Element. The remaining sites identified in the Housing Element of the adopted General Plan are adequate to accommodate the County's share of regional housing needs pursuant to Government Code Section 65584. This is based on the fact that the Housing Element covering the 2001 through 2005 planning period determined there was surplus of land in the Western County for all income categories (Housing Element Table II-49).
6. The project site is bordered by properties which are designated Community Development: Medium Density Residential (CD:MDR) to the north, east, west and south.
7. The site is currently zoned Heavy Agriculture with a 5 acre minimum lot size (A-2-5).
8. The project site is surrounded by properties which are zoned Heavy Agriculture with a 5 acre minimum (A-2-5) to the north, One Family Dwellings (R-1) and Rural Residential (R-R) to the east, One Family Dwellings (R-1) to the south, and Planned Residential (R-4) to the west.
9. The project site is vacant.
10. The surrounding land uses include: vacant land to the north and west and residential land uses to the east and south.
11. The proposed amendment does not involve a change in the Riverside County Vision, any General Plan Principle, or any Foundation Component designation in the General Plan.

- 1 11. The proposed amendment would contribute to the achievement of the purposes of the General
2 Plan.
- 3 12. Special circumstances or changes have emerged that were unanticipated in preparing the
4 General Plan.
- 5 13. The proposed general plan amendment will not be detrimental to public health, safety, and
6 welfare.
- 7 14. The proposed amendment is consistent with the goals and policies of the Eastvale Area Plan
8 and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 9 15. The findings of the initial study performed pursuant to Environmental Assessment No. 41800
10 (a copy of which is attached hereto) are incorporated herein by reference. The Environmental
11 Assessment determined that the proposed General Plan Amendment, Change of Zone and
12 Conditional Use Permit ("the project") would have unavoidable impacts on, or be impacted
13 by, Biological Resources, Hydrology/Water Quality, Transportation/Traffic and
14 Utilities/Service Systems. However, it was determined that each of these impacts was
15 insignificant or would be mitigated to a level of non-significance through the conditions of
16 approval (including referenced government agency letters) applied to the associated project.
17 The initial study concluded that the project, as mitigated, would not have a significant effect
18 on the environment.

19
20
21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
22 Negative Declaration for Environmental Assessment No. 41800 and **ADOPTS** General Plan Amendment
23 No. 971 (GPA00971) from Medium Density Residential within the Community Development Foundation
24 Component to Commercial Retail (CR) within the Community Development Foundation Component, as
25 described herein and as shown on Exhibit 6, entitled, "GPA00971 Proposed General Plan."

26
27 G. General Plan Amendment No. 1047 (GPA01047) is a proposal to amend the Southwest
28 Area Plan by amending the Land Use Map designation from Rural Mountainous (R:RM) (10 acre min. lot

1 size) within the Rural Foundation Component to Rural Residential (R:RR) (5 acre min. lot size) within the
2 Rural Foundation Component, on an approximately 10.12-acre site located northerly of Robertson Way
3 and westerly of Mesa Road in the Rancho California Zoning Area of the Third Supervisorial District, as
4 shown on Exhibit A, entitled, "CZ7639 PM32749 GPA01047 Proposed General Plan," a copy of which is
5 attached hereto and incorporated herein by reference. This amendment is associated with Change of Zone
6 No. 7639 and Parcel Map No. 32749, which were considered concurrently with this amendment at the
7 public hearings before the Planning Commission and the Board of Supervisors. Change of Zone No.
8 7639 proposes to change the site's zoning classification from Light Agriculture with a 10 acre minimum
9 lot size to Light Agriculture with a 5 acre minimum lot size and Parcel Map No. 32749, proposes to
10 subdivide 10.12 acres into two (2) residential parcels with a minimum parcel size of five (5) gross acres.
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. 41889, that:

- 14 1. The site is located in the Rancho California Community of the Southwest Area Plan.
- 15 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and location of land
16 uses within the.
- 17 3. The site is currently designated Rural Mountainous (RM) within the Rural Foundation
18 Component.
- 19 4. The proposed amendment would change the land use designation on the site from Rural
20 Mountainous (RM) within the Rural Foundation Component to Rural Residential (RR) within
21 the Rural Foundation Component.
- 22 5. The Rural Mountainous (RM) land use designation generally applies to areas of at least 10
23 acres, where a minimum 70% of the area has slopes of 25% or greater. However, only 0.4% of
24 project site contains slopes greater the 25% thus the Rural Mountainous (RM) land use
25
26
27
28

1 designation is not justified by the topography. Additionally, the properties to the east and south
2 are located on the parcels of five (5) acres or more.

3 6. The project site is surrounded by properties which are designated Rural Mountainous (R:RM)
4 to the north, east and west and Rural Residential (RR) to the south.

5 7. The site is currently zoned Light Agriculture (A-1).

6 8. The project proposes to change the site's zoning classification from Light Agriculture with a
7 10 acre minimum lot size (A-1-10) to Light Agriculture with a 5 acre minimum lot size (A-1-
8 5).

9 9. The project site is surrounded by properties which are zoned Light Agriculture with a 10 acre
10 minimum lot size (A-1-10) to the north and west, Light Agriculture with a 5 acre minimum lot
11 size (A-1-5) to the south, and Residential Agriculture with a 5 acre minimum lot size (R-A-5)
12 to the east.

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

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

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

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

21 14. The proposed amendment is consistent with the goals and policies of the Southwest Area
22 Plan and with all policies of the Riverside County General Plan, as adopted on October 7,
23 2003.

1 15. The findings of the initial study performed pursuant to Environmental Assessment No. 41889
2 (a copy of which is attached hereto) are incorporated herein by reference. The Environmental
3 Assessment determined that the proposed General Plan Amendment, Change of Zone and
4 Parcel Map ("the project") would have unavoidable impacts on, or be impacted by,
5 Agriculture Resources and Biological Resources. However, it was determined that each of
6 these impacts was insignificant or would be mitigated to a level of non-significance through
7 the conditions of approval (including referenced government agency letters) applied to the
8 associated project. The initial study concluded that the project, as mitigated, would not have
9 a significant effect on the environment.
10

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
12 Negative Declaration for Environmental Assessment No. 41889 and **ADOPTS** General Plan Amendment
13 No. 1047 (GPA01047) from Rural Mountainous (RM) within the Rural Foundation Component to Rural
14 Residential (RR) within the Rural Foundation Component, as described herein and as shown on Exhibit 6.
15 entitled, "CZ7639 PM32749 GPA01047 Proposed General Plan."
16

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
18 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
19 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.
20
21

22 V:\Advanced Planning\GENERAL PLAN CYCLES\2007 Cycle 4\1b Cycle 5\FINAL Cycle 4 2007 Board Resolution.doc
23
24
25
26
27
28

Supervisor Wilson
District 4
DATE DRAWN: 10/22/07

CZ07402 GPA826 SP362
Proposed General Plan

Planner: Matt Straite
Date: 10/31/07
Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lower Coachella Valley**
Township/Range: **T6SR9E**
Section : **31**



ASSESSORS **717-27**
BK. PG. 757-27&34
THOMAS
BROS.PG 5592 D2



**RESOLUTION NO. 2009-076
ADOPTING SPECIFIC PLAN NO. 362
(PANORAMA: A College Town)**

WHEREAS, pursuant to the provisions of Government Code Section 65450 et. seq. public hearings were held before the Riverside County Board of Supervisors in Riverside, California on January 6, 2009 and February ??, 2009 and before the Planning Commission in La Quinta, California on November 19, 2008 to consider Specific Plan No. 362 (Panorama: A College Town); and;

WHEREAS, subsequent to preparation of Response to Comments on the Draft EIR No. 489 and prior to the Board's public hearing on October ??, 2008, a certain comment letter dated August 13, 2008 was submitted by Sean Milanovich with the Agua Caliente Tribal Historic Preservation Office, on behalf of Agua Caliente Tribe, (the "Commenter"). The Commenter's letter reiterated survey, monitoring and mitigation methods associated with the protection of cultural resources, which have already been incorporated into the project approvals. The Tribe's comments also conformed to those received from the California Native American Heritage Commission; and,

WHEREAS, the public review period for EIR No. 489 commenced on May 30, 2008 and ended on July 14, 2008. In accordance with Section 15088 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside (the "County") as the lead agency is only required to respond to comment letters received during the noticed comment period. However, the County may respond to late comments. No comments were received beyond the comment period excepting the above referenced letter from the Agua Caliente Tribe;

WHEREAS, the environmental issues raised in Commenters' letter received regarding Draft EIR No. 489 related to biological resources, drainage facilities, public transit, public utilities, toxic and hazardous materials, transportation, and cultural resources have been specifically addressing the Response to Comments prepared as part of Final EIR No. 489;

WHEREAS, the Board of Supervisors closed the November ??, 2008 public hearing and voted unanimously to certify Environmental Impact Report No. 489, and to approve General Plan

1 Amendment No. 826, Change of Zone Case No. 7402, Specific Plan No. 362, and Tentative Parcel Map
2 No. 35736; and.

3 **WHEREAS**, all the procedures of the California Environmental Quality Act have been met,
4 and Environmental Impact Report (EIR) No. 489, prepared in connection with Specific Plan No. 362
5 and related cases (referred to alternatively herein as "the project"), is sufficiently detailed so that all
6 the potentially significant effects of the project on the environment and measures necessary to avoid
7 or substantially lessen such effects have been evaluated in accordance with the above-referenced Act
8 and Rules; and,

9 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by
10 the public and affected governmental agencies; now, therefore,

11 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
12 Supervisors of the County of Riverside, in regular session assembled on November 27, 2008, that:

13 A. Specific Plan No. 362 is a 504+-acre master-planned, mixed use community
14 generally bounded by Avenue 62 on the south, State Highway 86S Expressway on
15 the west, Avenue 60 on the north and Lincoln Street on the east. The project will
16 include approximately 203+-acres of residential development with a maximum of
17 2,545 multifamily and 348 single-family units, 96+-acres of general and mixed-use
18 commercial, 82.4+-acres of parks/open space/trail network, 95-acre College of the
19 Desert East Valley Campus, Community YMCA, and fire station and electrical
20 substation.

21 B. Specific Plan No. 362 is associated with the Riverside County General Plan
22 Amendment No. 826, which was considered concurrently at the public hearings
23 before the Planning Commission and the Board. Specific Plan No. 362 is associated
24 with Change of Zone Case No. 7402, which was considered concurrently at the
25 public hearings before the Planning Commission and Board. Change of Zone Case
26 No. 7402 proposes to change the existing zoning classifications of Agriculture (A-2-
27 10) to Specific Plan (SP). The SP zoning designation would revise the existing
28

development standards by replacing them with those standards required to implement Specific Plan No. 362.

BE IT FURTHER RESOLVED by the Board of Supervisors that the following environmental impacts associated with Specific Plan No. 362 are potentially significant unless otherwise indicated, but each of these impacts will be will be avoided or substantially lessened by the identified mitigation measures:

A. Land Use/Planning

1. Impacts:

The buildout of Panorama Specific Plan No. 362 will re-designate approximately 464-acres from Agriculture to Specific Plan, which will allow the development of up to 2,893 single family and multi-family dwelling units, 96-acres of general and mixed-use commercial, 82.4-acres of parks and open space, a 95-acre campus of College of the Desert, 4.4-acres of office park, 2-acre fire station, and a 2.3-acre electrical substation. The development will substantially change the predominantly agricultural land use pattern in the area but will also complement the significant existing transportation infrastructure. The development is also consistent with preliminary land use planning being conducted for the South Valley Implementation Program project. Potential conflicts with existing adjoining agricultural activity could be significant unless adequately mitigated.

2. Mitigation:

With the assumed adoption of associated General Plan Amendment No. 826, no significant land use incompatibilities are anticipated to result from the adoption and implementation of the proposed Panorama Specific Plan. The Specific Plan incorporates a wide range of policies, programs, standards and design guidelines the implementation of which will address land use compatibility issues as they arise. However, in order to assure that potential changes in land use are adequately assessed, the following mitigation measures shall be implemented.

- a). Individual proposed projects within and under the regulation of the Specific Plan area shall be fully evaluated during the project review process to assure that all land use compatibility issues are addressed and mitigated in a manner consistent with the development standards and guidelines Specific Plan.
- b). The County shall require a noise impact assessment and mitigation plan, which minimizes impacts to outdoor residential living space, and assures a maximum interior noise level of 45 CNEI for all future residential development occurring on lands within an existing or future 65 dBA or higher noise contour.

B. Transportation/Traffic

1. Impacts:

A: buildout, the Panorama Specific Plan project is estimated to generate a net total of 52,814 average daily trips, with 2,662 vehicles per hour projected during the AM peak hour and 4,890 vehicle trips during the PM peak hour.

The proposed intersection improvements will reduce all potential traffic impacts to levels that are less than significant. There are nine intersections that will operate at level of service "D" and which involve highways or arterial roadways. Therefore, a General Plan buildout condition at these intersections is acceptable as set forth in the County Transportation guidelines.

For General Plan Buildout traffic conditions, the study area intersections are projected to operate at acceptable levels of service during the peak hours with the roadway and traffic signal improvements (see Table 4-5 of the Panorama Specific Plan 362 Traffic Impact Analysis).

2. Mitigation

Mitigation via Roadway/Intersection Improvements

As set forth in the Panorama Traffic Impact Analysis and Master Circulation Plan, the County and project proponent shall cooperate to assure that

1 intersections operate at LOS D or better. The improvements set forth in Tables
2 III-5 and 6 of EIR No. 489 are mitigation measures designed to reduce traffic
3 impacts from project buildout in 2015 and General Plan buildout to levels that
4 are less than significant. The improvements include the provision of new or
5 additional turn lanes and through lanes, as well as the realignment of Buchanan
6 Street that also benefits the long-term design needs of the SR 86S Expressway.
7 Intersection improvements are set forth below and in the Traffic Impact Report.

8 Implementing Project Traffic Studies

9 Individual planning area-specific traffic studies will be required for each project
10 or subdivision, which implement the Specific Plan, excepting the project
11 Schedule "I" map. These subsequent traffic studies shall identify specific impacts
12 associated with each implementing development project or subdivision, and the
13 appropriate improvements to mitigate for the impacts from each project or
14 subdivision. Each implementing project shall make all necessary on-site and off-
15 site improvements to achieve/maintain adequate LOS at all locations. If any
16 improvements proposed by the applicants for individual projects are found to be
17 infeasible, the applicants for individual projects will be required to provide
18 alternative feasible improvements to achieve levels of service satisfactory to the
19 County.

20 Mitigation Through Signalization and Roadway Design

21 Signalization needs are anticipated as the project is implemented and other
22 development in the area proceeds. In order to address the need to optimize
23 intersection operations and assure adequate levels of service, the following
24 measures shall be implemented:

- 25 a) All intersection spacing for individual subdivision tracts, Conditional Use
26 Permits (CUPs) or plot plans that implement the Panorama Specific Plan
27 shall conform to the minimum County intersection spacing standards.
- 28 b) All turn pocket lengths shall conform at least to the minimum County turn
pocket length standards.
- c) Before any approvals of individual projects, a conceptual layout of Avenue
62 (E/W) from the west boundary of the project to Lincoln Street (N/S) shall
be prepared and submitted to County Transportation staff for review.

The July 2007 Traffic Study has identified the need to install signalization at the following intersections to mitigate the impacts of each phase of development. The County shall collect traffic signalization fees for each implementing project or subdivision within the Panorama Specific Plan, which shall be applied to project-impacted intersections and as warrants for improvements are met. In the event county-collected fees, other sources of funding or project improvements are insufficient to achieve required Levels of Service, the project proponent shall fund the additional required improvements and be eligible for a fee credit as subsequent fees are generated in SP 362 and as listed below. In this respect, the project proponent may be responsible for the design and installation of traffic signals unless the signals are installed by others, at the intersection of:

Phase I (2011)

- a) Harrison Street (SR-86) (NS) at Avenue 62 (EW) with fee credit eligibility
- b) Buchanan Street (NS) at Pierce Street (EW) with no credit given for Traffic Signal Mitigation Fees
- c) Buchanan Street (NS) at Avenue 62 (EW) with no credit given for Traffic Signal Mitigation Fees

Phase II (2012)

- a) Lincoln Street (NS) at 4th Street (EW) with fee credit eligibility
- b) "D" Street (NS) at Avenue 62 (EW) with no credit given for Traffic Signal Mitigation Fees
- c) Lincoln Street (NS) at Avenue 62 (EW) with no credit given for Traffic Signal Mitigation Fees

Phase III (2015)

- a) Tyler Street (NS) at Airport Boulevard (EW) with fee credit eligibility
- b) Tyler Street (NS) at Avenue 62 (EW) with fee credit eligibility
- c) Polk Street (NS) at Airport Boulevard (EW) with fee credit eligibility
- d) Polk Street (NS) at Avenue 62 (EW) with fee credit eligibility
- e) Fillmore Street (NS) at Avenue 62 (EW) with fee credit eligibility

- f) Pierce Street (NS) at Airport Boulevard (EW) with fee credit eligibility
- g) Pierce Street (NS) at Avenue 62 (EW) with fee credit eligibility
- h) College Drive (NS) at Pierce Street (EW) with no credit given for Traffic Signal Mitigation Fees or as approved by the Transportation Department
- i) "D" Street (NS) at Pierce Street (EW) with no credit given for Traffic Signal Mitigation Fees or as approved by the Transportation Department

On-Going Monitoring and Analysis

The programmatic level of the Panorama Specific Plan, County General Plan and the South Valley Implementation Program suggests that on-going and project-specific traffic monitoring will be required to assure adequate levels of service in the long-term. The County shall periodically monitor conditions along roadway segments where analysis indicates potential high levels of traffic congestion. In these areas of the roadway network intersection and additional progression analysis may also be to advance infrastructure planning to address areas of existing and anticipated traffic congestion.

Mitigation via Alternative Modes of Transportation

The traffic impact analysis conducted for the Specific Plan No. 362 update does not take into account the potential trip-reducing effects of the use of mass transit, biking or pedestrian-accessible land use planning on traffic volumes or roadway operations. While it is difficult to quantify the mitigation value of these non-motorized alternatives to be made available within the Panorama Specific Plan area, they could have a substantial benefit in reducing vehicular traffic associated with the project.

C. Air Quality

1. Impacts:

The potential impacts to air quality that could result from buildout and operation of the Panorama Specific Plan No. 362 have been quantified for both construction and operations (buildout).

Construction-Related Impacts

Based upon a phased development of the project, the maximum daily emission associated with construction is estimated to generate 73.87 pounds of reactive organic compounds (ROG), 120.00 pounds of carbon monoxide (CO), 86.09 pounds of oxides of nitrogen (NOx), 16.52 pounds of sulfur oxides (SOx), and 2.88 pounds of particulate matter of 10 microns or smaller (PM10). The potential of the construction phase to contribute to greenhouse gasses (GHGs) was also assessed on a qualitative basis

Operational Emissions

Operational emissions are comprised on those associated with vehicular travel, as well as the use of electricity and natural gas. Upon buildout of the project, the maximum daily emission associated with operations is estimated to generate 284.1 pounds of reactive organic compounds (ROG), 2,470.3 pounds of carbon monoxide (CO), 396.7 pounds of oxides of nitrogen (NOx), 13.1 pounds of sulfur oxides (SOx), and 48.5 pounds of particulate matter of 10 microns or smaller (PM10). The potential of the on-going project operations to contribute to greenhouse gasses (GHGs) was also assessed on a qualitative basis.

2. Mitigation

The Panorama EIR No. 489 recognizes that fossil fuel-based generating capacity has been and will continue to be replaced by alternative methods of electrical power generation. The evolution of higher efficiency automobiles and cleaner fuels will, in all likelihood, continue. While these emissions may be beyond the direct control of local regulators, mandatory smog checks implemented by the State of California help assure compliance of motor vehicles with existing and presumably future standards. Combustion and other energy conversion technologies, particularly those associated with vehicular movement, will continue to improve, and overall reductions in pollutant emissions from improved efficiency can be expected. The desert environment places stringent performance demands on development and energy-related building technologies to be applied to this project will be superior. These technologies will also reduce

1 pollutant emissions associated with power plants and the use of natural gas,
2 through the implementation and updating of California Title 24 building codes
3 and the more efficient use of energy.

4 There are, nonetheless, several actions to be taken to further reduce the various
5 project impacts on air quality. Mitigation measures listed below are embodied in
6 the County's General Plan Policies and associated EIR, as well as other measures
7 promulgated by the County and South Coast Air Quality Management District to
8 mitigate development impacts within the Coachella Valley and the surrounding
9 areas. These measures shall be applied to all phases of project development and
10 are expected to reduce air quality impacts to the greatest extent possible.
11 However, operational air quality impacts are expected to be significant, even
12 with the implementation of mitigation measures.

13 General Control and Mitigation Measures

14 As described above, the level of air quality impacts anticipated from project
15 construction are not expected to be significant with the implementation of
16 mitigation measures. Construction-related activities will require the
17 implementation of mitigation measures in order to reduce potential air quality
18 impacts below the SCAQMD Threshold Criteria. However, it has been
19 determined that the application of all feasible mitigation measures may not be
20 sufficient to reduce all potential air quality impacts below levels of significance.
21 Therefore, a statement of overriding consideration is provided in this resolution
22 in consideration of project benefits. Nonetheless, the following general control
23 and mitigation measures shall ensure that construction-related impacts are
24 reduced to the greatest extent practicable.

- 25 a) Grading and development permits shall be reviewed and conditioned to
26 require the provision of all reasonably available methods and technologies
27 to assure the minimal emissions of pollutants from the development (Table
28 III-24 of EIR No. 489), including proper vehicle maintenance and site
watering schedules (see detailed list below under Developer's Air Quality
Management Resources). The County Planning and Building Departments
shall review grading plans to ensure compliance with the mitigation

measures set forth in the project's environmental documentation and as otherwise conditioned by the County.

- b) The County shall coordinate with the project developers to encourage the phasing and staging of development to assure the lowest construction-related pollutant emission levels practical. As part of the County's grading permit process, the applicant shall concurrently submit a dust control plan as required by SCAQMD in compliance with Rule 403. Mitigation measures to be implemented through this plan include, but are not limited to, the use of water trucks and temporary irrigation systems, post-grading soil stabilization, phased roadway paving, as well as other measures which will effectively limit fugitive dust emissions resulting from construction or other site disturbance (Table III-24 of EIR No. 489).
- c) As future demand warrants, project developers shall work with the County to promote and support the development of bus routes/public transit that serve those residing at and employed by the project.

Developer's Air Quality Management Resources

In response to requirements of SCAQMD to monitor air quality impacts associated with fugitive dust from site disturbance and grading activities, all construction activities within the project boundary shall be subject to Rule 401 Visible Emissions, Rule 402 Nuisance, and Rule 403 Fugitive Dust. A wide variety of methods for controlling impacts and a list of vendors providing dust control and other pollution management services are also available from the County and the SCAQMD. Consistent with these management programs, developers shall assure implementation of appropriate grading and construction management programs. To reduce PM₁₀ emissions, the developer shall implement the following (required on sites 100+ acres, and to be followed to the greatest extent practicable):

- a) chemically treat soil at construction sites where activity will cease for at least four consecutive days;
- b) pave on-site construction access roads as they are developed; extend paving at least 120 feet from roadway into construction site and clean roadways at the end of each working day;

- c) restore vegetative ground cover as soon as construction activities have been completed;
- d) chemically treat unpaved roads that carry 20 vehicle trips per day or more;
- e) plant tree windbreaks utilizing non-invasive species on the windward perimeter of construction projects, where feasible;
- f) all construction grading operations and earth moving operations shall cease when winds exceed 30 miles per hour;
- g) prior to turf raking, implement effective PM_{10} control programs for turf over-seeding as outlined in the CV-SIP;
- h) water site and equipment morning and evening and during all earth-moving operations:
- i) spread soil binders on site, unpaved roads, and parking areas;
- j) operate street-sweepers on paved roads adjacent to site;
- k) re-establish ground cover on construction site through seeding and watering or other appropriate means;
- l) pave construction access roads, as appropriate.

To minimize construction equipment emissions, the developer and contractors shall implement the following:

- a) wash off trucks leaving the site;
- b) require trucks to maintain two feet of freeboard;
- c) properly tune and maintain construction equipment;
- d) use low sulfur fuel for construction equipment.

To reduce construction-related traffic congestion, the developer and contractors shall implement the following:

- a) configure construction parking to minimize traffic interference;
- b) provide a flag person to ensure safety at construction sites, as necessary;
- c) schedule operations affecting roadways for off-peak hours, as practical;
- d) To minimize indirect source emissions, the developer shall:
- e) install low-polluting and high-efficiency appliances;
- f) install energy-efficient street lighting;
- g) landscape with native and other appropriate drought-resistant species to reduce water consumption and to provide passive solar benefits.

h) To minimize building energy requirements, the developer may also implement the following:

- 1) assure the thermal integrity of buildings and reduce the thermal load with automated time clocks or occupant sensors;
- 2) use efficient window glazing, wall insulation and ventilation methods;
- 3) introduce efficient heating and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces and boiler units;
- 4) incorporate appropriate passive solar design, including solar heaters, and solar water heaters, to the greatest extent feasible;
- 5) use devices that minimize the combustion of fossil fuels;
- 6) capture waste heat and re-employ this heat, where feasible.

Air Quality and Climate Change

California has established regulations that require the reduction of emissions from motor vehicles, as well as establishing an annual reporting program of GHG emissions for significant sources and sets emissions limits to cut the state's GHG emissions. By 2009, additional regulations will be adopted that will establish thresholds and establish methodologies for calculating GHG impacts. The project shall comply with existing and future local, state, and federal regulations regarding air quality/pollution and climate change. The follow mitigation measures are recommended in order to address climate change and greenhouse gas emissions:

- a) Promote and facilitate alternative energy and conservation programs such as district energy, landfill gas co-generation, water conservation, heat recovery systems, street lighting and employee energy efficiency programs
- b) Implement smog control measures that discourage such activities as the use of single occupancy vehicles and high energy- consumption vehicles and appliances, and that promotes walking, cycling and the use public transit, transportation demand management and use of alternative fuels and alternative fuel vehicles (hybrids, biodiesel, ethanol, etc)

- c) Control of non-source emissions such as wood combustion and road dust
- d) Promote energy efficiency in the residential sector through Local Improvement Charges
- e) Promote Green Buildings and alignment with associated regulatory and design considerations. This will include development of an internal policy to achieve current and implementable sustainability standards. Every effort will be made to encourage the extension and promotion of this standard to the other components of the community.
- f) Coordinate with Southern California Gas and IID for them to promote and provide financial incentives for businesspark, commercial and institutional developers to reduce their building energy use.
- g) Implement sustainable land use planning and community greening set forth in the Specific Plan by encouraging mixed use development, community energy planning, maintenance of forest cover and use of best management practices for natural areas, open spaces and parks.

Implementation of the mitigation measures outlined above will reduce the potential air quality impacts, including those associated with climate change, to the greatest extent practicable. In addition, the following Mitigation, Monitoring and Reporting program shall ensure that the required mitigation measures are followed throughout the development process.

10. Biological Resources

1. Impacts:

Potential habitat currently found within in the project boundary is limited to a small section of currently fallow land in the southwest corner, the remaining land is actively being used for agriculture. The new species that inhabit the site are predominantly agricultural crops and non-natives. Habitat types associated with many of the sensitive species potentially found within the project vicinity were not represented within the project site; accordingly most of the sensitive species common to the region were not found within the project boundary. However, the southwest section of

1 the site contains a modified Alkali Scrub community that is covered with
2 a low diversity of shrubs, which provide limited potential habitat to
3 sensitive species. Comments received from the California Department of
4 Fish and Game also raised concerns regarding the project's potential
5 adverse impacts on the burrowing owl.

6 Potential Impacts to Wildlife

7 Sensitive species with some potential for impacts species and/or their
8 habitat include: Palm Springs round-tailed ground squirrels, Crissal
9 thrasher, Le Conte's thrasher, Loggerhead shrike, and Black-tailed
10 gnatcatchers. Although no signs of burrowing owls were found onsite or
11 adjacent to the site, it is likely that there will be some impact to the
12 marginal to unsuitable habitat for burrowing owls found adjacent to the
13 project site.

14 Impacts to CVMSHCP

15 The Panorama site is located within the boundary of the Coachella Valley
16 Multiple Species Habitat Conservation Plan. Although the CVMSHCP
17 has not yet been adopted, it is being viewed by participating jurisdictions
18 as being in effect, and it is expected to be adopted and implemented in
19 the near future. Impacts associated with development of Panorama
20 Specific Plan No. 362 are negligible and no impact fees are required
21 while the CVMSHCP remains unadopted. However, it is expected that
22 the CVMSHCP will be implemented prior to or concurrent with project
23 initiation, which would require the payment of impact fees to be used for
24 the preservation and conservation of species and their habitat elsewhere
25 in the Coachella valley area.

26 The CVMSHCP is designed to protect vulnerable habitat and associated
27 species. The Panorama Specific Plan site does not represent a diverse
28 desert wildlife or plant community. Therefore, development of this site
presents minimal conflicts with the goals of Coachella Valley's MSHCP
and any adverse affects will be negated with the mitigation measures
outlined below.

2. Mitigation:

- a) Federal Migratory Bird Treaty Act (MBTA) recommendations: It is required that all trees and suitable nesting habitat on the project site be surveyed for nesting birds. Vegetation, tree removal, or grading occurring between Feb 1 and Aug 15 will require a qualified biologist to perform at least one nesting survey no more than 3 days prior to project startup. Construction occurring outside of the breeding season can avoid the implementation of these measures. However all raptor nests are protected under Section 3505.5 of the State Fish and Game Code and permission must be granted to remove them.
- b) The project site contained, at best, marginal habitat for Burrowing Owls. Nonetheless, additional surveys shall be conducted prior to initiation of grading for each phase of development. Therefore, a protocol Burrowing Owl survey shall be conducted no more than 30 days prior to commencement of grading on each portion planned for development. If an occupied burrow is found in the area and development is planned during the breeding season, then no disturbance shall occur within 250 feet of an occupied burrow (or within 160 feet during the non-breeding season. Additionally, a minimum of 6.5 acres of foraging habitat must be permanently preserved if an occupied burrow is found. Approval of this habitat shall be routed through CDFG. CDFG may also grant permission for passive relocation of burrowing owls outside of the breeding season.
- c) In the case that the CVMSHCP is adopted and implemented, the Panorama project shall recognize and arrange to pay habitat impact fees incrementally, in order to fund acquisition of habitat elsewhere in the Coachella Valley for the protection and preservation of sensitive plant and wildlife species.
- d) Project design shall include the predominant use of native and other drought-tolerant landscaping plants to provide suitable habitat for indigenous animal species. The individual landscape palette for each development within the Specific Plan shall conform to that set forth

in the Specific Plan, and shall avoid invasive and other undesirable plants set forth in the Coachella Valley MSHCP.

E. Geology/Soils

1. Impacts:

Due to onsite soil conditions and the geological setting, seismic related impacts such as liquefaction, ground shaking, and ground subsidence are also of potential concern. With proper mitigation measures these impacts can be reduced to insignificant levels.

Wind Erosion

Wind erosion and blowsand are a potential concern for the project site. Soils that contain silt are highly susceptible to wind erosion because of their fine-grained nature, texture, and shape. Fluvial erosion is not expected to occur as a result of this project. Erosion control plans will be established to minimize erosion from wind.

Subsidence

Subsidence in the project vicinity is closely associated with groundwater overdraft, but can be caused by changes in the water table, expansive soils, soil collapse, and earthquakes. Subsidence can result in damage to structures that are sensitive to slight changes in elevation.

Seismic Activity

Ground shaking at the project site will be significant during an earthquake along the San Andreas Fault and other nearby faults, and has the potential to impact structures.

Liquefaction

Due to the site's proximity to a fault line, the relatively shallow ground water, and the soil texture onsite, the Panorama Specific Plan location has a high liquefaction potential. A liquefaction event could substantially

1 impact onsite buildings due to settlement, loss of bearing capacity of
2 foundation soils, the buoyancy of buried structures and water seepage
3 through ground cracks. The existing on-site tile drain system will be
4 maintained and/or replaced to facilitate control of groundwater levels,
5 which may reduce some of the effects of liquefaction at the site in the
6 event of a major earthquake.

7 Groundwater Management and On-Site Tile Drains

8 During the construction phase of this project, the existing on-site tile
9 drain system within the Panorama site will be incrementally crushed and
10 compacted in place in order to eliminate future development-related
11 conflict.

12 Lateral Spreading

13 Lateral spreading may accompany a seismic event and is symptomatic of
14 liquefaction, and this condition could adversely affect the site.

15 2. Mitigation

- 16 a) The Panorama Specific Plan site shall be cleared of all undocumented
17 fill, vegetation, and potentially compressible materials prior to
18 grading. Vegetation and over sized material will be properly removed
19 and disposed of, and remaining holes shall be filled using appropriate
20 material.
- 21 b) Abandonment of any wells onsite shall be conducted in accordance
22 with the State of California Well Standards and requirements of
23 Riverside County, and shall contain a 5 foot thick compacted fill
24 blanket (below the proposed grade).
- 25 c) To enhance structural integrity a 2-foot minimum layer of compacted
26 fill shall be integrated into the soil surface layer beneath proposed
27 footings.
- 28 d) Excavated soils onsite may be used as fill material so long as they are
free of organic debris, moisture-conditioned or dried to obtain a
moisture content of optimum to slightly above optimum moisture

content, and recompact. Prior to integrating reconditioned fill soil onto needed sites, receiving areas shall be tested to assess their suitability, scarified, brought to near optimum moisture conditions, and recompact to at least 90% relative compaction (based on American Society for Testing and Materials Test Method D1557).

- e) In order to reduce the effects of differential settlement associated with cut/fill transition areas, a minimum of 3 vertical feet and up to at least one half the maximum fill thickness not to exceed 15 vertical feet shall be overexcavated from the cut portion and extend a least 5 horizontal feet outside of the proposed building footprint or to a horizontal distance equal to the depth of over-excavation, whichever is greater
- f) Finish cut slopes generally shall not be inclined steeper than 2:1 (horizontal to vertical). Attempts to excavate near-vertical temporary cuts for retaining walls or utility installations in excess of 5 feet may result in gross failure of the cut and may possibly damage equipment and injure workers. All cut slopes must be inspected during grading to provide additional recommendation for safe construction
- g) In the case that imported soils are necessary they shall consist of clean granular soils that have an expansion index of 20 or less. A sample of the imported soil should be provided to the geotechnical consultant for analyses at least 2 days prior to planned use.
- h) Use of expansive soil shall be avoided near proposed structures, however if this is not possible additional mitigation measures can be provided. At the completion of grading, soils shall be tested to determine relative expansion potential.
- i) Special design, excavation, and construction may be required to deal with utility lines placed near or below ground water.
- j) Proper structural engineering, which takes into account the forces that will be applied to structures by anticipated ground motions, shall provide mitigation for ground shaking hazards. Seismic design shall be in accordance with the most recently adopted editions of the

California Building Code, and the seismic design parameters of the Structural Engineers' Association of California.

- k) Additional site-specific geotechnical surveys may be necessary in order to refine engineering design parameters regarding site preparation, grading, foundation design, etc., to assure design criteria responsive to onsite soils and the effects of differential settlements resulting from identified groundshaking potential. All necessary refinements to geotechnical analysis shall be completed prior to the approval of the development plans.
- l) All grading permit requests shall include a soil erosion prevention plan. Blowing dust and sand during grading operations shall be mitigated by adequate watering of soils prior to and during grading, and limiting the area of dry, exposed soils during grading. To mitigate against the effects of wind erosion after site development, a variety of measure shall be provided including maintaining moist surface soils, planting stabilizing vegetation, establishing windbreaks with non-invasive vegetation or perimeter block walls, and using chemical soil stabilizers.
- m) During site grading, all existing vegetation and debris shall be removed from areas that are to receive compacted fill. Any trees to be removed shall have the root system extracted. Man-made objects shall be over excavated and exported from the site. Removal of unsuitable materials may require excavation to depths ranging from 2 to 4 feet or more below the existing site grade.
- n) Finish fill slopes generally shall not be inclined steeper than 2:1 (horizontal to vertical). Fill slope surfaces shall be compacted to 90% of the laboratory maximum density by either over-filling and cutting back to expose a compacted core or by approved mechanical methods.
- o) Retaining walls shall be constructed to adopted building code standards and inspected by the building inspector.

- 1 p) Foundation systems that utilize continuous and spread footing are
2 recommended for the support of one and two-story structures.
3 Foundations for higher structures must be evaluated based on
4 structural design and onsite soil conditions.
- 5 q) Positive site drainage shall be established during final grading.
6 Finish lot grading shall include a minimum positive gradient of 2%
7 away from structures for a minimum distance of 3 feet and a
8 minimum gradient of 1% to the street or other approved drainage
9 course.
- 10 r) An adequate sub-drain system to manage and convey high
11 groundwater through the site shall be constructed as shown on
12 Exhibits III-8 & 9 and as approved by the CVWD and the County
13 Geologist. Sub-drains shall also be installed behind and at the base of
14 all retaining walls to allow for adequate drainage and to prevent
15 excessive hydrostatic pressure.
- 16 s) Utility trench excavations in slope areas or within the zone of
17 influence of structures should be properly backfilled in accordance
18 with the following recommendations:
- 19 1) Pipes shall be bedded with a minimum of 6 inches of pea gravel
20 or approved granular soil. Similar material shall be used to
21 provide a cover of at least 1 foot over the pipe. This backfill shall
22 then be uniformly compacted by mechanical means or jolted to a
23 firm and unyielding condition.
 - 24 2) Remaining backfill may be fine-grained soil. It shall be placed in
25 lifts not exceeding 6 inches in thickness or as determined
26 appropriate, watered or aerated to near optimum moisture content,
27 and mechanically compacted to a minimum of 90% of the
28 laboratory maximum density.
 - 3) Piped in the trenches within 5 feet of the top of slopes or on the
face of slopes shall be bedded and backfilled with pea gravel or
appropriate granular soils as described above. The remainder of

the trench backfill shall comprise typical onsite fill soil mechanically compacted as described in the previous paragraph.

- t) Post-construction slope planting, hydroseeding and other erosion controlling methods shall be implemented to minimize slope erosion and improve slope stability.
- u) A wind erosion and fugitive dust control plan shall be submitted to and approved by the County before grading permits are issued.
- v) To reduce blowsand windbreaks, walls, fences, vegetation groundcover, rock, or other stabilizing materials, and installation of an irrigation system or provision of other means of irrigation shall be utilized.
- w) Prior to issuance of grading permits, the project applicant shall submit final grading plans for review by the Riverside County Building and Safety Department.
- x) The on-site tile drain shall be maintained, replaced or newly installed, as necessary, to facilitate site development, control groundwater levels and assure appropriate foundation and other relevant structural engineering. Management and/or reconstitution of the tile drain system shall conform to plans shown on Exhibits III-8 and 9, and as approved by CVWD and the County Geologist.
- y) Prior to or concurrent with approval of individual development plans and/or subdivisions for each planning area, plans for on-site sub-drains shall be submitted to and approved by CVWD.
- z) Grading permit applications shall include erosion control plans as part of grading plans. In addition, prior to the issuance of any grading or construction permits, a "Notice of Intent" (NOI) will be sent to the California Water Quality Control Board in order to comply with "National Pollutant Discharge Elimination System" (NPDES) requirements. A "Storm Water Pollution Prevention Plan" (SWPPP) plan will also be prepared and maintained on site during construction. The SWPPP will implement a monitoring program and reporting plan for the construction site.

- 1 aa) A PM10 fugitive dust mitigation plan will be prepared and submitted
2 for Building and Safety review and approval in accordance with
3 AQMD Rule 403.1 and as part of the grading permit application
4 process. The PM10 plan will require the posting of signs in
5 accordance with Building and Safety form "Signage
6 Recommendations". All PM10 measures will be in place prior to any
7 grading activity on site.
- 8 hh) All manufactured slopes steeper than a 4:1 (horizontal to vertical)
9 ratio and 3 feet or greater in vertical height shall be planted with grass
10 or groundcover and irrigated as approved by the Building and Safety
11 Department's Erosion Control specialist. In addition the County
12 requires a landscape erosion control bond as part of the grading
13 permit process.
- 14 cc) Construction operations involving over 50 cubic yards of earthwork
15 will require a grading permit per County ordinance. As part of any
16 grading permit application, the aforementioned grading and erosion
17 control plan, PM10 dust control plan, NOI, and SWPPP will be
18 prepared and submitted for review or maintained on site as part of
19 State, County, and local requirements.

20 F. Hydrology

21 1. Impacts:

22 The hydrology report for Specific Plan No. 362 estimates that at buildout
23 the total 100-year storm runoff volumes associated with the developed
24 site will be approximately 71.92 acre-feet with peak flows that range
25 from 0.32 to 36.2 cfs. Regulations have been established that require
26 retention of 100 percent of the water that may accumulate onsite as a
27 result of the 100-year storm. This will be accomplished through the use
28 of a series of retention basins located within the project boundary and to
be sited in the lowest portions of each of the Panorama planting areas.

1 The college campus is planning its own management of stormwater
2 flows, 100% of which it too will retain on-site.

3 2. Mitigation:

4 The Panorama Specific Plan provides an integration of stormwater
5 retention basins with parkway design that complements the project's
6 appearance while assuring a functionally effective system of stormwater
7 capture and storage. The following measures are expected to reduce
8 potential drainage and flooding impacts to less than significant levels.

- 9 a) The project proponent shall comply with specific design criteria for
10 retention basins and the direct discharge of runoff in accordance with
11 the project hydrology report and the requirements of CVWD and the
12 County Transportation Department.
- 13 b) Retention basin design shall, at a minimum, provide 100% on-site
14 storage of the 100-year flood 24-hour storm runoff generated by and
15 within the project boundaries.
- 16 c) On-site stormwater retention facilities shall be designed and
17 developed as integral parts of the street parkway and/or adjoining
18 development site, in a manner consistent with the Panorama Specific
19 Plan.
- 20 d) The County and CVWD shall assure that adequate evacuation routes,
21 as well as ingress and egress access for emergency response vehicles
22 and personnel, are clearly marked and available to residents during a
23 major flooding event.
- 24 e) All roof and canopy drainage shall be conveyed to the street or off-
25 site in an approved, non-erosive manner. Drainage from development
26 sites, whether from retention basins or streets, shall be conveyed in an
27 approved manner that prevents erosion or instability. Water from off-
28

1 site sources shall not be allowed to discharge onto development sites
2 or shall be conducted through the site in a non-erosive manner.

- 3 f) Individual development plans, including subdivisions, plot plans and
4 other development permits implementing the Specific Plan, shall be
5 required to prepare and submit a site-specific hydrology study and
6 mitigation plan, which is consistent with the Specific Plan and
7 implements regional and local requirements, policies, and programs.
- 8 g) Future flood control plans required of developers in the planning area
9 shall include specific recommendations and/or designs regarding
10 pollution control techniques to be applied to keep pollutants,
11 including herbicides, pesticides, and hydrocarbons out of surface
12 water and groundwater. Mitigation measures may include specifically
13 designed open space areas such as artificial bio-filters where nuisance
14 and otherwise potentially contaminated on-site runoff shall be
15 retained.
- 16 h) Pollution control techniques/facilities shall be incorporated into the
17 project's design to keep pollutants out of surface and ground waters.
18 Mitigation measures shall include periodic street cleaning, the careful
19 control/monitoring of pesticides and fertilizers, and the intercepting
20 and/or pre-treatment of urban runoff within retention areas and prior
21 to percolation. The applicant shall be required to prepare a State
22 Water Pollution Prevention Plan (SWPPP) and submit the plan to the
23 California Regional Water Quality Control Board.
- 24 i) The County shall coordinate and cooperate with CVWD in achieving
25 optimum multiple use of major drainage facilities, including on-site
26 retention basins, as well as area flood control facilities, and designing
27 safe and attractive recreational facilities, which are consistent with the
28 functional requirements of these facilities.

- j) The County and CVWD shall continue to update hydrologic conditions in the SVIP and Specific Plan study area, and plan and pro-actively coordinate with other responsible agencies in upgrading the local and regional drainage system.
- k) To ensure that project flooding hazards are properly managed, the mitigation measures set forth in this EIR include requirements that a detailed hydraulic analyses for the proposed conveyances and retention areas be reviewed and approved by the County and/or CVWD. Detailed plans and quantitative analysis for each of the project drainage facilities shall be submitted to the appropriate agency and approved prior to the issuance of building permits.
- l) The applicant shall develop interim measures to control and contain sediment and debris during grading and construction and shall submit same to the County and/or CVWD for approval. Near and long-term measures that are responsive to National Pollutant Discharge Elimination System (NPDES) requirements are also to be approved by the appropriate agencies.
- m) Strategic placement of fill as part of proposed on-site drainage channel grading may be used as a sacrificial erosion buffer to mitigate lateral erosion. A minimum buffer may be appropriately provided in those areas consistent with criteria set by the County and/or CVWD.
- n) Geosynthetic turf reinforcement mats (TRMs) may be used in combination with vegetation to protect soil from erosion. The appropriate type of TRM will be identified based on the design velocity and proposed landscape materials and planting plan. The TRMs will provide erosion protection along areas where the local shear stress is greater than or equal to 3.0 pounds per square foot.

- 1 o) Sidewalks and pedestrian and bike paths shall be constructed in such
2 a manner as to preclude obstruction of storm flows and to resist
3 erosion to the greatest extent practical.
- 4 p) The excavated portions of all sediment retention and stormwater
5 detention basins will be replanted with native vegetation in
6 accordance with the Specific Plan Design Guidelines. It is anticipated
7 that excavation will increase the area suitable for growth of typical
8 desert dry wash vegetation, which shall include blue palo verde,
9 catclaw acacia, mesquite, chuparosa, smoke tree and associated
10 plants. Retention basins shall be revegetated when planting materials
11 are removed by major storms.

12

13 G. Water Quality/Resources

14 1. Impacts:

15 Buildout of the Panorama Specific Plan will result in approximately
16 2,721 dwelling units, 842,843 square feet of commercial development,
17 28,750 square feet of office space, the College of the Desert East Valley
18 Campus on approximately 95 acres, a community center, a fire station,
19 and open spaces and parks, all of which will require some level of water
20 service. The Panorama Specific Plan development standards and
21 guidelines require the predominant use of xeriscape landscaping
22 throughout the project, requirements for low flow toilets, showers and
23 other water-using appliances, use of canal water for all or most non-
24 potable needs, and plumbing for the possible future use of tertiary treated
25 (reclaimed) waste water.

26 Based on the approved Water Supply Assessment, at buildout the project
27 will use 1,361.5 acre-feet of water per year. To meet this need, water will
28 come from the local groundwater aquifer and from imported Colorado

1 River water delivered via the Coachella Branch Canal and the existing
2 agricultural irrigation system. As set forth in EIR No. 489, the current
3 water use rate for the subject property, which is for agricultural purposes,
4 is estimated at approximately 2,644.8 acre-feet per year. At buildout, it is
5 estimated that the Panorama project will use nearly 50% less water (a
6 reduction of 1,305± acre-feet per year) when compared to current water
7 use on the subject property. This water savings will become available to
8 other agricultural users and other beneficial purposes, including the
9 recharge of the local ground water basin.

10 2. Mitigation

11 Project water conservation measures are integral to the Panorama
12 Specific Plan and are also described below. As set forth in the Specific
13 Plan design guidelines and standards, and with the exception of limited
14 areas of turf, all open space areas will be designed and irrigated using
15 xeriscape landscaping and strict water management. This approach has
16 includes the application of conservation requirements of the CVWD
17 Landscape Ordinance 1302.1, which are projected to also help reduce
18 project water demand. Overall, project water demand represents a 24%
19 reduction in water use compared to similar development throughout
20 CVWD's service area.

21 Water Conserving Design Elements

22 In order to limit water demand for this development a number of water
23 conservation techniques are be used in the Panorama project and are
24 incorporated in the projects approved Water Supply Assessment (WSA).
25 At the project level, residential neighborhoods are designed to minimize
26 water use and maximize efficiency. One strategy includes higher density
27 residential villages, which reduces dwelling unit yard space, limit the
28 number of individual pools, and encourage the use of public facilities.

1 Also, restrictions on turf and the required use of xeriscape landscaping
2 will be applied, which includes the use of water efficient desert plants,
3 boulders and other inorganic elements, and other landscaping features
4 that greatly reduce water demand.

5 Additionally, the Specific Plan directs that water-conserving appliances
6 must be incorporated into all residential units and include low flush
7 toilets and showers, water efficient dishwashers and washing machines.
8 Finally, the primary source of reduction in groundwater demand will
9 result from the use of the dual piping system that delivers canal water to
10 meet non-potable needs. CVWD also conducts a groundwater
11 replenishment program whereby it recharges the groundwater basin using
12 imported water.

13 Over the past several years, CVWD has made significant strides in
14 providing private and public users of local water resources with
15 information to help conserve these resources through the use of drought
16 tolerant desert plants and efficient irrigation systems. In addition, County
17 code requires that developers implement water-efficient landscaping in
18 developments within the County. The landscape standards and guidelines
19 set forth in the Panorama Specific Plan reflect and integrate the
20 requirements of the County and CVWD water conservation ordinances
21 and regulations, and establish additional water use restrictions designed
22 to make the Panorama community the most water-efficient possible.
23 Furthermore, the following measures shall be implemented by the project
24 developers to assure the most efficient use of water resources.

- 25 a) The following general landscape design principles shall be integrated
26 into the project:
- 27 b) To the greatest extent practicable, native plant materials and other
28 drought-tolerant plants shall be used in all non-turf areas of project
landscaping

- c) Inorganic landscape materials, including boulders, cobble, gravels and crushed granitic materials, shall be used throughout the landscape to help naturalize the design, provide additional structure and pattern to the landscape, and eliminate the need for water in these areas.
- d) Large expanses of lawn and other water-intensive landscaped areas shall be kept to the minimum necessary and consistent with the functional and aesthetic needs of the project, while providing soil stability to resistance to erosion.
- e) Native plant and other appropriate drought-tolerant species will generally provide better habitat for native birds and other small animals and should be used wherever possible.
- f) The canal water irrigation system for the project shall be designed, approved and constructed as soon as is practicable. The use of treated canal water for irrigation purposes shall be in effect prior to the issuance of final inspections for any portion of the project, excluding the college.
- g) The developer shall be required to construct the irrigation lake and appurtenances, including an efficient irrigation systems that avoids or minimizes runoff and maximizes effective watering of plant roots. Drip emitters, moisture detectors and computer-controlled systems shall also be installed to increase irrigation efficiency.
- h) The use of low-flush toilets and water-conserving shower heads and faucets shall be required in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Code of Regulations Section 1601(b), and applicable sections of Title 24 of the State Code.
- i) As tertiary-treated water becomes available, the developer and CVWD shall facilitate the delivery and use of this source to the greatest extent practicable.
- j) The project proponent shall confer and coordinate with the Coachella Valley Water District to assess the feasibility for use of non-potable waste water from HVAC chillers for project landscaped areas, particularly parkway and public area landscaping.

1 k) In accordance with the General Construction Activities Stormwater
2 Permit issued by the California State Water Resources Control Board,
3 the project proponent shall develop and implement a stormwater
4 pollution prevention plan (SWPPP) specifying best management
5 practices (BMPs) to reduce construction-related stormwater runoff
6 pollution to acceptable levels.

7 H. Hazards and Hazardous Materials

8 I. Impacts:

9 Development of the Panorama Specific Plan project is not expected to
10 result in a substantial increase in the generation or disposal of hazardous
11 materials. There are no industrial uses planned on site that might generate
12 hazardous wastes. An increase in the residential population may lead to
13 an associated increase in the use of common household cleaners,
14 batteries, fluorescent tubes, mercury-containing devices, and electronics.
15 All of these products, termed universal wastes, are considered hazardous
16 materials since they could harm people or the environment if they are not
17 disposed of properly. In order to safely dispose of these wastes the
18 County maintains 3 collection sites that accept antifreeze, batteries, oil,
19 and latex paint. These sites are located in the cities of Riverside, Palm
20 Springs, and Murrieta, and operate from 9am until 2pm on Saturday.

21 Routine landscaping and other on-site maintenance may require the
22 storage, use and transport of fuels and other chemical substances,
23 including fertilizers, herbicides, and insecticides. However, potential
24 impacts to the public are expected to be mitigated through sound
25 landscaping management practices, which minimize the use of chemical
26 agents, and indicate proper use, as well as strict adherence to applicable
27 policies and laws.
28

1 In addition, the project proponent shall implement Best Management
2 Practices (BMPs), as set forth in the project Integrated Pest Management
3 Plan to be submitted to the California Regional Water Quality Control
4 Board. Therefore, the application of fertilizers and other organic and
5 inorganic chemicals are not expected to have a significant impact on
6 either surface or groundwater.

7 Pesticides detected in soils underlying the proposed COD campus site
8 were limited to DDE. Levels of DDE found in soil samples were below
9 CHHSL thresholds and are not considered to pose a health risk or result
10 in adverse impacts.

11 2. Mitigation:

12 a) Project proponents for future development within the Specific Plan
13 area shall comply with all applicable federal, state and regional
14 permitting requirements for hazardous and toxic materials generation
15 and handling, including the following:

16 1) If it is determined that hazardous wastes are, or will be, generated
17 by any proposed operations, the wastes must be managed in
18 accordance with the California Hazardous Waste Control Law
19 (California Health and Safety Code, Division 20, chapter 6.5) and
20 the Hazardous Waste Control Regulations (California Code of
21 Regulations, Title 22, Division 4.5). If so, the proposed facility
22 shall obtain a United States Environmental Protection Agency
23 Identification Number by contacting (800) 618-6942.

24 2) If hazardous wastes are (a) stored in tanks or containers for more
25 than ninety days, (b) treated onsite, or (c) disposed of onsite, then
26 a permit from the Department of Toxic Substances Control
27 (DTSC) may be required. If so, the proposed facility shall contact
28

1 DFSC at (818) 551-2171 to initiate pre application discussions
2 and determine the permitting process applicable to the facility.

3 3) In addition, certain hazardous waste treatment processes may
4 require authorization from the Local Certified Unified Program
5 Agency (CUPA). Information about the requirement for
6 authorization can be obtained by contacting the local CUPA,
7 which includes the Riverside County Fire Department

8 b) During project construction and implementation, the handling,
9 storage, transport, and disposal of all chemicals, including herbicides
10 and pesticides, runoff, hazardous materials and waste used on, or at,
11 the project site, shall be in accordance with applicable local, state, and
12 federal regulations.

13 c) If existing structures or facilities within the area are found to contain
14 potentially hazardous materials (such as: asbestos-containing
15 material, lead-based paint, and mercury or PCB-containing material)
16 such materials shall be removed properly prior to any further site
17 disturbance in the affected area, and disposed of at appropriate
18 landfills or recycled, in accordance with the regulatory guidance
19 provided in California Code of Regulation (CCR) and following the
20 requirements of the Universal Waste Rule (40 CFR part 9)

21 d) Project proponents for future development within the Specific Plan
22 area shall coordinate with the Riverside County Fire Department to
23 reduce the level of risk and facilitate fire department response to
24 emergency events.

25 e) Project proponents for future development within the Specific Plan
26 area shall ensure that storage of hazardous materials and waste shall
27 be secured so as to minimize risk of upset in the event of
28 groundshaking associated with earthquakes.

- f) The onsite groundwater well shall be abandoned in accordance with the Riverside County Department of Environmental Health and applicable CVWD guidelines prior to site development.

F. Noise

i. Impacts:

Potential Construction Noise Impacts

Noise generated by the initial construction phases are not expected to create a significant impact. However, once residential neighborhoods or other sensitive receptors are developed continuing construction-related noises may impact established land uses.

Potential Operational Impacts

Acceptable noise levels for commercial land use designations are up to 70 dBA. Since commercial areas on the subject property are planned as mixed use, then noise levels from operational sources need to be minimized. These noises may include impacts from truck deliveries and loading/unloading, idling engines, backup buzzers/beeps, and the use of metal rollers at loading docks.

Potential Railway Impacts

At buckout the western portion of the subject property may be impacted by noise from railway traffic. However the land use layout is planned in such a way as to reduce noise levels from train traffic such that sensitive receptors are minimally exposed to excessive noise levels. The commercial center located in the western portion of the project may experience periodic background railroad noise from the train's horn.

Potential Traffic Impacts

Development of the subject property will result in increased vehicular traffic and associated noise, especially along Highway 86S and Avenue

62. Internal project roads are not expected to make a significant contribution to ambient noise levels due to low traffic volume and speed. Traffic associated with the buildout of the Panorama Specific Plan will have a less than significant impact the noise environment on all roadway segments in the planning area with the exception of Avenue 62 west of Buchanan Street. This is the single potentially impacted roadway segment that may have 3 dBA or greater increase in noise levels that contribute to an exceedance of 65 dBA CNEL.

Specific Plan Stationary Noise Source Impacts

Stationary sources of noise that may be associated with the buildout of the Specific plan include truck deliveries, loading and unloading docks and areas, trash compactors, landscape maintenance, institutional activities, and HVAC equipment. Nearby residences are expected to be the potentially most impacted sensitive receptors.

2. Mitigation:

Noise Barriers

An effective noise barrier will result in a noise level reduction of 10 to 15 dB, which reduces these impacts by half. For a noise barrier to be effective in reducing traffic noise it must be high enough and long enough to block the view of the road.

Construction Noise

- a) All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers consistent with the manufacturers' standards. Equipment operators shall place all stationary construction equipment so that emitted noise is directed away from sensitive noise receptors.
- b) All operations shall comply with the County of Riverside Noise Ordinance
- c) Routes for construction-related truck traffic shall be designated to ensure that acceptable noise levels are maintained for existing residential neighborhoods. Stockpiling and/or vehicle staging areas

shall be located as far as possible from existing residential neighborhoods.

- d) All construction-related activities within one mile of residential development that could result in high noise levels should be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. No construction should be allowed on Sundays or public holidays.
- e) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest to the project site during all construction phases.
- f) To the extent practicable, the construction contractor shall limit haul truck deliveries of the same hours specified for construction equipment and haul routes shall not pass sensitive land uses or residential dwellings.

On-Site Operational and Stationary Noise

- g) The design, selection, and placement of mechanical equipment for on-site buildings shall include consideration of the potential noise impact on nearby structures, both within the development and in the surrounding community. Roof-mounted equipment shall be screened by effective acoustical barriers, such as parapet walls or similar architectural elements.
- h) Appropriate sound attenuation measures, such as silencers and/or barriers, shall be provided where necessary on outdoor equipment, including but not limited to cooling towers, air-cooled condensers, refrigeration compressors/condenser units, and air intake and discharge openings for building ventilation.
- i) To the extent practicable, effective acoustical materials shall be incorporated into building walls and windows, boundary walls, A/C equipment walls and other acoustical barriers to adequately reduce outdoor noise impacts on the indoor noise environment.

- j) To the extent feasible, project developers shall utilize natural noise barriers such as existing terrain, manufactured berms, and vegetation to mitigate potential noise impacts.
- k) As feasible, delivery trucks shall minimize engine idling time during deliveries.
- l) The use of proper building setbacks shall be required in accordance with the Specific Plan and County Code.

C. Cultural Resources

1. Impacts:

Based on the findings of the cultural resources studies, the Specific Plan No. 362 area includes areas of relatively high sensitivity for prehistoric archaeological resources and low sensitivity for historical artifacts. Based on the site-specific cultural resources surveys, the site does not harbor any potentially significant historic resources and is not expected to result in adverse impacts to any historic resources. Similarly, no pre-historic resources were observed during site survey. The study concludes that no additional studies will be required for the subject property.

However the site is located near a former Native American village (Tukiktum Henki), thus especially the southeastern portion of the site is in an area known to be of relatively high sensitivity for prehistoric archaeological remains. Should site disturbance uncover any buried cultural resources, work in that area should be halted until a qualified archaeologist can evaluate the potential significance of such resources. This is further addressed under Mitigation, below.

Therefore, no further historical cultural resources investigation is necessary for the proposed project unless development plans undergo such changes as to include areas not covered by this study, or an important cultural resource is uncovered during project development.

1 A records search performed by the Native American Heritage
2 Commission did not indicate the presence of any Native American
3 cultural resources in the project area. Based on responses received from
4 Native American tribal representatives contacted during the Native
5 American consultation, there are no records of Native American cultural
6 resources on the subject site. Nonetheless, mitigation measures are set
7 forth below to further ensure that the development of the subject project
8 will result in no significant adverse impacts to Native American or other
9 cultural resources.

10 Project Impacts to Paleontological Resources

11 Based on the Panorama cultural resources study, the site contains areas of
12 high paleontological (Holocene-age, or modern era, invertebrate)
13 sensitivity. The proposed project's potential to impact paleontological
14 resources is determined to be high for Holocene-age invertebrate fossil
15 remains, but low for vertebrate remains. Based on these findings,
16 therefore it is recommended that, prior to initiation of construction, a bulk
17 surface sample collection of any exposed freshwater mollusk remains be
18 collected.

19 Additionally it is recommended that the subject site be monitored for
20 paleontological resources during all grading, trenching, excavation, tree
21 removal, and other earth-moving activities.

22 Additional bulk samples need to be taken from various depths during
23 grading, with all samples undertaking a wet-screening process, and the
24 specimens identified, curated, and placed in a repository with permanent
25 retrievable storage. Since the site has been used for agriculture, the top
26 two feet of surface deposits will not require monitoring. A mitigation
27 program will be implemented to address potential paleontological
28

1 impacts and a report on monitoring results shall be submitted to the
2 County Archaeologist, as discussed below.

3 2. Mitigation:

4 a) No further cultural resources investigation is necessary for the
5 proposed project unless development plans undergo such changes as
6 to include areas not covered by this study. Should such changes to the
7 development area occur, additional cultural resources survey shall be
8 conducted to include the expanded proposed development area.

9 b) If buried cultural materials are discovered during any earth-moving
10 operations associated with the project, all work in that area should be
11 halted or diverted until a qualified archaeologist can evaluate the
12 nature and significance of the finds.

13 c) Archaeological monitoring should be required during any grubbing,
14 grading, excavations, trenching, and/or other earth-moving activities
15 in the project area both within project boundaries and in related off-
16 site areas, especially in the vicinity of the southeastern portion of the
17 site.

18 Monitoring Program

19 The monitoring program should consist of, at a minimum the
20 following:

21 1) All disturbances of native soils shall be monitored by a qualified
22 archaeologist. Should any cultural materials more than 50 years
23 old be discovered, they will be field-recorded and evaluated. The
24 monitor should be prepared to quickly recover any artifacts as
25 they are unearthed to minimize construction delays. If a
26 substantial cultural deposit is encountered, however, the monitor
27 must have the power to temporarily halt or divert construction
28 activities in that area to allow for controlled removal. Project

1 archaeologists shall work cooperatively with Native American
2 monitors.

- 3 2) Collected artifacts shall be cleaned (as appropriate), identified,
4 photographed, catalogued, analyzed, and prepared for curation at
5 an appropriate repository with permanent retrievable storage that
6 would allow for additional research in the future. In the event the
7 local Tribe (Cahaxon Band) wishes to curate found resources, an
8 appropriate, signed agreement shall be entered into with the Tribe
9 as directed by the County Archaeologist.
- 10 3) Site records or site record updates (as appropriate) that
11 incorporate the artifacts encountered during monitoring shall be
12 prepared and submitted to the Eastern Information Center, County
13 Archaeologist and the Cahaxon Band as a permanent record of the
14 discovery.
- 15 4) A report that documents the methods and results of the monitoring
16 program, including an itemized inventory of recovered artifacts
17 and a detailed artifact analysis, should be prepared upon
18 completion of the fieldwork. The report should include an
19 interpretation of the cultural activities represented by the
20 archaeological remains and a discussion of the significance of all
21 recovered cultural materials.
- 22 5) The submittal of three (3) copies of the report to the County of
23 Riverside and the curation of the artifacts will signify completion
24 of the monitoring program and the mitigation of impacts to
25 cultural resources.

26 Paleontological Resources

27 The following paleontological mitigation program is provided to further
28 ensure that development and build out of the Specific Plan area will not
have a significant effect on cultural resources. Furthermore, development
needs to occur in accordance with the provisions of CEQA, Riverside
County, and the proposed guidelines of the Society of Vertebrate

1 Paleontology. With the implementation of these measures, there will be
2 no residual impacts to historical or paleontological resources resulting
3 from the proposed project.

4 a) Monitoring of excavation in areas identified as likely to contain
5 paleontological resources shall be conducted by a qualified
6 paleontologic monitor. Areas of concern include any undisturbed
7 subsurface sediments of the Lake Cahuilla beds, as well as any other
8 undisturbed subsurface alluvium. Paleontologic monitoring is
9 recommended only for those undisturbed sediments wherein fossil
10 plant or animal remains might be found with no associated evidence
11 of human activity or an archaeological context. Should archaeological
12 materials or other evidence of human presence be encountered, they
13 shall be treated as archaeological rather than as paleontological
14 remains.

15 b) Paleontologic monitors should be equipped to salvage fossils, as they
16 are unearthed to avoid construction delays and to remove samples of
17 sediments, which are likely to contain the remains of small fossil
18 invertebrates and vertebrates. The monitor must be empowered to
19 temporarily halt or divert equipment to allow removal of abundant or
20 large specimens. Monitoring may be reduced if the potentially-
21 fossiliferous units described herein are not present in the subsurface,
22 or if present are determined upon exposure and examination by
23 qualified paleontologic personnel to have low potential to contain
24 fossil resources.

25 c) Preparation of recovered specimens to a point of identification and
26 permanent preservation, including washing of sediments to recover
27 small invertebrates and vertebrates.

- d) Identification and curation of specimens into a museum repository with permanent retrievable storage.
- e) Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency, would signify completion of the program to mitigate impacts to paleontologic resources.

K. Agricultural Resources

1. Impacts:

The Panorama Specific Plan assigns Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), College Commercial, Commercial/Mixed Use, College/Sports Park, Parks, and Open Space land use designations to lands currently designated primarily for agricultural uses, as well as commercial retail uses, under the existing County General Plan. Under the existing Riverside County General Plan, approximately 477 acres are designated for agricultural land uses.

The conversion of these 477 acres to non-agricultural uses constitutes a 0.5% decrease in lands in cultivation and a 1.1% decrease in lands designated "Agriculture" in the County General Plan. With regard to the County's agricultural conversion policy, the Panorama project would absorb approximately 16.25% of the 2.5 year cycle allocation provided for under the County General Plan.

As discussed in EIR No. 489, in the Coachella Valley there is approximately twice as much land in active cultivation as is designated by the County General Plan for agricultural uses. While the subject property is designated "Agriculture" and is partially surrounded by farmlands, the area is also undergoing a change in land use patterns that has been progressively removing lands from farming for the past several decades. These changing land use patterns are associated with such activities as the construction of the SR 86S Expressway, major industrial

development occurring on adjacent Native American lands and private lands to the north, the on-going expansion of facilities and operations at the Jacqueline Cochran Regional Airport, the construction of local (Avenue 63) all-weather access across the Coachella Valley Stormwater Channel, and the extension of public facilities and services into the area.

The issues of potential impacts to agricultural lands must also be considered in a broader context, inasmuch as these resources are of regional as well as of local value. In the Palo Verde Valley of eastern Riverside County along the Colorado River, approximately 115,000 acres is designated "Agriculture" in the County General Plan. According to the Imperial Irrigation District, Imperial County has nearly 500,000 acres in active cultivation. Within this context, the conversion of 477 acres of farmland to non-agricultural uses is a less than significant impact on agricultural lands in the Coachella Valley and the region.

In summary, the proposed conversion of 477 acres of agricultural lands is not expected to have a significant adverse impact on local or regional agricultural lands or operations. Neither is the project expected to violate the County's agricultural conversion policy.

Indirect Environmental Impacts

The conversion of agricultural and open space lands to residential uses could result in a wide range of indirect environmental impacts. While it is impossible to anticipate the rate at which the future conversion of agricultural lands to urban uses could occur, implementation of the Panorama Specific Plan could facilitate the development of a substantial number of new dwelling units in the planning area.

The potential for up to approximately 2,800 dwelling units and other development facilitated by the Specific Plan could result in potential land use incompatibilities, which in turn could result conflicts between these urban and agricultural uses. It should be noted that proximity to agricultural lands has not been a deterrent to urban development and that the associated rural atmosphere is a desirable characteristic for many. Nonetheless, the landscape buffers that are an integral part of the

Panorama Specific Plan should provide an important buffer between these different land uses.

2. Mitigation:

Implementation of the Panorama Specific Plan will result in the conversion of prime farmland and farmland of statewide importance to urban land uses. Inasmuch as these actions could result in potential land use incompatibilities and other potentially adverse environmental impacts, the following mitigation measures shall be implemented to assure that potential impacts are adequately minimized:

- a) Where residential development is proposed immediately adjacent to lands used having an agricultural zoning designation, a minimum 100-foot buffer zone shall be provided between the shared property line and new residential structures. The buffer zone may consist of streets, parkways, open space and structure setbacks.
- b) The County shall cooperate and coordinate with other appropriate agencies to assure that environmentally sound agricultural practices, which are in compliance with local, state and federal agricultural codes, are utilized on all agricultural lands.
- c) All surface or subsurface disturbances, which may aggravate wind erosion in the planning area, shall comply with the County's Dust Control Plan requirements, air quality mitigation measures set forth in this EIR, and other applicable air quality regulations. Such activities may include excavating, grading, leveling, cultivating and disking, and other related actions.
- d) As agricultural lands are converted to urban land uses, elements of the past agricultural uses, such as date palm or citrus, shall be incorporated into the on-site open space areas, streetscapes and landscape designs to the greatest extent practical.

I. Recreational Resources

1. Impacts:

The Panorama Specific Plan and its new residents will create a demand for new expanded recreation resources. The project is designed as a college-oriented residential community, which offers a wide range of recreational facilities and programs, including three neighborhood parks and various open space areas. In addition college athletic facilities, will be available during non-school hours, as well as trails and bike paths within the project.

Based on the projected population of the project of 8,408 residents, the project is required to provide 42 acres based on the requirements of the County's application of the Quimby Act. The Panorama Specific Plan proposes the development of 22.7 acres as designated active park land, and an additional 59.7 acres of active and passive recreational open space lands, including extensive linear park and trails network designed in response to the design goals of the SVIP. Therefore a total of 82.4 acres of on-site neighborhood park and open space lands would be provided to satisfy the recreational needs of residents and visitors. The preliminary site plan includes an extensive network of multi-use trails that interconnect the entire project and the parks and open space areas that are also provided. The on-site trails plan is expected to will satisfy some of the trail needs of Panorama residents and visitors.

If the open space and linear parks and trails are not considered, the project needs to assure the provision of and additional 20+ acres of active recreational amenities in individual residential villages provided for in the Specific Plan.

Regional Recreational Facilities

Easy access is available to many regional facilities (as described above) in the vicinity, which include hiking, camping, boating, fishing, and equestrian facilities. On site facilities will reduce project-related impacts

1 to regional park and recreation facilities, and are expected to attract
2 residents near to the project area as well.

3 Indirect Environmental Impacts

4 Although project buildout will likely increase, to some extent, the usage
5 of existing regional parks and recreational facilities, these impacts are
6 expected to be less than significant in relation to the volume of current
7 recreational users. The proposed project is designed as an integrated
8 community that offers a full range of active and passive on-site local
9 recreational amenities, thus it is expected that most common recreational
10 needs will be satisfied on-site.

11 Overall, development of parks and open space on the project site is
12 expected to result in positive environmental impacts. The project area is
13 subject to moderate to extreme wind erosion hazards, and development of
14 the project site, including parks and open space, is expected to reduce the
15 severity of wind erosion hazards in the area. Agricultural activities
16 typically offer only marginal, if any, wildlife habitat. Park and open space
17 development will include landscape treatments and common areas that
18 are expected to enhance habitat for birds and small mammals.

19 2. Mitigation:

20 Implementation of the Panorama Specific Plan could result in potentially
21 adverse environmental impacts; therefore the following mitigation
22 measures shall be implemented to assure that potential impacts are
23 adequately minimized:

- 24 a) Provide adequate parking facilities adjacent to new recreational
25 facilities.
- 26 b) Provide adequate paths, including those of paved and/or compacted
27 decomposed granite, connecting recreational facilities with nearby
28 parking lots, streets, sidewalks, paths, and other sources of non-
motorized movements.
- c) Streetscapes and landscaping shall be incorporated into the on-site
park and open space areas, to the greatest extent practical, in order to
minimize erosion, wind, and create shade.

- d) Provide adequate traffic controls adjacent to recreational facilities, designed to minimize vehicle and non-motorized traffic conflicts.
- e) Adhere to requirements of the County's standard for implementation of the Quirby Act, providing a minimum of 5-acres of active recreational amenities for each 1,000 in project population.
- f) Individual residential subdivisions and/or development permits shall include active recreational amenities that assure adequate recreational amenities in each residential village, and which in conjunction with public parklands provide a minimum of 5-acres of active recreation area per 1,000 population.

M. Aesthetics, Visual Analysis, Light and Glare

1. Impacts:

The project would modify the existing landscape through removal of a limited amount of brush on fallow agricultural lands and crop cultivation on the balance of the site. The project would develop the currently vacant site with residential, commercial, institutional and recreational land uses, and associated hardscape (sidewalks, roads, curb and gutter) and landscape (parkways, common areas) improvements. The project would also include nighttime lighting of the residential, commercial and recreational areas.

2. Mitigation:

- a) Project design guidelines, architecture and materials used in the development shall conform to the project design guidelines set forth in the Panorama Specific Plan, as reviewed and approved by Riverside County. The project proponent's Design Review Committee shall also review Project Proponent proposals for consistency with the Specific Plan Design Guidelines.

- b) Landscaping plans and materials applied to the project perimeter and project development area boundaries shall serve to create a harmonious transition between the natural and built environment. Native and appropriate non-invasive non-native plants shall be utilized, consistent with local conditions. Landscape designs and materials should be used to establish or enhance visual order to streetscapes, parking areas, building perimeter landscaping and common open space areas.
- c) Walls and fences shall be constructed as prescribed in the Specific Plan so as to maintain open vistas to the greatest extent practicable and to define and delineate surrounding areas. Where walls and fences are placed they shall incorporate landscaping to obscure or soften hard edges. Internal security fencing shall use quality materials, and perimeter walls shall not exceed six feet in height except as otherwise approved by the County.
- d) All outdoor lighting shall be in compliance with the dark sky requirements of Riverside County and the Specific Plan Design Guidelines. Other lighting recommendations include the following:
- 1) Outdoor lighting shall be limited to the minimum height, number and intensity of fixtures needed to provide security and identification, taking every reasonable effort to preserve the community's night skies.
 - 2) Lighting fixtures shall be of appropriate scale, style and character of the architecture. No lighting which incorporates flashing, pulsing or is otherwise animated shall be permitted.
 - 3) The intensity of light at the boundary of any development onsite shall not exceed seventy-five (75) foot lamberts from a source of reflected light.
 - 4) All lighting shall be directed onto the site and away from adjacent properties.

- 1 5) Elevated lighting, including but not limited to parking lot lighting,
2 shall be full-cutoff fixtures. Drop or sag lens fixtures shall not be
3 permitted.
- 4 6) All development plans, including grading and site plans, detailed
5 building elevations and landscape plans shall be submitted to the
6 County for review and approval prior to the issuance of building
7 permits.
- 8 7) The development shall provide adequately and appropriately
9 screened outdoor storage/loading, trucks, and other service areas,
10 protected and enhanced outdoor seating areas, as necessary, and
11 appropriate levels of lighting, limited signage, and the thoughtful
12 use of landscaping that preserves and enhances visual resources.
- 13 e) All project signage shall be in compliance with the Design Guidelines
14 set forth in the Panorama Specific Plan and Riverside County
15 Ordinance 348. Signage shall be limited to the minimum size, scale
16 and number needed to provide functional identification and exposure
17 necessary for identification and to provide direction, while
18 minimizing impacts on traffic safety, streetscape, scenic viewsheds
19 and the aesthetic character of the development.
- 20 f) The development shall design project architecture, and thoughtful
21 consider building massing and clusters, building color, signage
22 control, light control, in order to reduce visual impact to a less than
23 significant impact on the surrounding environment.

24 N. Socio-Economics

25 1. Impacts:

26 Revenue Generation

27 A variety of revenue and governmental costs are associated with the
28 buildout of the Panorama Specific Plan No. 362. Residential Property
Tax Revenues. The total valuation of future residential development in
the Specific Plan area is expected to be approximately \$697,921,800.

1 Based on a total valuation of \$697,921,800, residential development in
2 the Panorama Specific Plan is expected to generate approximately
3 \$1,790,059 in residential property tax revenues at buildout. Proposed
4 commercial development in the Specific Plan area will be valued at
5 \$175,121,200, and will therefore generate property tax revenues to the
6 County of \$513,105. The project is expected to generate approximately
7 \$418,397 in residential property transfer taxes through buildout.
8 Commercial development would generate approximately \$44,704 in
property transfer tax revenues.

9 Commercial development within the Specific Plan area is expected to generate
10 \$215,668,630 in taxable sales annually at project buildout. Based on this
11 estimate, the County would receive \$2,156,686 in annual sales tax revenues.
12 Motor Vehicle In-Lieu fees are expected to generate an additional \$361,651 in
motor vehicle in-lieu fees to the County.

13 The County participates in the Transportation Uniform Mitigation Fee
14 (TUMF) program for its lands in the Coachella Valley. Residential
15 TUMF fees expected to generate \$874,788 while commercial
16 development is expected generate \$715,324 in TUMF. The Panorama
17 Specific Plan is expected to generate \$95,506 in annual highway user gas
18 tax revenues at buildout. Residential development in the Specific Plan
19 area is also expected to generate approximately \$1,402 in Measure A
20 funds annually, while commercial development is expected to generate
21 approximately \$13,198 annually. The project is expected to generate
22 annual fire fund revenues of \$426,070.

23 Project-Generated Costs

24 General Government Costs include County-wide, Municipal and Support
25 Services. Based on the aforementioned factors, the annual cost to the
26 County to provide these services to the residential development in the
27 Specific Plan area is estimated at \$235,027, and \$8,203 for commercial
28 development.

1 The County will also incur costs associated with provision of public
2 safety services to the Specific Plan area. Annual public safety costs
3 include cost associated with provision of municipal services and public
4 protection, sheriff services, and fire protection services. Annual costs for
5 provision of these services to residential development in the Specific Plan
6 area is estimated at \$1,328,479, and for commercial development,
7 \$108,680.

8 Finally, the County will incur costs associated with roadway maintenance
9 associated with development of the Specific Plan Area. Roadway
10 maintenance costs are calculated based on the number of road miles
11 expected to be constructed in the Specific Plan area and the County's
12 annual cost of roadway maintenance, per mile, adjusted for inflation.
13 Based on these factors, costs associated with maintenance of roadways in
14 the Specific Plan area are expected to be approximately \$150,433
15 annually at project buildout.

16 2. Mitigation:

17 Based on the fiscal analysis conducted for the Panorama Specific Plan,
18 the project will contribute economically to the County in a positive
19 manner. Equally important, it provides for land use synergies associated
20 with the proposed COD East Valley campus, which will benefit the local
21 and regional community through the provision of new and expanded
22 educational and cultural opportunities.

23 Future development within the Specific Plan area will be subject to
24 County review and approval, and it is understood that the County will
25 continue to promote a balanced, broad-based economy that provides a
26 full range of economic and employment opportunities, while maintaining
27 high standards of development and environmental protection. To this end,
28 the following mitigation measures are intended to ensure that the County

1 and future development continue to confer and consult to optimize the
2 economic, social and cultural benefits represented by the proposed
3 Specific Plan:

- 4 a) The County shall take a proactive role in the recruitment of new
5 businesses, particularly those that generate and broaden employment
6 b) The project applicant should work closely with the College of the
7 Desert East Valley Campus throughout their planning process to
8 assist in its efficient and timely development, implement educational
9 programs geared to job creation and retention, and to coordinate
10 synergistic development opportunities.
11 c) The project applicant shall continue to confer and coordinate with
12 utilities providers and the County to assure the provision of adequate
13 utilities, infrastructure, and other capital facilities in a timely manner
14 to serve development on the Specific Plan site.

15
16 G. Public Services and Facilities

17 1. Impacts:

18 *Fire Protection*

19 Development of the Panorama Specific Plan is expected to put additional
20 demands on fire protection services, although these are not expected to be
21 significant. Development of the subject property is expected to require an
22 extension of the water main, and the installation of fire hydrants. These
23 additions to fire resources can be costly; therefore the need for additional
24 resources should be thoroughly assessed. Since the population increase
25 will occur slowly as residential areas are established, the Riverside
26 County Fire Department will be able to gradually increase necessary
27 resources. A gradual expansion of fire protection services will help to
28 reduce the immediate cost and allow the Riverside County Fire

1 Department adequate time to adjust to the increase in residents
2 accordingly. Based on a buildout population of 8,408 and extensive
3 building construction associated with this project, the proposed project
4 will have a cumulative adverse impact on the County Fire Department's
5 ability to provide an acceptable level of service. These impacts include an
6 increased number of emergency and public service calls due to the
7 increased presence of structures and population.

8 *Police Protection*

9 Development of the Panorama site is expected to result in an increased
10 demand for the police protection services. This population increase will
11 result in the need for additional deputies. The Thermal Area Sheriff's
12 Station has been designed to anticipate an increase in population and will
13 be built and staffed accordingly. The Sheriff's Department estimates that
14 to maintain the desired staffing level of 1.2 deputies to every 1,000
15 residents, an additional 9 and possibly as many as 14 personnel will be
16 needed. Based on a buildout population of 8,408, approximately 10
17 additional personnel will be needed. Since the population increase will
18 occur gradually, the associated need for additional deputies will also
19 occur gradually.

20 *Solid Waste Management*

21 Development of the subject property will result in increased population
22 that will generate additional solid waste, including construction materials,
23 green waste, and municipal solid waste. The residential component will
24 generate approximately 5,009 tons of solid waste per year. Commercial
25 development will generate approximately 1,964 tons of solid waste
26 annually.

27 *Sewerage and Wastewater Treatment*

Development of the Specific Plan will require the installation of new sewer lines and the expansion of existing pipes to service the subject property. It will also result in increased demand on existing wastewater collection and treatment facilities. In order to extend the current sewer pipeline, an additional 1.71 miles of piping will need to be laid. Since no current sewer piping exists onsite, internal piping will need to be installed. It is estimated that approximately two miles of pipeline will be required to provide wastewater collection facilities to individual parcels and the College site. To ensure that an appropriate hydraulic grade is maintained, and to minimize costs associated with the depth of construction that would be necessary to maintain this grade, the Specific Plan proposes the construction of a sewer lift station at the intersection of Buchanan Street and Avenue 62 on the project site. The estimated buildout population of approximately 8,408 persons will generate approximately 840,800 gallons of wastewater per day. Actual wastewater generation rates will be dependent upon future levels of development.

The increase in demand for wastewater collection and treatment services at project buildout is not expected to be significant. Additional capacity is available at WRP-4 to serve the site. Buildout of the Specific Plan, and associated increase in demand for wastewater collection and treatment services will occur over time.

Schools

The Specific Plan is expected to result in an increase in student enrollments within CVUSD. The South Valley Program conceptual land use plan shows proposed locations for several school sites within the its planning area, including a "mega school site" proposed at the northeast corner of Tyler Street and Avenue 66, approximately 4 miles southwest of the Panorama site. CVUSD currently operates a large, multi-grade

level facility at Avenue 66 and Tyler Avenue, northwest of the Panorama site, which provides facilities for a student population of up to 5,000 students in grades K-12. The project has donated 95-acres of the planning area to the Desert Community College District (DCCD) for development of the College of the Desert East Valley Campus. The campus master plan is being developed in close coordination with the Panorama Specific Plan. Based on estimates provided by the DCCD, the COD EVC is expected to generate approximately 6,400 students (full-time equivalent) by year 2030.

Libraries

At build out the Panorama Specific Plan site is expected to result in a population of 8,408 of people. Based on this projected population and the County's unadopted level of service standards, the Specific Plan area will require approximately 4,204 square feet of library space with 16,816 volumes. Increased demand on library facilities is therefore expected to be less than significant. Based on these estimates, there are sufficient library facilities in the project vicinity to meet the needs of the buildout population of the Specific Plan. Further, the Specific Plan will build out gradually and libraries in the Riverside County system are planning continued expansions. Future development in the Specific Plan will be assessed appropriate fees to support the continued expansion of the library system. There may also be opportunities for a joint use library at the COD East Valley Campus, and these opportunities will be further explored during the COD master planning and SVIP planning processes.

Medical Facilities

The buildout of Panorama will increase demand for medical services and facilities. However, the population increase associated with the development of the Panorama site will occur gradually, thus providing

1 medical facilities time to plan and prepare for the anticipated increase in
2 demand. Medical facilities in the Valley plan for regional growth and
3 expand facilities as needed to accommodate the increasing population.
4 The Specific Plan provides for siting of medical and dental offices within
5 the proposed office park and in mixed-use areas. Urgent care sponsored
6 by JFK and/or EMC are expected to be developed within commercial
7 and/or office centers either in the Panorama project or in the vicinity.
8 These localized facilities will supplement services provided by the
9 regional facilities described above.

10 *Water Services*

11 A Water Supply Assessment has been prepared in order to estimate
12 projected water demand, and to ensure that CVWD has sufficient water
13 supplies to serve the project for approximately 20 years. At buildout
14 Panorama will generate a water demand of 1,340 acre-feet annually. This
15 water consumption rate accounts for all land use designations.
16 Development of the project may put an increased demand on the water
17 supply, and has the potential to reduce the amount of potable water in
18 storage. CVWD has 18-inch domestic water lines within Buchanan Street
19 and Avenue 62 in the project vicinity. The site will be served by 12-inch
20 and 18-inch water lines, which will connect with existing CVWD lines
21 and will be located within roadway rights-of-way.

22 A number of options for provision of domestic water to the project site
23 have been developed through consultation with CVWD and in close
24 coordination with the COD master site planning team, to ensure that
25 facilities are in place to serve the initial phases of campus development.
26 For all options, off-site reservoirs provide domestic water storage to serve
27 development on the Panorama site, including the COD campus, beyond
28 the initial phases. Current estimates are that approximately 2.5 mg of the

total reservoir storage capacity will be needed to serve the Panorama site and COD campus at buildout, should the plan of service include Option 2 or 3. Option 1 would require approximately 7.0 mg of total reservoir storage capacity. The reservoir will be sited at an elevation of 60 feet above mean sea level within CVWD's Thermal Airport Pressure Zone.

Telephone

Development of the Specific Plan will add to Verizon's customer base, thereby creating additional demands on the existing infrastructure and requiring the expansion of services and facilities. Verizon is currently investigating the most efficient way to provide the Panorama site with telephone services. Funding for expansion of these facilities will be as determined by Verizon.

Electricity

Development of the Specific Plan site will require that electrical facilities be extended to the site and linked to the existing electrical grid. The proposed Specific Plan, for the subject property, allocated lands for the construction of a substation, which is planned to be sited on 2.3 acres south of Pierce Street in the northwest portion of Mixed Use Planning Area 2. It is likely that the 161 kV line now crossing the site will be used to draw power for the proposed substation that is planned for the project. The substation will be gauged at 92 kV and will decrease the voltage to 12 kV for distribution. Buildout of the Specific Plan site is expected to use approximately 29,637,202 kilowatt-hours per year. The Specific Plan is not expected to have a significant impact on the availability of electricity or the ability of HD to provide it, nonetheless, buildout of the proposed Specific Plan will contribute to the need for additional generating capacity in the future.

Natural Gas

1 The Gas Company will provide gas services to the project site. Since gas
2 services are currently not available within the subject property a number
3 of gas supply lines will have to be installed in order for gas services to
4 become available within the project. Supply lines are typically 2 to 8
5 inches in diameter with pressure levels ranging from 175 to 400 psi.

6 A total natural gas consumption rate of 14,928,043 cubic feet per month
7 is projected for the Panorama project at buildout. Development of the
8 Panorama project will add to the cumulative impacts on the long-term
9 availability of natural gas by increasing the rate of consumption.
10 However, at buildout the subject property alone is not expected to
11 significantly impact natural gas supplies or the ability of The Gas
12 Company to provide it.

13 *Cable Services*

14 Time Warner is currently pursuing the possibility of providing service to
15 subject property and has indicated that they are willing to work with
16 project developers to extend services to the area in a cost effective
17 manner. There is also the possibility that due to the scale of the project it
18 may be possible to develop an independent telecommunications and
19 digital services system by utilizing digital communities technology.

20 The feasibility of creating a digital community within the subject
21 property is also being considered by the project design team. Internet
22 access to serve the site is particularly important given the location of the
23 proposed COD campus within the planning area, and internet services are
24 now standard residential amenities and requirements for conducting
25 business. All prospective users of cable and internet service will be
26 beneficiaries of the extension of these services to the site. As noted
27 above, it is possible that a digital community may be feasible in the event
28 that TimeWarner is unable to provide services.

2. Mitigation:

Fire Services

The Panorama Specific Plan of land use allocates 2.0 acres for the development of fire station facilities on the project site. The planning process for the South Valley Implementation Program (SVIP) is also addressing the need for additional public safety facilities, including fire stations, equipment and personnel, to serve future development within its planning area.

- a) The project applicant shall continue to confer with the Riverside County Fire Department to assure the timely expansion of fire protection facilities and services adequate to serve the project buildout population.
- b) Prior to issuance of building permits for development projects within the Specific Plan site, the developer shall submit, as appropriate, standard facility plans and shall demonstrate conformance with Uniform Building Code, Uniform Fire Code, and all applicable fire regulations and codes and the requirements of the Riverside County Fire Department.
- c) Fire codes and other applicable standards and regulations shall be enforced through a reviewing process established for building plans and building inspections.
- d) The siting of commercial facilities which may involve the storage of hazardous, flammable, or explosive materials shall be conducted in such a manner as to ensure the highest level of safety in strict conformance with the Uniform Fire Code and other applicable codes and regulations.

- 1 e) The Riverside County Fire Department, in its review of new
2 developed proposals, shall evaluate project plans and the
3 Department's ability to provide proper fire protection.
- 4 f) The project applicant shall coordinate with the Coachella Valley
5 Water District to assure adequate water supplies and pressure for
6 existing and proposed development.
- 7 g) The project proponents/developers shall participate in the
8 Development Impact Fee Program as adopted by the Riverside
9 County Board of Supervisors to mitigate a portion of these impacts.
10 This will provide funding for capital improvements such as land and
11 equipment purchases and fire station construction. Fee credit may be
12 provided for the dedication of land for these facilities.
- 13 h) The applicant shall dedicate and convey a net 2.0-acre Fire Station
14 site as set forth and described in the Panorama Specific Plan and as
15 approved by the County Fire Department. Alternatively and with
16 County concurrence through an amendment to the Specific Plan, the
17 applicant may provide an alternative station site or participate in the
18 funding of land and facilities off-site through the payment of
19 development impact fees.

20 *Solid Waste Mitigation*

- 21 a) The construction contractor shall reduce construction and
22 demolition waste by reducing and/or diverting construction and
23 demolition waste from landfill disposal by use of on-site grinders or
24 by directing the materials to recycling facilities.
- 25
26
27
28

1
2 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts
3 potentially resulting from adoption of the Specific Plan No. 362 may not be fully mitigated and will
4 be only partially avoided or lessened by the mitigation measures hereinafter specified; a statement of
5 overriding findings is therefore included herein:

6 A. Air Quality – Construction Phase

7 1. Impacts:

8 The potential impacts to air quality that could result from buildout and
9 operation of the Panorama Specific Plan No. 362 have been quantified for
10 both construction and operations (buildout).

11 Construction-Related Impacts

12 Based upon a phased development of the project, the maximum daily
13 emission associated with construction is estimated to generate 73.87
14 pounds of reactive organic compounds (ROG), 120.00 pounds of carbon
15 monoxide (CO), 86.09 pounds of oxides of nitrogen (NOx), 16.52 pounds
16 of sulfur oxides (SOx), and 3.88 pounds of particulate matter of 10
17 microns or smaller (PM10). The potential of the construction phase to
18 contribute to greenhouse gases (GHGs) was also assessed on a
19 qualitative basis. Under the worst case scenario, daily construction
20 emissions will exceed SCAQMD thresholds for ROG and NOx.

21 Operational Emissions

22 Operational emissions are comprised on those associated with vehicular
23 travel, as well as the use of electricity and natural gas. Upon buildout of
24 the project, the maximum daily emission associated with operations is
25 estimated to generate 234.1 pounds of reactive organic compounds
26 (ROG), 2,470.3 pounds of carbon monoxide (CO), 396.7 pounds of
27 oxides of nitrogen (NOx), 13.1 pounds of sulfur oxides (SOx), and 48.5
28 pounds of particulate matter of 10 microns or smaller (PM10). Under the

1 worst case scenario, daily operational emissions will exceed SCAQMD
2 thresholds for ROG, CO and NOx. The potential of the on-going project
3 operations to contribute to greenhouse gasses (GHGs) was also assessed
4 on a qualitative basis.

5 2. Mitigation

6 The Panorama EIR No. 489 recognizes that fossil fuel-based generating
7 capacity has been and will continue to be replaced by alternative methods
8 of electrical power generation. The evolution of higher efficiency
9 automobiles and cleaner fuels will, in all likelihood, continue. While
10 these emissions may be beyond the direct control of local regulators,
11 mandatory smog checks implemented by the State of California help
12 assure compliance of motor vehicles with existing and presumably future
13 standards. Combustion and other energy conversion technologies,
14 particularly those associated with vehicular movement, will continue to
15 improve, and overall reductions in pollutant emissions from improved
16 efficiency can be expected. The desert environment places stringent
17 performance demands on development and energy-related building
18 technologies to be applied to this project will be superior. These
19 technologies will also reduce pollutant emissions associated with power
20 plants and the use of natural gas, through the implementation and
21 updating of California Title 24 building codes and the more efficient use
22 of energy.

23 There are several actions to be taken to further reduce the various project
24 impacts on air quality. Mitigation measures listed below are embodied in
25 the County's General Plan Policies and associated EIR, as well as other
26 measures promulgated by the County and South Coast Air Quality
27 Management District to mitigate development impacts within the
28 Coachella Valley and the surrounding areas. These measures shall be
applied to all phases of project development and are expected to reduce
air quality impacts to the greatest extent possible. However, operational
air quality impacts are expected to be significant, even with the
implementation of mitigation measures.

General Control and Mitigation Measures

As described above, the level of air quality impacts anticipated from project construction are not expected to be significant with the implementation of mitigation measures. Construction related activities will require the implementation of mitigation measures in order to reduce potential air quality impacts below the SCAQMD Threshold Criteria. The following general control and mitigation measures shall ensure that construction related impacts are reduced to levels below significance.

- a) Grading and development permits shall be reviewed and conditioned to require the provision of all reasonably available methods and technologies to assure the minimal emissions of pollutants from the development (Table III-24 of EIR No. 489), including proper vehicle maintenance and site watering schedules (see detailed list below under Developer's Air Quality Management Resources). The County Planning and Building Departments shall review grading plans to ensure compliance with the mitigation measures set forth in the project's environmental documentation and as otherwise conditioned by the County.
- b) The County shall coordinate with the project developers to encourage the phasing and staging of development to assure the lowest construction-related pollutant emission levels practical. As part of the County's grading permit process, the applicant shall concurrently submit a dust control plan as required by SCAQMD in compliance with Rule 403. Mitigation measures to be implemented through this plan include, but are not limited to, the use of water trucks and temporary irrigation systems, post-grading soil stabilization, phased roadway paving, as well as other measures which will effectively limit fugitive dust emissions resulting from construction or other site disturbance (Table III-24 of EIR No. 489).
- c) As future demand warrants, project developers shall work with the County to promote and support the development of bus routes/public transit that serve those residing at and employed by the project.

Developer's Air Quality Management Resources

In response to requirements of SCAQMD to monitor air quality impacts associated with fugitive dust from site disturbance and grading activities, all construction activities within the project boundary shall be subject to Rule 401 Visible Emissions, Rule 402 Nuisance, and Rule 403 Fugitive Dust. A wide variety of methods for controlling impacts and a list of vendors providing dust control and other pollution management services are also available from the County and the SCAQMD. Consistent with these management programs, developers shall assure implementation of appropriate grading and construction management programs. To reduce PM₁₀ emissions, the developer shall implement the following (required on sites 100+ acres, and to be followed to the greatest extent practicable):

- a) chemically treat soil at construction sites where activity will cease for at least four consecutive days;
- b) pave on-site construction access roads as they are developed; extend paving at least 120 feet from roadway into construction site and clean roadways at the end of each working day;
- c) restore vegetative ground cover as soon as construction activities have been completed;
- d) chemically treat unpaved roads that carry 20 vehicle trips per day or more;
- e) plant tree windbreaks utilizing non-invasive species on the windward perimeter of construction projects, where feasible;
- f) all construction grading operations and earth moving operations shall cease when winds exceed 30 miles per hour;
- g) prior to turf raking, implement effective PM₁₀ control programs for turf over-seeding as outlined in the CV-SIP;
- h) water site and equipment morning and evening and during all earth-moving operations;
- i) spread soil binders on site, unpaved roads, and parking areas;
- j) operate street-sweepers on paved roads adjacent to site;

1 k) re-establish ground cover on construction site through seeding and
2 watering or other appropriate means;

3 l) pave construction access roads, as appropriate.

4 To minimize construction equipment emissions, the developer and
5 contractors shall implement the following:

6 a) wash off trucks leaving the site;

7 b) require trucks to maintain two feet of freeboard;

8 c) properly tune and maintain construction equipment;

9 d) use low sulfur fuel for construction equipment.

10 To reduce construction-related traffic congestion, the developer and
11 contractors shall implement the following:

12 a) configure construction parking to minimize traffic interference;

13 b) provide a flag person to ensure safety at construction sites, as
14 necessary;

15 c) schedule operations affecting roadways for off-peak hours, as
16 practical.

17 d) To minimize indirect source emissions, the developer shall:

18 e) install low-polluting and high-efficiency appliances;

19 f) install energy-efficient street lighting;

20 g) landscape with native and other appropriate drought-resistant species
21 to reduce water consumption and to provide passive solar benefits.

22 h) To minimize building energy requirements, the developer may also
23 implement the following:

24 1) assure the thermal integrity of buildings and reduce the thermal
25 load with automated time clocks or occupant sensors;

26 2) use efficient window glazing, wall insulation and ventilation
27 methods;

28 3) introduce efficient heating and other appliances, such as water
heaters, cooking equipment, refrigerators, furnaces and boiler
units;

4) incorporate appropriate passive solar design, including solar
heaters, and solar water heaters, to the greatest extent feasible;

- 5) use devices that minimize the combustion of fossil fuels;
- 6) capture waste heat and re-employ this heat, where feasible

Air Quality and Climate Change

California has established regulations that require the reduction of emissions from motor vehicles, as well as establishing a annual reporting program of GHG emissions for significant sources and sets emissions limits to cut the state's GHG emissions. By 2009, additional regulations will be adopted that will establish thresholds and establish methodologies for calculating GHG impacts. The project shall comply with existing and future local, state, and federal regulations regarding air quality/pollution and climate change. The follow mitigation measures are recommended in order to address climate change and greenhouse gas emissions:

- a) Promote and facilitate alternative energy and conservation programs such as district energy, landfill gas co-generation, water conservation, heat recovery systems, street lighting and employee energy efficiency programs
- b) Implement smog control measures that discourage such activities as the use of single occupancy vehicles and high energy- consumption vehicles and appliances, and that promotes walking, cycling and the use public transit, transportation demand management and use of alternative fuels and alternative fuel vehicles (hybrids, biodiesel, ethanol, etc)
- c) Control of non-source emissions such as wood combustion and road dust
- d) Promote energy efficiency in the residential sector through Local Improvement Charges
- e) Promote Green Buildings and alignment with associated regulatory and design considerations. This will include development of an internal policy to achieve current and implementable sustainability standards. Every effort will be made to encourage the extension and promotion of this standard to the other components of the community.

- f) Coordinate with Southern California Gas and IID for them to promote and provide financial incentives for business park, commercial and institutional developers to reduce their building energy use.
- g) Implement sustainable land use planning and community greening set forth in the Specific Plan by encouraging mixed use development, community energy planning, maintenance of forest cover and use of best management practices for natural areas, open spaces and parks.

Implementation of the mitigation measures outlined above will reduce the potential air quality impacts, including those associated with climate change, to the greatest extent practicable.

In accordance with the SCAQMD methodology, any project that produces a significant air quality impact in an area that is out of attainment adds to the cumulative impact. The project area, which is located in the Salton Sea Air Basin (SSAB), is out of attainment for ozone (driven by two major classes of directly emitted precursors: NO_x and VOC) and PM_{10} . The short-term cumulative impact of the project during construction activities would be significant for NO_x and ROG. The project would produce a significant cumulative net increase in pollutants for which the SSAB is designated as non-attainment.

Furthermore, the project would expose sensitive receptors to elevated pollutant concentrations, as it would cause or contribute significantly to elevated pollutant concentration levels during later phases of project construction. Grading activities could generate substantial concentrations of PM_{10} at the college and for nearby residences.

Impacts from Proximity to SR 86S Expressway

The Board has considered the air-quality impacts regarding the project proximity to SR 86S and makes the following findings based upon each of the following economic, environmental, social, and/or other considerations, independent of each other:

1 (1) The impact of traffic emissions is on a gradient that at some
2 point becomes indistinguishable from the regional air pollution
3 problem. Consequently, the California Air Resources Board (CARB)
4 recommends but does not require, avoiding siting new sensitive land
5 uses within "500 feet of a freeway to avoid exposing sensitive receptors
6 to substantial concentration of air pollutants." According to the CARB
7 Air Quality and Land Use Handbook (April 2005), beyond the 500-foot
8 area, the ambient concentrations of air pollutants become
9 indistinguishable from the regional air pollutant problem in the air basin
10 (source: California Air Resources Board, Air Quality and Land Use
11 Handbook: A Community Health Perspective, April 2005), and
12 therefore, no significant impacts would occur in this area. While the
13 Panorama project allows the development of limited residential within
14 Planning Area 1, which borders SR 86S, the number of units planned in
15 this area are limited and are expected to be developed on the eastern
16 portions of this planning area.

17 (2) As set forth in the Panorama Specific Plan 362 and EIR 489,
18 other residential units outside of Planning Area 1, are located more than
19 500-feet from SR 86S and therefore would not be exposed (outdoor and
20 indoors) to substantial air pollutants. Since air pollutants emitted from
21 traffic on SR 86S cannot be controlled in an outdoor environment, no
22 reasonably feasible mitigation measures are available to reduce outdoor
23 exposure that might occur in Planning Area 1.

24 (3) As set forth in EIR 489, the Panorama project will substantially
25 contribute to the emissions of GHGs, and mitigation measures have
26 been included to off-set these impacts. However, the project's integrated
27 design and intensification and synergistic balance of land uses
28 substantially reduces the potential for per capita GHG and other air

1 pollutant emissions. Nonetheless, the project cannot address or control
2 many areas of emissions, including GHGs, and governmental regulation
3 will be necessary to affect wide-scale reductions.

4 The foregoing notwithstanding, implementation of the mitigation
5 measures described above may not be sufficient to reduce operational-
6 related air quality impacts to a less-than significant level. Even with
7 the implementation of all feasible mitigation measures, the project's
8 operation-related air quality impacts are expected to remain significant
9 and unavoidable at least in the near to mid-term. Impacts may also be
10 determined significant if residences are built in proximity (500 feet or
11 less) to SR 86S.

12 The potential for significant and unavoidable operation-related air
13 quality impacts may be further reduced under the No Project and Less
14 Intense Alternatives discussed in Section V of the EIR. However, the
15 EIR identifies no mitigation measures or alternatives that would
16 reduce this impact to a level of less-than-significant. The County finds
17 that specific economic, legal, social, technological or other
18 considerations make infeasible the only mitigation measures or project
19 alternatives identified in the EIR (here, the No Project and Less
20 Intense Alternatives) that would reduce this impact to a less-than
21 significant level, as described more fully in the EIR, and in the
22 findings provided below. In particular, the additional housing units,
23 services, employment, educational and other economic opportunities
24 provided by the project justify these impacts and render the No Project
25 and Less Intense Alternatives infeasible below.

26 The Board has considered the project's potential impacts to air quality
27 and determined that no additional feasible mitigation measures are
28 available that can fully mitigate these impacts and therefore, a

statement of overriding consideration is necessary. Any remaining significant adverse operational-related air quality impacts of the project, including those associated with climate change, are determined to be acceptable due to the overriding social, economic, environmental and other benefits of the project, as more fully set forth in the Statement of Overriding Considerations set forth below.

BE IT FURTHER RESOLVED by the Board that it has considered the following alternatives identified in EIR No. 489, in light of the environmental impacts, which may not be fully avoided or substantially lessened and has rejected those alternatives as infeasible for the reasons hereinafter stated:

A. No Project Alternative/Existing General Plan Land Use Designations

(1) The "No Project Alternative" assumes development of the project site at levels currently allowed under the County General Plan. Approximately 464 acres of the project site is designated for Agricultural (AG), which provides for up to one single family residence per 10 acres, approximately 40 acres is designated for Commercial Retail uses. Therefore, development of the site under the No Project scenario would result in construction of 46 single-family dwelling units, 418 acres of agricultural development, and approximately 383,328 square feet of commercial development.

Under the No Project alternative, construction and operational impacts from implementation of the project would be reduced; however, daily emission thresholds will still be exceeded for CO, NOx and ROG. Therefore, the No Project would lessen direct impacts but not to a level that is less than significant.

(2) As discussed in the conclusion in Section V of the EIR, the No Project alternative would substantially reduce potentially significant adverse impacts related to air quality. Because this alternative would eliminate

1 the significant air quality impacts that would result from
2 implementation of the project, it is an environmentally superior
3 alternative to the project. However, the No Project alternative does not
4 meet most the Panorama Specific Plan project or County objectives.
5 More specifically, the No Project alternative would meet neither the
6 basic objectives of the County's General Plan (high intensity uses in a
7 mixed use area next to a freeway) nor those of the project applicant for
8 an adequately scaled, full integrated community that also serves to
9 implement the objectives of the South Valley Implementation Program
10 (SVIP). The County's General Plan objectives for projects of this type
11 are to provide high-density residential uses near existing and future
12 commercial, office, institutional and educational services, and
13 employment centers in proximity to major transportation corridors.

14 The Panorama project site was intentionally selected because of
15 its proximity to the SR 86S Expressway corridor. The Panorama: A
16 College Town Specific Plan community is envisioned as an integrated
17 community incorporating a wide range of land uses including retail and
18 mixed-use commercial, professional office and business park, a wide
19 variety of residential housing, a community college campus, community
20 YMCA and a wide range of parks and open space amenities.

21 The project applicant's objectives are to provide an integrated
22 mixed-use community or college town centered by the 95-acre East
23 Valley Campus of College of the Desert and located within an area of
24 the County which will a significant need for housing, economic
25 development and educational facilities and opportunities. Because the
26 No Project alternative cannot meet most of the basic objectives of the
27 project, it is not considered a feasible project alternative to meet air
28

quality thresholds of significance. Nor does the No Project alternative avoid the generation of significant pollution emissions.

B. Less Intense Project Alternative

1. Under the Less Intense development scenario, residential development within Planning Area 4 (Very High Density) would be age-restricted. Densities in all Medium High Density Residential planning areas would be reduced to 5 du/ac; in High Density Residential-1 planning areas to 10 du/ac; and in High Density Residential-2 Planning Areas to 12 du/ac. Two Mixed Use Planning areas would be designated for Office Park rather than Commercial. Overall open space would be reduced to approximately 22 acres by limiting Open Space buffers to those adjacent to Buchanan Street, Avenue 62 and Pierce Street west to Buchanan Street. The balance, approximately 38.7 acres, would be absorbed into and designated as developable area to allow for increased, less intense developable space. Development of this alternative would result in construction of 2,237 residential dwelling units, or an approximately 17.8 percent reduction from the Preferred Alternative. There would be approximately 898,712 square feet of commercial development, of which 299,954 would be for Office Park uses, which are assumed to be less intense than General Commercial and Commercial Retail uses. This level of development nonetheless represents an approximately 3.0 percent increase overall in commercial development over the Preferred Alternative. It would reduce lands designated as open space by approximately 63.2 percent.

The Less Intense Project alternative would lower the density of the single-family and multi-family development, and would also affect affordability proportionately. One of the County's objectives for a project of this type is to provide a diversity of housing choices to this area of Riverside

1 County, within easy access to major transportation corridors. Additionally,
2 this alternative would not realize the optimum land use efficiency inherent in
3 the Panorama Specific Plan Preferred Alternative.

4 2. A summary comparative discussion of the topical issues evaluated
5 under the Less Intense Project alternative is provided in Section V of the
6 EIR.

7 3. The Less Intense Project Alternative would reduce potentially
8 significant adverse impacts related to air quality. Though the equivalent
9 project area would need to be prepared during grading activities, the Less
10 Intense Alternative would require less building construction than the
11 Preferred Alternative and thus marginally less construction emissions
12 could be generated by the Less Intense Alternative.

13 The project-specific analysis of traffic alternatives has indicated that
14 traffic generated by the Less Intense Alternative would result in 43,009
15 ADT versus 52,814 ADT from the Preferred Alternative. Based on the
16 decrease in ADT, adverse air quality impacts from carbon monoxide,
17 nitrogen oxides, sulfur oxides, particulates, and reactive organic
18 compounds associated with the Less Intense Alternative are estimated to
19 be approximately 20% less than the impacts associated with the Preferred
20 Alternative (Table V-8 of EIR No. 489).

21 Because this alternative may reduce some significant impacts that
22 would result from implementation of the project, it is environmentally
23 superior to the project. However, the Less Intense Project alternative would
24 still result in significant impacts to air quality, although the extent of at least
25 direct impacts would be somewhat reduced.

26 The Less Intense Alternative would not fully meet the County's
27 objectives for a comparable high-density residential project or those of the
28 project applicant. The General Plan's objectives to provide high density and

1 very high density development next to major transportation corridors,
2 including multifamily housing in this area of Riverside County would be less
3 well met than from development of the Preferred Alternative. The objectives
4 of project applicant are to provide an integrated community centered on a
5 community college and providing employment, commercial and
6 professional services, and educational and recreational opportunities within
7 the same community, while optimizing the accessibility of the site to serve
8 the needs of the surrounding communities.

9 Because the Less Intense Project alternative cannot fully meet the
10 high-density objective of the proposed project, it is not considered a less
11 effective alternative at meeting the County and applicant objectives.

12 **BE IT FURTHER RESOLVED** by the Board that it has balanced the benefits of the project against
13 the unavoidable adverse impacts to air quality. While the Board recognizes that these unavoidable adverse
14 impacts are significant under CEQA thresholds, the Board has determined and finds that in balancing the
15 project's benefits as measured against these adverse impacts, the above cited factors diminish the
16 importance of the adverse impacts. Nevertheless, the Board recognizes that the air quality impacts are
17 significant under CEQA thresholds, and that the Board must balance, as applicable, the economic, legal,
18 social, technological, or other benefits of the project against those unavoidable environmental risks when
19 determining whether to approve the project, and must state in writing its specific reasons to support its
20 action. As such, the Board has determined and finds that the following benefits, independent of the other
21 benefits, outweigh and render acceptable the project's unavoidable adverse environmental effects:

- 22 A. The air quality impacts are outweighed and rendered acceptable by the fact that the project
23 would implement the objectives of the Riverside County General Plan and the SVIP through
24 the creation of an integrated, well-designed master-planned community that optimizes land
25 use synergies and reduces per capita air pollutant emissions associated with travel and energy
26 use. Development of the project would provide the necessary infrastructure, desired
27 amenities, and common landscape and design elements for the site that would not be possible
28 or would be greatly diminished if the property were developed in accordance with the

existing County General Plan land use designations, which includes Retail Commercial and Agriculture. The Board has determined and finds that it is more important in this case to obtain the benefit of the project's infrastructure, integrated land uses, amenity, and landscape enhancements for the community than to forego the project out of regard for the potential impacts to air quality and climate change.

B. The air quality impacts are outweighed and rendered acceptable by the fact that the project would develop a range of single-family and multi-family housing types, commercial and professional services, employment and educational opportunities within the same community, which will greatly reduce vehicular travel and energy use associated with air pollutant emissions.

C. The project would meet the diverse housing needs of the Moccasin area of the Coachella Valley, which is significantly economically disadvantaged. The project will help to provide the area with a variety of housing, employment and educational opportunities, and promote a wide range of diverse lifestyles and income levels in this underserved area of Riverside County. The project will also provide a wide range of passive and active recreational open space opportunities and an extensive trails and bikepath network. The Board has determined and finds that it is more important in this case to obtain the benefit of the project's synergistic mix of land uses and integrated community than to forego the project out of regard for the potential air quality impacts that may result.

D. The air quality impacts are outweighed and rendered acceptable by the fact that the project would be developed in a manner that would anticipate market needs and public demand by providing homes that will be marketable within the evolving economic profile of the surrounding region. The Board has determined and finds that it is more important in this case to obtain the benefit of the project's provision of marketable homes to the community than to forego the project out of regard for the air quality impacts.

E. The air quality impacts are outweighed and rendered acceptable by the fact that the project would set forth a comprehensive development plan and result in an integrated,

college-based community that would implement the objectives and development goals of the County's General Plan and the SVIP for the project site and surrounding area.

F. The air quality impacts are outweighed and rendered acceptable by the fact that the project would create an aesthetically pleasing and distinct community identity (sense of place) through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features. The Board has determined and finds that it is more important in this case to obtain the benefit of the project's aesthetic enhancement for the community than to forego the project out of regard for the air quality impacts.

G. The air quality impacts are outweighed and rendered acceptable by the fact that the project would provide a residential community that is sensitive to the natural environment of the area and preserves valuable rural community character despite the intensity of land use, that creates pleasing and significant open space amenities for the project residents. The Board has determined and finds that it is more important in this case to obtain the benefit of the project's preservation and enhancement of the rural character of the area than to forego the project out of regard for the air quality impacts.

H. The air quality impacts are outweighed and rendered acceptable by the fact that the project would incorporate connectivity throughout the project site and to the adjacent communities through an extensive system of pedestrian and multiuse paths and trails. The Board has determined and finds that it is more important in this case to obtain the benefit of the Project's extensive trail system, both on- and off-site, to the community than to forego the project out of regard for the air quality impacts.

I. The air quality impacts are outweighed and rendered acceptable by the fact that the project would provide traffic mitigation measures to address project-specific and cumulative circulation impacts, thereby contributing to improvements to various existing intersections, including the much needed improvements to the SR 86S Expressway/Avenue 62 interchange. Additionally, the project would provide funding for various elements of regional infrastructure, including the aforementioned intersection, through the TUMF and R&BED fee

1 programs. The Board has determined and finds that it is more important in this case to obtain
2 the benefit of the project's contribution to the traffic and circulation improvements of the
3 community than to forego the project out of regard for the air quality impacts.

4 **BE IT FURTHER RESOLVED** by the Board that Section 15126 (d) of the CEQA Guidelines
5 requires an EIR to discuss how a proposed project could directly or indirectly lead to economic, population,
6 or housing growth. A project may be growth-inducing if it removes obstacles to growth, taxes community
7 service facilities or encourages other activities, which cause significant environmental effects. The
8 discussion is as follows.

9 A. Economic, Population or Housing Growth. During project construction, a number of design,
10 engineering, and construction-related jobs would be created. This would be a temporary condition, lasting
11 until project construction is completed. The project would develop a total of 2,721 dwelling units. It is
12 anticipated that buildout of the project would result in a population of 8,408 persons, based upon an average
13 household size of 3.09 persons per residence. This increase in the number of future residents in the project
14 area would not exceed official regional or local population projections. The project will also address the
15 commercial, professional services, employment and educational needs of project residences.

16 B. Removal of an Impediment to Growth. As discussed in Section III-O, Public Services and
17 Utilities/Service Systems of the EIR, existing utility and service systems are available or can be extended to
18 provide service to the project. Existing capacity remains in existing water and electrical service to serve the
19 buildout of the project. Similarly, existing and/or planned treatment capacity is available to serve the
20 projected water and wastewater treatment needs for the project.

21 The project consists of a specific plan to allow for development of up 2,721 residential dwelling
22 units and various recreational amenities. Although the existing Commercial Retail and Agriculture land use
23 designations of the project site under the County General Plan allow residential uses, no entitlements for
24 such development have been granted by the County of Riverside. Approval of the project, therefore, would
25 be growth inducing with respect to removal of obstacles to growth within the project site.

26 C. Precedent-Setting Effects. As discussed in EIR No 489, the project would require the
27 approval of a specific plan, change of zone, and general plan amendment. The Panorama Specific Plan
28 project is expected to have limited but not negligible growth-inducing effects. The 504± acre site is
planned for a total of 871,592± square feet of retail commercial and office space, 2,721 dwelling units.

1 The project also provides a fire station, a YMCA community center, and a wide range of parks,
2 recreation and open space amenities. The project provides its own on-site and contributes to area-wide
3 infrastructure improvements. The Specific Plan will also incorporate the East Valley Campus of the
4 College of the Desert, which will provide much needed higher educational opportunities to this area of
5 the Coachella Valley.

6 As described in Sections III-B (Transportation/Traffic) and III-O (Public Services and Utilities/
7 Service Systems) of EIR No. 489, the site is already well served by existing utilities and roadway
8 infrastructure. Water and electricity are available in the immediate vicinity; however, sanitary sewers,
9 natural gas, and telephone infrastructure do not currently exist at the subject property, and will have to
10 be extended to the site from the existing networks. Utility purveyors have indicated that they will be
11 able to serve the site once the service extensions are complete.

12 The subject property is currently well served by major existing and planned roadway
13 improvements that optimize and enhance accessibility to the subject property. These include the SR
14 86S Expressway, SR 111 and Avenue 62. Opportunities may also exist in the future for a form of local
15 rail service via lines of rights-of-way of the Union Pacific Railroad. The County General Plan also
16 provides for a wide range of arterial roadways that will also serve the site and the vicinity. Project
17 buildout will include the expansion of existing roads, the construction of new planned roadways in the
18 immediate vicinity, and the construction of future intra-project roadways.

19 The roadway network will be well complemented by an extensive system of sidewalks, bike
20 trails and paths and both will provide direct access to Panorama commercial centers, residential
21 villages, the COD campus, and parks and recreational areas. Most intra-project roads will be limited in
22 length and capacity and in most cases will not well facilitate through traffic or function as major
23 components of the regional circulation network. Their function will be largely limited to providing
24 either neighborhood access or serving as secondary and delivery truck access to each planning area, and
25 overall their potential to induce growth on adjacent lands will not be significant.

26 The development of the proposed project will have the effect of creating new employment
27 opportunities for the local and regional population. The range of job sectors is expected to include
28 college faculty and support and administrative staff, medical and professional services, and a wide
range of retail and commercial services. The major of job creation is expected to be primarily in retail
and service industries, and can be expected to a broad range of managerial positions. A more limited
number of post development construction and landscape and other on-going maintenance positions will
also be generated by the project. It is anticipated that many of these jobs will be filled by currently

1 underemployed or underemployed individuals already living in the project vicinity. However, some
2 employment opportunities will result in the migration of new residents to the area. The attraction of
3 new residents and increased demand for housing is expected to be well complemented by the range and
4 number of dwelling units planned at Panorama.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the project will implement
6 applicable elements of the Riverside County General Plan as follows:

7 **A. Land Use Element**

8 The project would set forth a comprehensive development plan that would implement the
9 objectives and development goals of the General Plan Land Use Element for the project site
10 and surrounding area. The project site is a part of the South Valley Implementation Program
11 (SVIP) planning area and is envisioned as residential and business district center
12 incorporating a wide range of land uses including retail, office, business park, institutional
13 and residential. The SVIP planning area extends east across and links to SR 86S, SR
14 111 and Harrison Boulevard, where an integrated mix of land uses is being planned
15 for development.

16 **B. Circulation**

17 EIR No. 489 for Specific Plan No. 362 assesses the full range of concerns with regards
18 to the projected traffic and circulation impacts associated with the project.
19 Development of the project would help complete the improvements necessary for
20 completion of the County's General Plan buildout traffic model, and the project
21 applicant would contribute on a fair-share basis to the cost these improvements.
22 Specifically, the project applicant would contribute its fair share of the costs
23 associated with the construction of signalization intersections, the widening of
24 certain roads, the improvement of certain intersections and the construction of
25 additional turn lanes. All of these improvements are necessary for the roadway
26 infrastructure contemplated by the buildout of the County's General Plan. The EIR
27 provides mitigation measures for each of the potentially significant traffic impacts, and
28 based thereon, the County finds that the project is consistent with the General Plan
Circulation Element.

1 C. Housing Element

2 The project promotes the Housing Element goal of providing a wide selection of
3 housing, including higher density development, that is decent, safe, sound, in
4 proximity to jobs, major roadway corridors, and daily activities, and which varies by
5 location, type, design, and price. In addition, the project provides housing and
6 recreational amenities that are uniquely designed to meet the needs of project's
7 residents.

8 D. Multi-Purpose/Open Space

9 The project would provide an integrated mixed-use community that is sensitive to the
10 natural environment of the project area and preserves valuable rural character that
11 creates a pleasing and significant open space amenity for the project residents. The
12 project would also incorporate extensive multi-modal connectivity within the
13 community, as well as connectivity to the existing and future regional trail system
14 through an extensive system of pedestrian and multiuse paths and trails. As such, the
15 County finds that the project is consistent with the General Plan Multi-Purpose/Open
16 Space Element.

17 E. Safety

18 The Safety Element of the County's General Plan provides specific goals and policies
19 regarding seismic hazards, slope and soil instability hazards, flood and inundation
20 hazards, fire hazards, hazardous waste and materials, and disaster preparedness,
21 response, and recovery. The County finds that the EIR for Specific Plan No. 362
22 analyzes each of these areas and provides sufficient mitigation measures, where
23 necessary, and that the project otherwise complies the General Plan's Safety element.

24 F. Noise

25 EIR No. 489 for Specific Plan No. 362 assesses the full range of concerns with regards
26 to the projected noise impacts associated with the project. The EIR provides mitigation
27 measures for each of the potentially significant noise impacts, and based thereon, the
28 County finds that the project is consistent with the General Plan Noise Element.

1 G. Administration

2 The project would provide specific time frames (phases) for development and would
3 not project a significant adverse impact on County services at project build-out.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 362 is
5 consistent with the Riverside County General Plan.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
7 considered EIR No. 489 in evaluating Specific Plan No. 362 that EIR No. 489 is an accurate and
8 objective statement that complies with the California Environmental Quality Act and reflects the
9 County's independent judgment, and that EIR No. 489 is incorporated herein by this reference.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No.
11 489, and **ADOPTS** the Mitigation Monitoring Plan specified therein.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 362, on
13 file with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby
14 adopted as the Specific Plan of Land Use for the real property described and shown in the plan, and
15 said real property shall be developed substantially in accordance with the plan, unless the plan is
16 amended by the Board.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
18 362 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning
19 Director, and in the Office of the Building and Safety Director, and that no applications for
20 subdivision maps, conditional use permits or other development approvals shall be accepted for the
21 real property described and shown in the plan, unless such applications are substantially in
22 accordance therewith.

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

Supervisor Wilson
District 4

DATE DRAWN: 09/25/07

CZ07529 PP22845 GPA00876

Proposed General Plan

Planner: Robert Powell

Date: 11/07/07

Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Bermuda Dunes**
Township/Range: **T5SR7E**
Section : **7**



ASSESSORS
BK. PG. **607-04**
THOMAS
BROS.PG **819 F4**

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41413

Project Case Type (s) and Number(s): General Plan Amendment No. 876 / Change of Zone No. 7529 / Plot Plan No. 22846

Lead Agency Name: County of Riverside Planning Department

Address: 38685 El Cerrito Road, Palm Desert, California 92211

Contact Person: Judith Deatrack, Project Planner

Telephone Number: 760-863-8277

Applicant's Name: Wafick Zaky

Applicant's Address: 22519 Crenshaw Boulevard, Torrance, CA 92505

I. PROJECT INFORMATION

- A. Project Description:** The general plan amendment proposes to amend the Western Coachella Valley Area Plan designation from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to Community Development: Commercial Office (CD:CO) (0.25-1.0 FAR); the change of zone proposes to change the zoning classification from the Residential One-Family Dwelling, 20,000 Sq. Ft. Minimum, (R-1-20,000) zone to the Commercial Office (C-O) zone; and the plot plan proposes to construct and operate an approximate 40,000 square foot professional office complex consisting of two, one-story office buildings, equaling about 20,000 square feet for each building, at a building height of approximately 24 feet, with parking and landscape areas. Project grading is expected to be less than 1,000 cubic yards of cut and 1,000 cubic yards of fill.

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

C. Total Project Area: 4.5 gross acres

Residential Acres: N/A

Lots: N/A

Units: N/A

Projected No. of Residents: N/A

Commercial Acres: 4.5

Lots: 1

Sq. Ft. of Bldg. Area: 40,000

Est. No. of Employees: Unk

Industrial Acres: N/A

Lots: N/A

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Other: N/A

D. Assessor's Parcel No(s): 607-040-055

E. Street References: The project site is Northerly of Avenue 41, easterly of Washington Street, and westerly of Yucca Lane.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 7, Township 5 South, Range 7 East, SBBM.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant, graded land. The project site is surrounded by single-family residences to the north, east, and south, a multi-tenant apartment to the northwest, and JFK Memorial Hospital medical office building to the southwest, with a mixture of vacant land, residential, office and commercial uses in the extended area. An approximate 17,000 square foot church with accessory offices was approved in April, 2008, on the lot immediately west of the project, adjoining Washington Street; the church has not been constructed at this time. The boundary of the City of Palm Desert is located across Washington Street and westerly of the project site. The Bermuda Dunes Airport exists approximately one mile to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

Land Use: The project is within the Western Coachella Valley Area Plan. The current land use designation is Community Development: Very Low Density Residential (CD:VLDR) (1 acre minimum), with a zoning classification of Residential One-Family Dwellings, 20,000 square feet minimum (R-1-20000). The land use designation for the proposed project is Commercial Office (CO). The project proposes to construct and operate an approximate 40,000 square foot professional office complex consisting of two one-story buildings equating about 20,000 square feet apiece, at a building height of approximately 24 feet, with parking and landscaping. The proposed project was reviewed through the general plan initiation process by the Riverside County Planning Commission on May 14, 2008, with a comment that adoption of an order initiating proceedings for General Plan Amendment No. 876 would be consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan (Zone C). The general plan amendment was initiated by the Board of Supervisors on September 2, 2008.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Very Low Density Residential (VLDR) (1 acre minimum)

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

F. Policy Area(s), if any: Bermuda Dunes Airport Influence Area (Zone C)

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The parcel lies within the Western Coachella Valley Area Plan; Bermuda Dunes Zoning District; Community Development: Very Low Density Residential (VLDR), residential to the north, east, south, and west, and the boundary limit for the City of Palm Desert to the west.

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: Residential One-Family Dwellings, 20,000 square feet minimum (R-1-2000)

J. Proposed Zoning, if any: Commercial Office (CO)

K. Adjacent and Surrounding Zoning: Limited Multiple Family Dwellings (R-2A) to the west, General Residential (R-3) zoning to the northwest and southwest, and One Family Dwelling (R-1-12000) to the east and south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

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

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation, therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant

effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature	<u>October 30, 2008</u>	_____
	Date	
<u>Judith E. Deertrack</u>	<u>For Ron Goldman, Planning Director</u>	_____
Printed Name		

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.

Sources utilized for each section include the Riverside County Integrated Project (hereinafter abbreviated "RCIP"), adopted on October 7, 2003, by Board of Supervisors Resolution No. 2003-487, and incorporated herein by reference. Copies of the RCIP and related documents may be found at Riverside County Transportation and Land Management offices at 38686 El Cerrito Road, Palm Desert, California 92211. Mitigation used throughout references conditions prepared by responsible county departments and other agencies on file electronically within the Riverside County Land Management System, hereinafter referred to as LMS.

As a condition of approval on file in the LMS, the permit holder or land divider will provide written reports to the Planning Department outlining compliance with the project conditions of approval and mitigation measures described herein.

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways", On-site Inspection

Findings of Fact: The RCIP indicates that the project is located along Avenue 41, close to Washington Street, and Washington Street is designated as a scenic corridor. Development of the project site will not affect any scenic resources. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site.

Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. Proposed buildings and landscaping will be in accordance with Bermuda Dunes Design Guidelines. The proposed buildings will be one-story and about 24 feet in height. Exterior buildings materials will be stucco or plaster with cultured stone in desert style colors. The building design reflects a contemporary style and is varied and does not present a plain "boxy" appearance. The project will not create an aesthetically offensive site open to public view. The 20 percent of the site is landscaped which exceeds the minimum 15 percent landscaping requirement of the C-O zone, with

building coverage of the lot at about 20 percent as well. A twenty-two foot wide planter, exclusive of planter area within the street right-of-way, shall be maintained along Avenue 41. The buildings are located within the center of the parcel, and set back about 75 feet from Avenue 41 right-of-way boundary, almost 100 feet from the easterly boundary and 75 feet from the northerly boundary; the minimum setbacks of the C-O zone is 25 feet.

Mitigation: Compliance with conditions of approval on file in LMS, including 10. PLANNING. 4 – Use of Colors and Materials, 10. PLANNING. 23 – Conform to Elevations, 80. PLANNING. 9 – Parking/Landscaping Plan, 80. PLANNING. 10 – Landscaping CV Project Specific, and 90. PLANNING. 5 – Utilities Underground.

Monitoring: Monitoring shall be provided by both the Planning and Building and Safety Departments and through Ordinance Nos. 348 and 457.

2. Mt. Palomar Observatory ☐ ☒ ☐ ☐

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

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

Findings of Fact: According to the RCIP, the project site is located within the designated 45 miles of 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. 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 conditions of approval on file in LMS, including 10. PLANNING. 20 – Mt. Palomar Lighting Area and 10. PLANNING. 3 – Lighting Hooded/Directed.

Monitoring: Monitoring to be provided by the Building and Safety Department, Planning 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: On-site Inspection, Project Application Description

Findings of Fact: The creation of a professional office complex will bring increased light and glare due to reflective light from parked vehicles, illuminated signs, street lamps, and security lighting. The C-O zone maintains specific lighting standards. Parking was eliminated from earlier project site plan designs along the Avenue 41 frontage to avoid nighttime headlights beaming into adjacent residential areas. No parking spaces are proposed along Avenue 41.

Mitigation: 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 as required by conditions of approval on file in the LMS by 10. PLANNING. 3 – Lighting Hooded/Directed. Landscaping will be required adjacent to parking lots which will block glare pursuant to Section 18.12 of Ordinance No. 348 as required by conditions of approval on file in the LMS by 80. PLANNING. 9 – Parking / Landscaping Plan.

Monitoring: Monitoring to be provided by the Planning Department (landscape review) and the Department of Building and Safety through Ordinance Nos. 348 and 457.

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

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 Project Application Materials.

Findings of Fact: The project is not directly affected by agriculture programs and land use standards of the RCIP. The project site is designated as urban land. The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act. Therefore, this proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property.

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?

☐ ☐ ☒ ☐

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ ☒ ☐ ☐

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

☐ ☐ ☒ ☐

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

☐ ☐ ☐ ☒

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

☐ ☐ ☐ ☒

f) Create objectionable odors affecting a substantial number of people?

☐ ☐ ☐ ☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The project will not conflict with or obstruct implementation of the applicable air quality plans. The project proposes to construct and operate an approximate 40,000 square foot professional office complex and may have some significant impact to air quality standards, or

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

contribute substantially to an existing or projected air quality violation if development should take place in the future. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold.

This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety Grading Division as conditions of approval. Pre-construction and construction activities are considered to be short term and will not have a significant effect on the environment. These short-term effects do not violate any existing air quality standards and will not exceed any current air quality standards of Riverside County.

Mitigation: Compliance with conditions of approval on file in LMS, including 10. PLANNING, 15 – Prevent Dust and Blowsand, 60. PLANNING 2 – PM10 Mitigation Plan and 10 BS GRADE, 1 – PM10 Plan Required

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

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?

☐ ☐ ☐ ☒

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

Source: GIS database, Riverside County General Plan Figure OS-4 "Vegetation", Project Application Description

Findings of Fact: The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. However, the project site does lie within the Coachella Valley Multi-Species Habitat Conservation Plan fee area.

Mitigation: Compliance with conditions of approval on file in LMS, including 10 .PLANNING. 35 – Ordinance 875 CVMSHCP Fee (1).

Monitoring: Monitoring shall be provided by the Building and Safety Department through Ordinance Nos. 460 and 875.

CULTURAL RESOURCES Would the project

7. Historic Resources ☐ ☐ ☐ ☒

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the ☐ ☐ ☐ ☒

significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: On-site Inspection, Riverside County General Plan Figure OS-7 "Historical"

Findings of Fact: The project was reviewed and cleared by the County Archaeologist in May 2008. On-site surveys did not result in any historic resources located on site. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: None required

Monitoring: None required

8. Archaeological Resources ☐ ☐ ☐ ☒

a) Alter or destroy an archaeological site.

b) Cause a substantial adverse change in the ☐ ☐ ☐ ☒

significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

c) Disturb any human remains, including those interred ☐ ☐ ☐ ☒

outside of formal cemeteries? ☐ ☐ ☐ ☒

d) Restrict existing religious or sacred uses within the ☐ ☐ ☐ ☒

potential impact area? ☐ ☐ ☐ ☒

Source: On-site Inspection; Riverside County General Plan Figure OS-6 "Archaeological Sensitivity"

Findings of Fact: The project was reviewed and cleared by the County Archaeologist in May 2008.

No historic, prehistoric sites or isolated artifacts were detected during the pedestrian survey of the project site.

Mitigation: None required

Monitoring: None required

9. Paleontological Resources ☐ ☐ ☐ ☒

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: On-Site Inspection, Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The site exhibits relatively flat topography and has a low probability of containing non-renewable paleontological resources, according to the Riverside County General Plan Figure OS-

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

8 "Paleontological Sensitivity" map. No unique geological feature exists within the surface of the project boundaries.

Mitigation: None required.

Monitoring: None required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

☐ ☐ ☒ ☐

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologic Feasibility Report (GEO #1884) prepared by Earth Systems Southwest dated November 16, 2006.

Findings of Fact: The project site is not within the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone. Active fault rupture is unlikely to occur at the project site.

Mitigation: None required

Monitoring: None required

11. Liquefaction Potential Zone

☐ ☐ ☒ ☐

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," GIS database, and Geologic Feasibility Report (GEO #1884) prepared by Earth Systems Southwest dated November 16, 2006.

Findings of Fact: The project is located within a moderate Liquefaction Potential Zone. However, the potential for liquefaction to occur at the site is negligible.

Mitigation: None required.

Monitoring: None required.

12. Ground-shaking Zone

☐ ☐ ☒ ☐

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-18 "Ground Shaking," GIS database, and Geologic Feasibility Report (GEO #1884) prepared by Earth Systems Southwest dated November 16, 2006.

Findings of Fact: There are no active or potentially active faults that traverse the site. The site could be subject to strong ground shaking in the event of an earthquake, however. The project site has a less than significant impact to strong seismic ground shaking from proper engineering design and construction in conformance with current building codes and engineering practices. Uniform Building Code (UBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As UBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: None required

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?				
<u>Source:</u> On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," GIS database				
<u>Findings of Fact:</u> Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil. Potential hazards from slope instability at the site are considered negligible.				
<u>Mitigation:</u> None required.				
<u>Monitoring:</u> 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?				
<u>Source:</u> RCIP, Resolution No. 94-125, and Geologic Feasibility Report (GEO #1884) prepared by Earth Systems Southwest dated November 16, 2006.				
<u>Findings of Fact:</u> The project will not be affected by ground subsidence. Dry sand settlement is not expected to significantly impact the performance of structures supported on foundations designed and constructed in accordance with the recommendations of the report.				
<u>Mitigation:</u> None required.				
<u>Monitoring:</u> None required.				
15. Other Geologic Hazards	☐	☐	☐	☒
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				
<u>Source:</u> On-site Inspection, GIS database				
<u>Findings of Fact:</u> The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard.				
<u>Mitigation:</u> None required				
<u>Monitoring:</u> 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?	☐	☐	☐	☒
<u>Source:</u> Riv. Co. 800 Scale Slope Maps, GIS database, Project Materials				
<u>Findings of Fact:</u> The project is not affected by significant topography, surface features, or slopes. The project site is relatively flat and would have not impact on slopes.				
<u>Mitigation:</u> None required				
<u>Monitoring:</u> None required				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Project Application Description, On-site Inspection, and Geologic Feasibility Report (GEO #1884) prepared by Earth Systems Southwest dated November 16, 2006.

Findings of Fact: Standard conditions of approval have been issued regarding soils that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. The soils report revealed that the project site consists generally of silty sand and sand with silt, generally slightly moist to dry, and loose to medium dense in the upper 5 feet, transitioning to medium dense to dense. The north part of the site consists of dumped sandy material with uneven surface. The soils are susceptible to wind and water erosion. Preventative measures to reduce seasonal flooding and erosion have been incorporated into the grading plans. The soils within the building and structural areas require moisture conditioning, over-excavation, and re-compaction.

Mitigation: Compliance with conditions of approval on file in LMS, including 70 .TRANS. 1 – Erosion Control, and 80. BS GRADE. 1 – BP3.O.A Certification and Compaction Report.

Monitoring: Monitoring to be provided by the Building & Safety Department through Ordinance No. 457.

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

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

Findings of Fact: 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 church.

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

Findings of Fact: The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. A condition has been placed on the project to control dust created during grading activities.

Mitigation: Compliance with conditions of approval on file in LMS, including 10 .PLANNING. 15 – Prevent Dust & Blowsand.

Monitoring: Monitoring shall be done by the Planning Department and Building and Safety Department through Ordinance Nos. 348 and 475.

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

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ ☒ ☐ ☒

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ ☒ ☐ ☒

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐ ☐ ☐ ☒

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☐ ☒

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ ☐ ☐ ☒

Source: Project Application Description

Findings of Fact: The proposed project will not create or require transportation of hazardous materials. It may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, and automotive fluids, etc. No known hazardous waste site exists on or near the project site, and no significant impacts are anticipated from this project.

Mitigation: None required.

Monitoring: None required.

21. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐ ☒ ☐ ☐

b) Require review by the Airport Land Use Commission?

☐ ☒ ☐ ☐

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☒ ☐ ☐

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☒ ☐ ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, ALUC review dated September 17, 2007.

Findings of Fact: The Airport Land Use Commission (ALUC) determined that the proposed project is conditionally consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan pursuant to the Special Conditions Policies outlined in their report of September 17, 2007. The project site is located approximately 1 mile westerly of the westerly terminus of Runway 10-28 at the Bermuda Dunes Airport airstrip, within Zone C which is restricted to an average of 75 persons per acre and a maximum of 150 persons in any given area. The ALUC review calculated from an estimated gross

floor area of 55,320 square feet. This figure arose from an earlier proposal for one two-story building, which was modified to a new plan after review by the Bermuda Dunes Community Council. The current proposal is two single-story buildings at a total gross floor area of approximately 38,700 square feet, a lesser figure. Office buildings are considered to have an intensity of one person per 200 square feet, with the 50% reduction, ALUC calculated from 55,320 square feet to reach a total of 277 persons at the site with an average intensity of 61 persons per acre, which is consistent. Those intensity figures would be somewhat reduced for the two buildings as currently designed. The Parking Space method indicates a higher intensity on the site. ALUC calculated for 279 parking spaces based upon the original size of the one two-story building. The modified proposal for two single-story buildings results in a reduced net floor area of approximately 38,000 square feet. The project has been conditioned for 195 parking spaces, and remains consistent with ALUC intensity requirements.

Mitigation: Compliance with ALUC letter dated September 17, 2007, and conditions of approval on file in LMS, including 10. PLANNING. 23 - Conform to Elevations, and 10. PLANNING. 32, ALUC letter.

Monitoring: Monitoring shall be done by the Building and Safety Department as well as the Riverside County Airport Land Use Commission through Ordinance Nos. 348 and 457.

22. Hazardous Fire Area

☐	☐	☐	☒

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

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

Findings of Fact: The project is not located within a High Fire Area identified by Ordinance No. 546.

Mitigation: None required

Monitoring: None required

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

☐	☐	☒	☐

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

☐	☒	☐	☐

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐	☐	☐	☒

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐	☐	☒	☐

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☒	☐
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☐	☐	☒

Source: GIS database, CVWD letter dated August 25, 2006.

Findings of Fact: The project site is protected from regional storm water flows by the Coachella Valley Storm Water Channel. The site lies in FEMA designated Zone C and within limits of the Bermuda Dunes Drainage Study area which requires all new developments to retain 100 percent of the runoff for a 100-year event. Local drainage has been reviewed and approved by the Transportation Department. The project proponent also proposes two separate underground retention basins on the east side and west side of the project. This chamber has a storage capacity of 25,200 cubic feet. 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.

Mitigation: Comply with CVWD letter and conditions of approval on file in LMS, including 10 .TRANS. 11 – Drain Easement, 10. TRANS. 17 – Underground Retention.

Monitoring: Monitoring to be provided by the Transportation and Building and Safety Departments through Ordinance Nos. 348 and 457.

24. Floodplains

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

NA - Not Applicable ☒	U - Generally Unsuitable ☐	R - Restricted ☐	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☒	☐
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. (Dam Inundation Area)?	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☒	☐

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database, CVWD letter dated August 25, 2006.

Findings of Fact: The project will not 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 as proposed. The project will increase the amount of impermeable surfaces, but will not significantly 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. The project proposes two separate underground retention chambers on the east and west sides of the project. The east underground chamber has dimensions of 389 feet long by 15 feet wide

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

by 9 feet deep. The west underground retention chamber has dimensions of 429 feet long by 15 feet wide by 9 feet long. Local drainage has been reviewed and approved by the Transportation Department.

Mitigation: Compliance with CWD's letter dated August 25, 2006 and conditions of approval on file in LMS, including 10. TRANS 7. - Flood Hazard Report 1, 10. TRANS. 8 - Flood Hazard Report 2, 10. TRANS 9 - Flood Hazard Report 3, and 10. TRANS. 10 - Flood Hazard Report 4.

Monitoring: Monitoring shall be conducted Building and Safety Department and Transportation Department and through Ordinance Nos. 348 and 457.

LAND USE/PLANNING Would the project

25. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

☐	☒	☐	☐

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐	☒	☐	☐

Source: RCIP, GIS database, Project Application Description: ALUC review dated September 17, 2007.

Findings of Fact: The plot plan proposes to construct and operate an approximate 40,000 square foot professional office complex consisting of two one-story office buildings equating about 20,000 square feet apiece, at a building height of approximately 24 feet, with parking and landscape areas.

The project is located close to Washington Street, which serves as the western boundary of the City of Palm Desert. The proposed professional office complex is compatible in scale and design with the commercial land uses that have been developed along the western edge of Washington Street in the City of Palm Desert.

The project site is currently vacant graded land, with single-family residences to the north, east, and south, a multi-tenant apartment to the northwest, and JFK Memorial Hospital to the southwest, with a mixture of residential and commercial in the extended area. An approximate 17,000 square foot church with accessory offices was approved in April, 2008, on the lot immediately west of the project, which adjoins Washington Street. This professional office complex would be compatible with the proposed Commercial Office (CO) land use designation which allows for a variety of office uses and support services. Offices are permitted based upon their compatibility with surrounding land uses.

The project applicant appeared before the Bormuda Dunes Community Council a number of times. The project was approved by a 4-1 vote on November 8, 2007. The Council responded to the complaints of neighbors, particularly along Sparkey Way, Avenue 41, and Yucca Lane, who did not want a commercial building built at this location. The applicant had originally desired residential, but the Airport Land Use Commission (ALUC) found that residential is not compatible with this site. The Planning Department has received approximately 15 opponent letters for this project, and approximately 10 proponent letters for this project. The opponent letters were received in October and November, 2007, and the proponent letters were received in July, 2008, not necessarily from the same people.

A re-design of the project occurred in early 2008, from a one two-story office building to two one-story office buildings. The applicant incorporated a number of design changes to make the structure compatible with surrounding residential, including 8 foot block walls to the north and east of the project; an approximate 20-25 foot landscape area between the curbside and parking lot on Avenue 41 and Sparkey Way, and adjoining the block walls; and generous "garden" landscaping around the

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

perimeter of the office building. The landscaping is coordinated with variegated plaster, cultured stone sidings, glass, and desert colors on the building itself, in a more "residentially-friendly" office façade. Parking was eliminated along the Avenue 41 frontage to avoid headlights beaming into adjacent residential areas.

The facility is conditionally compatible with surrounding land uses, and does not generate excessive noise, traffic, light, fumes, or odors that might have a negative impact on adjacent neighborhoods.

The location of the proposed use will not jeopardize public health, safety, and welfare, or the facility is necessary to ensure the continual public safety and welfare.

Mitigation: The facility will be subject to enforcement mechanisms throughout its design as found in the conditions of approval on file with the LMS, including 10 .PLANNING. 23 – Conform to Elevations and 80 .PLANNING. -- Parking/Landscaping Plan.

Monitoring: Monitoring shall be conducted by the Planning Department and the Building and Safety Department and through Ordinance Nos. 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: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact: The project is within the Western Coachella Valley Area Plan. The current land use designation is Community Development: Very Low Density Residential (CD:VLDR) (1 acre minimum), with a zoning classification of Residential One-Family Dwellings, 20,000 square feet minimum (R-1-20000). The proposed general plan amendment is Commercial Office and the proposed zoning is Commercial Office. The plot plan proposes to construct and operate an approximate 40,000 square foot professional office complex. The proposed project is currently designed to remain compatible with surrounding existing and approved land uses.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including general plan amendment to Commercial Office and change of zone to Commercial Office (C-O) as found in the conditions of approval on file with the LMS, including 60 PLANNING 4 - Required Applications and 80 PLANNING 5 – Required Applications.

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				

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

that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine? ☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines? ☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure OS-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: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project site is located approximately one mile from the Bermuda Dunes Airport. The proposed project was conditionally consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan pursuant to the Special Conditions Policies outlined in Policy 3.3.1, Paragraph C, of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan. The application of a Commercial Office (C-O) zone will be compatible with the airport noise environment.

Mitigation: None required.

Monitoring: None required.

29. Railroad Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

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

Findings of Fact: The project site is located approximately half-mile of an active railroad line but the nature of the use is commercial and is for a public facility and is compatible with the railroad noise element, which is considered moderate in the RCIP.

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

Mitigation: None required
Monitoring: None required

30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located approximately half-mile southerly of Interstate 10 freeway, but the nature of the use is for a public facility 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 Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

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 Application Materials

Findings of Fact: The plot plan proposes to construct and operate an approximate 40,000 square foot professional office complex. The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: Compliance with conditions of approval on file in LMS, including 10 PLANNING 11 - Noise Monitoring Reports and 10 PLANNING 10 - Exterior Noise Levels.

Monitoring: Monitoring shall be provided by the Building & Safety Department and through Ordinance Nos. 348 and 457.

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of

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

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: The proposed project will not displace any existing housing as the site is current vacant and undeveloped. The site is not located in a County Redevelopment Area. The project will not encourage significant new developments in the area which is largely built-out, and the project would not cumulatively exceed regional or local population projections.

Mitigation: None required

Monitoring: None required

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

34. Fire Services

Source: Riverside County General Plan 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 standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services.

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 a significant 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. Compliance with conditions of approval on file in LMS, including 10 PLANNING, 33 - Sheriff Letter.

Mitigation: None required.

Monitoring: None required.

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

36. Schools

☐ ☐ ☒ ☐

Source: Desert Sands Unified School District correspondence, GIS database

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 Desert Sands 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 4.4-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. 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

RECREATION

39. Parks and Recreation

☐ ☐ ☐ ☒

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ ☐ ☐ ☒

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ ☐ ☐ ☒

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☐ ☒

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

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 proposed project will not result in an increase district population generating the need for additional parkland in neighborhood parks.

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 county designated trails are proposed on the site. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to recreational trails.

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

Findings of Fact: The project will generate traffic to the area and regional transportation system. The project is anticipated to have some significant traffic or circulation impacts to the intersection of Washington Street and Avenue 41. The project will have an entry on Avenue 41, and a secondary access point on Sparkey Way. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to county maintained streets and roadways.

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

The project proponent shall be responsible for the design of traffic signals at the intersections of Washington Street (NS) at Avenue 41 (CW) with fee credit eligibility for Traffic Signal Mitigation fees, or as approved by the Transportation Department. The intersection of Washington Street (NS) at Avenue 41 (EW), and the intersection of Sparky Way (NS) at Avenue 41 (EW), shall be improved to provide additional turn lanes and through lanes as provided for in the LMS conditions of approval.

Avenue 41 is a County maintained road, and shall be improved with concrete curb-and-gutter and 6-foot wide concrete sidewalk.

Mitigation: Compliance with conditions of approval on file in LMS, including 80 TRANS. 18 - Traffic Signal Design, 80 TRANS. 20 - TS/Geometrics, and 90 TRANS. 1- Improvements.

Monitoring: Monitoring shall be conducted by the Transportation and Building and Safety Departments.

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, CVWD letter dated August 25, 2006.

Findings of Fact: The project will not 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. The Coachella Valley Water District will be supplying domestic water service to the proposed project.

Mitigation: None required

Monitoring: None required

44. Sewer

☐ ☐ ☒ ☐

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ ☐ ☒ ☐

Source: Department of Environmental Health Review

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

Findings of Fact: The project will not be affected by the sewer service programs and land use standards of the RCIP. The Coachella Valley Water District will be supplying domestic sewer service to the proposed project. The area shall be annexed to Improvement District No. 58 of the District for sanitation.

Mitigation: None required.

Monitoring: None required.

45. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☒ ☐

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?

☐ ☐ ☒ ☐

Source: RCIP, Riverside County Waste Management District correspondence

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. The project shall provide facilities in compliance with the solid waste and recycling recommendations of the of the Waste Management Department transmittal of January 24, 2006.

Mitigation: None required.

Monitoring: None required.

46. Utilities

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

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

Source: RCIP

Findings of Fact: Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities (drainage facilities) that support local systems. The project will not conflict with adopted energy conservation plans. Utility installation shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

Mitigation: None required.

Monitoring: None required.

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

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, Project 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 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.

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 Materials

Findings of Fact: Project as proposed would have cumulative, but non-significant, impacts on Aesthetics, Air Quality, Biological, Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, and Transportation. These items are discussed individually elsewhere in this initial study.

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.

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

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, other non CEQA documents listed below were considered.

RCIP: Riverside County Integrated Project

Coachella Valley Water District comment letter dated August 25, 2006

Riverside County Waste Management Department letter dated July 20, 2007.

ALUC letter dated September 17, 2007

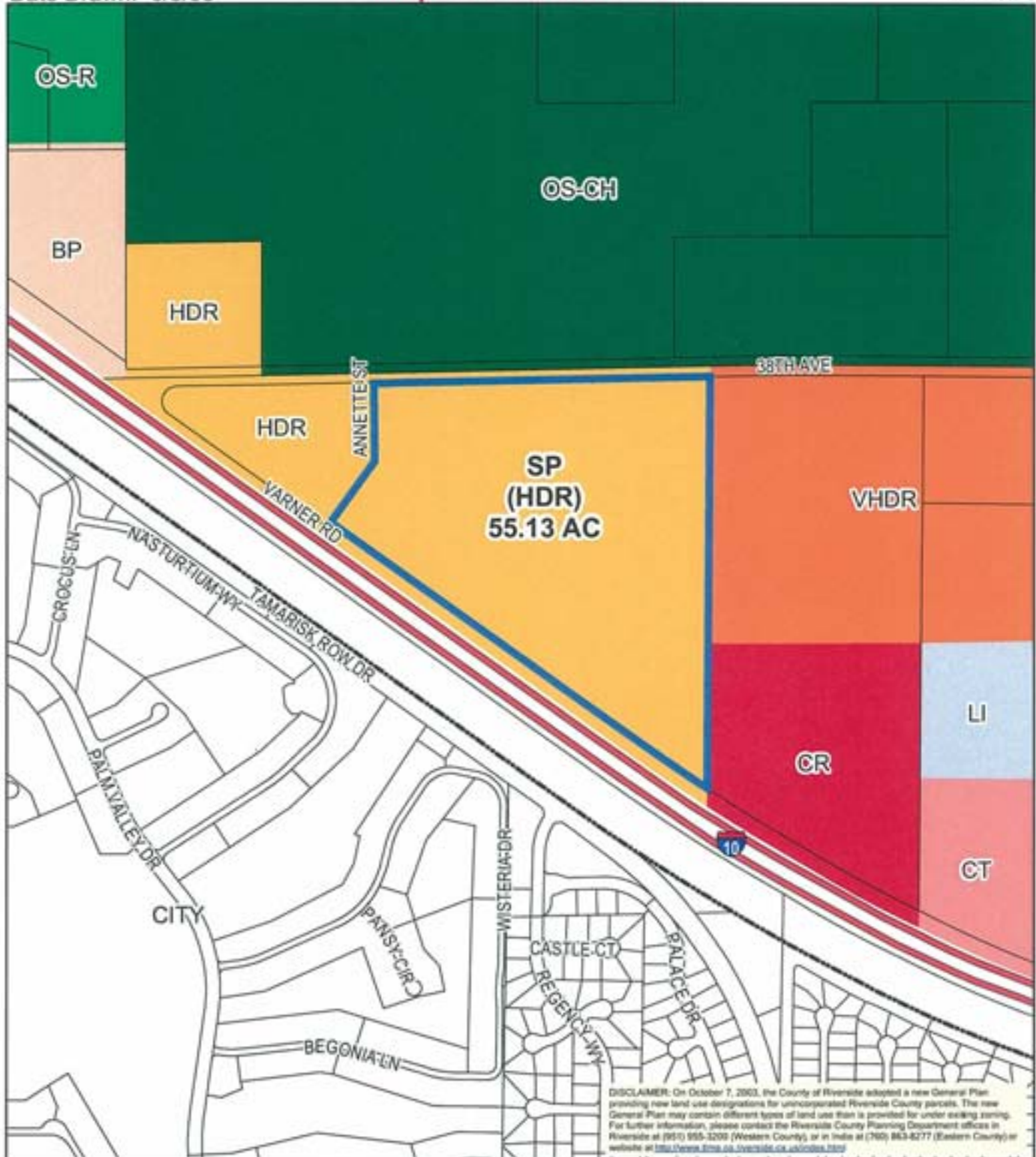
Location Where Earlier Analyses, if used, are available for review:

County of Riverside Planning Department
38686 El Cerrito Road, Palm Desert, California 92211

Supervisor Wilson
District 4
Date Drawn: 6/5/08

GPA00881 SP00360
Proposed General Plan

Planner: Mike Harrod
Date: 4/29/09
Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Bermuda Dunes
Township/Range: T5SR6E
Section: 2



Assessors
Bk.Pg. 626-13
Thomas
Bros. Pg. 819 C1

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Valanté Specific Plan, Palm Desert, California

Environmental Assessment (E.A.) Number: 40918

Project Case Type (s) and Number(s): General Plan Amendment No.881, Change of Zone No 07582, and Specific Plan No. 360

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon St 9th Floor, Riverside, CA 92502

Contact Person: Matt Straite, Project Planner

Telephone Number: (951) 955-8631

Applicant's Name: Palm Desert Investors, LLC.

Applicant's Address: 4060 W. Washington Blvd., Los Angeles, CA 90018

I. PROJECT INFORMATION

A. Project Description: Valanté Specific Plan Project

1. Project Location

The proposed 55.13-acre project site is located in the western portion of Coachella Valley in unincorporated Riverside County, California. The Regional Location Map (Figure 1) displays the location of the project site in its regional context. The project site is located south of Avenue 38 and north of the Interstate 10 freeway (I-10) and Varner Road, and approximately ¾ mile west of Washington Street. The City of Palm Desert is located on the south side of the I-10. Immediately north of Avenue 38 and the Project site is the Coachella Valley Preserve. The Site Vicinity Map (Figure 2) depicts the project site in relation to the immediately surrounding communities and circulation systems. The Jurisdictional Boundary Map (Figure 3) shows the project site outside of the sphere of influence of the City of Palm Desert.

2. Project Description

The Project is an infill single-family detached and attached residential community offering:

- A variety of housing opportunities designed to address a diversity of life styles within walking distance to open space and planned commercial and office centers;
- Pedestrian and bicycle mobility;
- Neighborhood interaction through provision of active and passive open space, gathering areas, and a network of paseos and sidewalks;
- Connectivity among neighborhoods and surrounding land uses;
- A range of housing types with an overall density range of 8 to 14 dwelling units per acre (DU/ac) compatible with the site's Community Development: High Density Residential (CD:HDR) General Plan land use designation and surrounding high density planned residential neighborhoods immediately to the west and east, and
- High quality architectural and landscape design.

The Valanté Specific Plan provides the following land uses:

- Up to 460 single family detached and attached dwelling units on approximately 26 acres (47% of the site);
- More than 9.6 acres in neighborhood park and open space (17% of the site); and
- Approximately 20 acres for regional drainage infrastructure improvements and major circulation improvements (36% of the site).

Three off-site elements affected the project design and density, including:

1. Existing and proposed circulation improvements including the realignment and construction of Avenue 38 and widening of Varner Road are shown on Figure 4;
2. The Army Corps of Engineers' (ACOE) and Coachella Valley Water District (CVWD) planned regional drainage facility to the north of the project site that will protect the site and surrounding areas from 100-year floods; and,
3. The adjacency of the I-10 to the project site.

The first two elements are independent of the proposed project because they are components of the adjacent Mirasera Specific Plan (SP 00388) and the ACOE. Integrating these three elements into the land use plan for the 55-acre site requires approximately 14 acres or about 25% of the project site.

As shown on Figure 5 (Land Use Plan), Table 1 (Land Use Summary), and Table 2, Detailed Land Use Breakdown, the proposed project will encompass up to 460 homes on approximately 26 acres, which is a gross density of 8.3 DU/ac. For the purposes of determining project consistency with the County General Plan CD:HDR land use designation allowed density of 8-14 du/ac, the density calculation uses the gross acreage of the Project Site, which includes the new Avenue 38 and Varner Road ROW dedications. Therefore, the project density is consistent with the CD:HDR General Plan land use designation.

All vehicular access into the Valanté community will be via Avenue 38. From Avenue 38, the residences will be accessed from two separate intersections, for a total of four access points along Avenue 38. The intersection nearest Varner Road is considered the primary access. Access into the residential neighborhoods will be via two private, non-gated roads on either side of Avenue 38. The community will also have pedestrian and bicycle connections with the community of Mirasera to the east and the local area via a regional multi use trail along Avenue 38 and Varner Road north of Avenue 38, as well as a proposed pedestrian connection at the southeast corner of the Project Site adjacent to Mirasera.

There is also a 3.4-acre, 70+ foot wide swath of passive, landscaped open space with trails along the site's Varner Road frontage that serves as a visual transitional area from the I-10 Freeway and Varner Road.

The overall Valanté community was planned as two neighborhoods designed around central community greens and recreational open space areas, and connected by an extensive pedestrian circulation system. The two distinct neighborhoods are formed around the planned realignment of Avenue 38, which will bifurcate the Project Site with a 118-foot ROW.

The park and open space areas (approximately 9.6 acres) are designed to offer a mix of active and passive uses with amenities such as barbecues, a gazebo, community swimming pool and spa area, open turf areas and walking/jogging trails.

The Whitewater River Basin Flood Control project is a cooperative effort between the ACOE and CVWD to implement flood protection measures within the Thousand Palms area of the Whitewater River Basin. The project, which was approved under the Water Resources Development Act of 2000, consists of constructing three levees to protect the Thousand Palms area from flooding and convey storm water to the Coachella Valley fringe-toed lizard (FTL) preserve. As part of the Whitewater River Basin (Thousand Palms) Flood Control Project, the ACOE and Coachella Valley Water District (CVWD) will construct a regional drainage facility along the entire northern project site boundary to protect adjacent properties and the project site from 100-year flood events. At 170 feet wide, this drainage facility accounts for approximately 6.2 acres or approximately 11% of the project site. This flood control channel will change the project site's Federal Emergency Management Agency (FEMA) flood zone designation from Zone AO (inside the 100-year flood area) to Zone C (outside the 100-year flood area).

The CVWD's drainage facility plan has been integrated into the proposed project but might not be complete prior to site buildout. Therefore, to provide interim flood protection and detention capacity for stormwater run-on from adjacent properties, approximately 2.3 acres along the western boundary of the Valanté site will be used to temporarily augment drainage facility capacity until the regional drainage facility is built by the CVWD. Once the regional drainage facility is completed, this area will be allowed to be developed for residential and open space/park use.

The Specific Plan also incorporates green building/sustainable guidelines. Energy efficient building design guidelines and materials include:

- To reduce high electricity costs for residents, dual-pane windows are required.
- Ultra-low emissivity ("e"), dual-pane vinyl windows should be considered as a standard feature.
- Radiant barriers should be installed in homes as a standard feature to reduce summer heat gain and winter heat loss, and hence to reduce building heating and cooling energy usage.
- Utilize engineered wood for rough carpentry where feasible to reduce wood waste.
- Homes shall be pre-plotted and pre-wired for photovoltaics.
- Use of low volatile organic compound (VOC), water-based wood finishes and construction adhesives are encouraged.

Sustainable landscaping guidelines include:

- Appropriate plant selections with low water and maintenance requirements, along with drip irrigation and other water conserving irrigation techniques, will be used to ensure that Valanté adheres to community-wide water conservation techniques.
- For all common landscape areas, evapotranspiration – weather-based irrigation controllers should be installed to optimize watering amounts and times and limit water charges to the homeowners association.
- The landscape concept for Valanté will primarily incorporate plants and trees that are native to the Coachella Valley climate or that will be drought tolerant, hardy and durable under the desert conditions and prevailing winds.
- Shade trees should be utilized as much as possible, particularly adjacent to walkways and seating areas to create refuge from the sun.
- Consider paths made from permeable materials such as decomposed granite.

Green building interior finishes and indoor air quality improvements include:

- Take extra care to assure proper sealing of plenums, air handlers, and ducts to eliminate leaks in a duct system. Duct mastic is a preferred flexible sealant that can move with the expansion, contraction, and vibration of the duct system components. Choose water-based products that are the least toxic and easiest to clean up where feasible.
- To improve indoor air quality, low or no-volatile VOC paint, adhesives and carpet is encouraged.
- Energy Star® appliances, such as dishwashers and refrigerators should be installed in homes as a standard feature.
- Offer Energy Star® ceiling fans with compact fluorescent lights (CFL) in living areas and bedrooms as optional upgrades.
- CFL bulbs or similar energy efficient lighting should be used in private and public spaces where feasible.
- Install High Efficiency HVAC Filters (MERV 6+) where feasible.
- Retractable, cabinet-integrated, dual-bins for rubbish and recycling should be considered in homes as a standard feature.
- High-efficiency water heaters with an efficiency rating of 0.8 or greater or tankless (instantaneous) water heaters are encouraged to be offered as an upgrade for SFD and SFA homes. Provide buyers informational materials regarding energy saving features and rebate opportunities as reasons for opting for the upgrade.
- Install super low flow or dual flush toilets where feasible.
- Rapidly renewable materials, such as bamboo and recycled content linoleum flooring should be offered as optional items to home buyers.

The discretionary actions and approvals for the Valanté Specific Plan include:

- Approval of Mitigated Negative Declaration/Environmental Assessment/Initial Study (MND/EA/IS) (EA#40918);
- Amendment to the RCIP General Plan Land Use Plan to apply a Specific Plan Designation on the Community Development: High Density Residential designated project site (GPA#881);
- Amendment of Riverside County Ordinance No. 348 to incorporate the Valanté Specific Plan;
- Adoption of a Change of Zone from W-2 (Controlled Development Area) to Specific Plan (CZ#07582); and
- Adoption of Valanté Specific Plan along with the zoning ordinance.

Other subsequent actions and approvals include:

- Approval of tentative tract map(s);
- Issuance of grading permits;
- Issuance of building permits;
- Approval of water, sewer and storm drain plans;
- Approval of flood control plan;
- Approval of flood zone amendment; and
- Issuance of National Pollutant Discharge Elimination System (NPDES) Construction Permit.

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

C. Total Project Area:

Residential Acres: 55.13	Lots: 1	Units: 460	Projected Number of Residents: +/- 1472
Commercial Acres: 0	Lots:	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: NA
Industrial Acres: 0	Lots:	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: NA
Other: 0			

D. Assessor's Parcel No(s): 626-130-019

E. Street References: South of Avenue 38, north of the I-10 and Varner Road, and ¼ mile west of Washington Street in the Coachella Valley, unincorporated Riverside County, California.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 5 South, Range 6 East, Section 2 – "Parcel 1 of Parcel Map 20001, in the County of Riverside, State of California, as shown by map on file in Book 130, Pages 20 and 21 of parcel maps, in the Office of the County Recorder of said County."

G. Brief description of the existing environmental setting of the Project site and its surroundings: The site is essentially flat and is bordered by the proposed Mirasera Specific Plan (SP 338) on the east, undeveloped land on the west, Avenue 38 and the Coachella Valley Preserve (natural area set aside for the preservation of the fringe-toed lizard and desert fauna and flora) to the north, and Varner Road and I-10 on the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project, which includes 460 units at a density of 8.3 units per acre, meets the requirement of the Community Development: High Density Residential (CD:HDR) (8 - 14 dwelling units per acre) General Plan Land Use Designation.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The project would provide recreation facilities suited for its residents and would pay Development Impact Fees. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is not located within any special hazard zone (including fault zone, high fire hazard area, dam inundation zone, liquefaction potential, etc.). The proposed project meets all other applicable Safety Element policies.
- 5. Noise:** Sufficient mitigation against Interstate I-10 traffic noise has been provided for in the design of the project. The proposed project meets all other applicable Noise Element policies.

6. **Housing:** The proposed project meets all applicable policies contained within the Housing Element.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
- B. **General Plan Area Plan(s):** Western Coachella Valley
- C. **Foundation Component(s):** Community Development (CD)
- D. **Land Use Designation(s):** High Density Residential (CD:HDR) (8 - 14 dwelling units per acre)
- 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), Zoning Classification(s), Overlay(s) and Policy Area(s), if any:** Specific Plan, Community Development, Open Space, Scenic Highway Commercial (C-P-S) and Controlled Development Area W-2 to the east, Natural Assets N-A to the north, and Controlled Development (W-2) and Specific Plan (SP) to the west. Located in the Bermuda Dunes Zoning District. With the Interstate-10 freeway to the south.
- H. **Adopted Specific Plan Information**
- Name and Number of Specific Plan, if any: N/A
 - Specific Plan Planning Area, and Policies, if any: N/A
- I. **Existing Zoning:** Controlled Development Area (W-2)
- J. **Proposed Zoning, if any:** Specific Plan (SP)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

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

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant

effects; or (3) New information of substantial importance, which was not known; and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Matt Straite
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	☐	☐	☒	☐
a) Have a substantial effect upon a scenic highway corridor within which it is located?				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☐	☒

Source:

Riverside County Integrated Project (RCIP) General Plan Circulation Element Figure C-9 "Scenic Highways" and Western Coachella Valley Area Plan (WCVAP) Figure 9 "Scenic Highways."

Findings of Fact:

a) The project site is adjacent to I-10, a County Eligible Scenic Highway. As such, the project shall comply with the goals and policies contained in the Scenic Highway section of the RCIP WCVAP. The WCVAP Policy 18.1 for Scenic Highways states:

"Protect the scenic highways in the Western Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements."

The following are the General Plan Policies related to Scenic Highways that are relevant to WCVAP Policy 18.1

- LU 13.1 – Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public.
- LU 13.2 – Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors.

- LU 13.3 – Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment.
- LU 13.4 – Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways.

All of the WCVAP and RCIP scenic highway policies are applied equally to any form of development, whether residential or commercial.

Although, the project will modify the view from the freeway, the project's development setback from the I-10 ROW is over 180 ft., and the project design will comply with all of the applicable Riverside County General Plan goals and policies related to scenic highway corridors. Therefore, impacts to scenic highway corridors will be less than significant. Therefore, no mitigation measures are required.

Between the existing improved area of the I-10 and the project site, there is an approximate 5 to 10 foot dirt strip with weeds and a wood/wire fence. Between this dirt strip and the project site is Varner Road, which is currently 2 lanes and approximately 24 feet in width; however, Varner Road will be expanded to six lanes within a 118 foot ROW as part of the proposed project pursuant to the General Plan Circulation Element.

The Valanté Specific Plan's site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valanté Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range to the northeast of the project site. The frontage along Varner Road is planned with a 70 foot open space buffer with native landscaping, riding and hiking trails and three to four-foot berms, rather than using block walls along the I-10-facing property boundary so as to preserve the view corridor along the I-10 and provide a transitional area between the I-10 and the development areas. Impacts to a scenic highway corridor will be less than significant.

b) There are no scenic resources on the undeveloped project site. Therefore, development of the project site will not affect any scenic resources.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☒	☐

Source:

GIS database, Ordinance No. 655, RCIP, WCVAP Policies 15.1 and 15.2 and Figure 6, Mt. Palomar Nighttime Lighting Policy.

Findings of Fact:

The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. This project is located 41.96 miles from the Mt. Palomar Observatory in Zone B. Ordinance No. 655 requires all outdoor lighting, other than street lighting, to be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. The proposed project will conform to the requirements of Ordinance No. 655. Compliance with Ordinance No. 655 will ensure potential impacts are less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

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

Source:

Site Visit, Project Description.

Findings of Fact:

a) There is no existing lighting on the project site. The proposed project would result in a new source of light and glare from the addition of streetlights, security lighting, residential lighting, as well as transient vehicular lighting from cars traveling on adjacent roadways. As discussed above, Riverside County Ordinance No. 655 is applicable to the project site. Therefore, the project must comply with Ordinance No. 655, including, but not limited to Low Pressure Sodium Vapor (LPSV) street lights. Pursuant to Ordinance No. 655, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. The lighting per Ordinance No. 655 will be similar to other residential and commercial areas surrounding the site. Therefore, impacts would be reduced to a level of less than significant.

b) The proposed project is not expected to create unacceptable light levels because of conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE RESOURCES <u>Would the project</u>				
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 (Rev. 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 Open Space Element; Figure OS-2 "Agricultural Resources," GIS database and Project Materials

Findings of Fact:

a-d) The project site is not used as agriculture, is not in an agriculture preserve, and is not currently under a Williamson Act contract. The site is also not designated as Prime Farmland or Farmland of Local Importance and is not located within 300 feet of agriculturally zoned property. Additionally, the proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses. Therefore, no impact is anticipated to agricultural resources.

Mitigation Measures:

No mitigation measures are required

Monitoring:

No monitoring is required.

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

Source:

Air Quality Impact Analysis for Valanté Specific Plan #00360, Palm Desert, California by Giroux & Associates dated June 13, 2007, RCIP Land Use Element, Air Quality Element, and Circulation Element, Riverside County RCIP/General Plan EIR (SCH No. 2002051143), SCAQMD Website, and 2003 AQMP

Findings of Fact:

a) The project is located in the Coachella Valley Planning Area (CVPA) of the Salton Sea Air Basin (SSAB). The Southern California Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control in the SSAB. The SCAQMD is responsible for the development of the regional Air Quality Management Plan (AQMP) and efforts to regulate pollutant emissions from a variety of sources. The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a sequence of Air Quality Management Plans (AQMPs). The 2003 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, and to return clean air to the region. Projects that are considered to be consistent with the AQMP would not interfere with attainment, because this growth is included in the projections used to

formulate the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

Projects that are consistent with the projections of employment and population forecasts identified in the Growth Management Chapter of SCAG's Regional Comprehensive Plan and Guide (RCPG) are considered consistent with the AQMP growth projections. Since SCAG's regional growth forecasts are based upon land uses specified in county and city general plans, the development proposed under the County's General Plan would also be consistent with the SCAG's regional forecast projections. In turn, this development would also be consistent with the AQMP growth projections. As part of adoption of the County of Riverside's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the County's General Plan is consistent with the 2003 AQMP.

The proposed project is consistent with the County's General Plan land use designation of Community Development: High Density Residential. Therefore, the proposed project is consistent with the 2003 AQMP and project impacts are less than significant.

b) The project will introduce sensitive receptors (residences) into the SCAB, which has non-attainment status for ozone, carbon monoxide, and particulate matter (PM₁₀).

Construction Impacts:

Dust is the primary concern during construction. Short-term construction emissions would result from site preparation/grading, building construction, and construction worker commute. All construction activities would comply with SCAQMD Rule 403 regarding the control of fugitive dust. All construction projects in the Coachella Valley are required to use strongly enhanced dust control procedures. The construction activity emissions associated with the proposed project are shown below:

Average daily PM₁₀ emissions during site grading and other disturbance are stated in the SCAQMD Handbook to be 26.4 pounds/acre. This estimate is based upon required dust control measures in effect in 1993 when the AQMD CEQA Air Quality Handbook was prepared. Rule 403 was subsequently strengthened to require use of a greater array of fugitive dust control on construction projects. All construction projects in the Coachella Valley are required to use strongly enhanced control procedures. Use of enhanced dust control procedures such as continual soil wetting, use of supplemental binders, early paving, etc. can achieve a substantially higher PM₁₀ control efficiency. Daily emissions with use of reasonably available control measures (RACMs) for PM₁₀ can reduce emission levels to around ten (10) pounds per acre per day. With the use of best available control measures (BACMs) the California Air Resources Board URBEMIS2002 computer model predicts that emissions can be reduced to 1-2 pounds per acre per day.

For the proposed project, the Air Resource Board URBEMIS2002 computer model predicts that 23.8 acres could be under simultaneous heavy construction at some point during the build-out lifetime of the project. With the use of only minimum construction dust control, daily PM₁₀ emissions during site grading could reach 628 pounds per day ($23.8 \times 26.4 = 628 \text{ lb/day}$). The SCAQMD significance threshold of 150 pounds per day would be exceeded. With the use of RACMs, daily PM₁₀ emissions during site grading could be reduced to 238 pounds per day ($23.8 \times 10.0 = 238 \text{ lb/day}$) still in excess of allowable standards 59%. A more comprehensive control program will be required to achieve a less-than-significant impact. As shown in the URBEMIS2002 computer model output, PM₁₀ emissions

from soil disturbance can be reduced to 22.4 pounds per day with the application of all available mitigation. Potentially significant PM₁₀ impacts can thus be mitigated to less-than-significant levels.

Current research in particulate-exposure health effects suggests that the most adverse impact derives from ultra-small diameter particulate matter comprised of chemically reactive pollutants such as sulfates, nitrates or organic material. A new national clean air standard for particulate matter of 2.5 microns or smaller in diameter (called "PM_{2.5}") was adopted in 1997. Very little construction activity particulate matter is in the PM_{2.5} range. Soil dust is also more chemically benign than typical urban atmospheric PM_{2.5}. Project-related construction activity PM₁₀ is not predicted to exceed the 150-pound/day threshold. With only a small fraction of PM_{2.5} within the PM₁₀ generation level, this suggests a minimal potential PM_{2.5} impact.

In addition to fine particles that remain suspended in the atmosphere semi-indefinitely, construction activities generate many larger particles with shorter atmospheric residence times. This dust is comprised mainly of large diameter inert silicates that are chemically non-reactive and are further readily filtered out by human breathing passages. These fugitive dust particles are therefore more of a potential soiling nuisance as they settle out on parked cars, outdoor furniture, or landscape foliage rather than being any adverse health hazard. The deposition distance of most such dust particles is very close to the source (typically 100 feet). There are no concentrations of dust-sensitive receptors within the primary dust deposition impact zone. The nearest residences are across Varner Road and the I-10 Freeway.

Exhaust emissions will result from on and off-site heavy equipment. The types and numbers of equipment will vary among contractors such that such emissions cannot be quantified with certainty. Equipment exhaust emissions were calculated presuming that grading will be balanced on-site, and that initial heavy grading and infrastructure development will gradually shift toward building construction and then for finish construction, paving, landscaping, etc. The URBEMIS2002 computer model was used to calculate emissions from the following prototype construction equipment fleet:

Grading	Construction	Paving
Scrapers (4)	Forklift (1)	Paver (1)
Dozer (2)	Tractor/Loader/Backhoe (2)	Roller (1)
Grader (1)	Off Hwy Tractor (1)	
Tractor/Loader/Backhoe (1)		
Off Hwy Tractor (1)		

The California ARB's URBEMIS2002 computer model was also used to estimate daily mitigated emissions during grading and finish construction, with the following results (lb/day).

Construction Activity Emissions (pounds/day)

Activity	ROG	NOx	CO	SO ₂	PM ₁₀ Exhaust	PM ₁₀ Fug.	PM ₁₀ Total	PM _{2.5}
Construction, Grading								
No Mitigation	22.6	149.2	187.7	0.0	6.3	238.0	244.3	55.8
With Mitigation	20.4	74.8	187.7	0.0	1.3	21.2	22.4	5.7
Building, Painting and Paving								

No Mitigation	105.3	43.4	82.8	0.0	1.6	0.5	2.1	0.2
With Mitigation	105.3	43.4	82.8	0.0	0.7	0.5	1.2	0.8
SCAQMD Threshold	75	100	550	150	-	-	150	55

Source: URBEMIS2002 Model, Output in Appendix

* = (0.208 x fugitive dust) + 100% exhaust

The County will impose Standard Conditions of Approval (COAs) and best management practices (BMPs) for many air quality impacts. For example, a County COA for air quality is as follows.

- All necessary measures to control dust shall be implemented by the developer during grading.

With mitigation, only ROG emissions may exceed the SCAQMD threshold. ROG emissions exceed the SCAQMD threshold by as much as 40% during painting and paving, even with application of paintings and coatings using low-VOC. However, mitigation of this impact may be accomplished by using pre-coated building materials and using high pressure-low volume (HPLV) paint applicators, and by employing an extended painting schedule (using less than 100 gallons per day of low-VOC paint). If the painting schedule were extended to 9 months rather than the model assumed 6 months, average ROG emissions would be reduced to 70.2 pounds per day which is less than the 75 lbs/day threshold.

Operational Impacts:

A project's long-term air pollution emissions are generally derived from two sources: (1) mobile source emissions that result from project-related vehicle trips, and (2) stationary-source emissions due to the project's energy demands (i.e., natural gas combustion).

Project operational emissions of criteria pollutants are summarized in the table below.

Project-Related Operational Emissions (lb/day)

Activity	ROG	NOx	CO	SOx	PM ₁₀ *	PM _{2.5} *
On-Road Vehicles	34.4	35.5	387.6	0.3	37.3	6.3
Area Sources	37.1	4.8	11.9	0.1	0.1	<1
TOTAL	71.5	40.3	399.5	0.4	37.4	6.3
Significance Threshold	75	100	550	150	150	55
Percent of Thresholds	95	40	73	<1	25	11

* assumes PM₁₀ is mainly paved roadway dust and PM_{2.5} = 0.168 X PM₁₀

Source: URBEMIS2002 Air Quality Model, Output in Technical Appendix

The proposed project's long-term operations will not cause the SCAQMD's recommended threshold levels to be exceeded. Project-related emission levels for the two ozone precursor pollutants (ROG and NOx) would represent 95 and 40 percent of the significance threshold, respectively. Carbon monoxide (CO) would similarly not exceed the suggested significance threshold by a large margin of safety. Operational emissions will be at a less-than-significant level.

CO Hotspot Analysis:

Micro-scale air quality impacts have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for carbon monoxide (CO). However, the SCAQMD has demonstrated in the CO attainment re-designation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in the project area. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts near the facility will be well below thresholds with an even larger margin of safety.

To verify this conclusion, a CO screening analysis was performed at the closest impacted intersection surrounding the project. One-hour CO concentrations were calculated on the sidewalks adjacent to these intersections. P.M. peak one-hour levels (ppm above background) were as follows:

One-Hour CO Concentrations (ppm)

Intersections	Existing	Existing w/Project	2008 No Project	2008 w/Project	Build-out no Project	Build-Out with Project
PM Peak Hours						
Cook St/ Varner Rd	0.2	0.2	2.6	2.6	0.9	0.9
Avenue 38/ Varner Rd	0.1	0.3	0.6	1.0	0.5	0.6
Washington St/ Varner Rd	1.4	1.6	2.6	2.7	1.1	1.1
AM Peak Hours						
Cook St/ Varner Rd	0.2	0.2	1.4	1.5	0.7	0.7
Avenue 38/ Varner Rd	0.1	0.2	0.4	0.7	0.5	0.5
Washington St/ Varner Rd	1.5	1.6	1.9	2.2	0.6	0.7

Existing peak one-hour local CO background levels in 2005 in the project vicinity were 2.0 ppm. Combined worst-case background (2.0 ppm) plus local (2.7 ppm) equate to one-hour CO levels of 4.7 ppm which are far below the one-hour standard of 20 ppm. Micro-scale impacts associated with CO are less than significant.

The AQIA prepared by Giroux & Associates for the Valanté Specific Plan studied the long-term air emissions, including a CO screening analysis for the project. Since the AQIA was completed, the number of dwelling units in the project description for the Specific Plan changed from 475 DU to 460 DU. The potential increase of CO concentrations at the intersections will have a corresponding reduction with the change in unit count from 475 to 460 DU since the traffic associated with the 15 homes will not be generated. Nevertheless, because the AQIA has analyzed potential air quality impacts under a scenario that would have greater potential impacts than the proposed project, the above analysis has not been changed to reflect the lower dwelling unit count. Furthermore, the CO screening analysis concluded 475 units will not cause CO levels to exceed the one-hour standard of 20 ppm.

c) Cumulative air quality impacts associated with buildout of the County's General Plan was addressed on a regional basis by the County's RCIP/General Plan EIR. The General Plan EIR concluded that air quality is a significant and unmitigable impact of General Plan implementation. Therefore, the proposed project would not result in cumulative air quality impacts beyond those previously disclosed by the General Plan EIR. The RCIP/General Plan EIR (SCI No. 2002051143) is

on file and available for public viewing at the Riverside County Planning Department, 4080 Lemon Street, 9th Floor Riverside, CA and is incorporated herein by reference.

d) The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Local Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional because LSTs were derived for economically or socially disadvantaged communities not representative of Palm Desert. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NO_x), carbon monoxide (CO), and particulate matter (PM₁₀ and PM_{2.5}). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

The URBEMIS model estimates that the daily construction disturbance "footprint" will be 23.8 acres. LST pollutant concentration data is currently only published for 1, 2 and 5 acre sites. As shown in the appendix, extrapolating the smaller footprint data to determine the pollutant concentrations representative of the proposed project site for a source-receptor distance of 50 meters, the following thresholds are determined (pounds/day):

Coachella Valley	CO	NO _x	PM ₁₀	PM _{2.5}
LST Threshold	7,421	1,087	155	32
Proposed Project	83-188*	43-74*	1-22*	1-6*

*with mitigation

All mitigated emissions will be below LST thresholds during construction. Therefore, LST impacts are less than significant and no mitigation measures are required.

A number of studies have identified health-related concerns for siting pollution-sensitive land uses close to freeways. The biggest concern is from diesel trucks that emit microscopic soot particles. Passenger vehicles emit benzene and 1, 3-butadiene. Diesel is responsible for 70% of any roadway exposure risk. A recent (2002) particulate study near a freeway with many diesel trucks (710 Freeway) found the following drop-off rate of particulate matter (particulate level compared to "background") at 1,000 feet from the freeway edge:

Distance from travel lanes (feet)	25'	50'	100'	200'	300'	500'	1,000'
Particulate Ratio	3.85	3.00	1.98	1.38	1.12	1.06	1.00

The particulate level (and associated diesel risk) drops dramatically at 300 feet and beyond from the freeway. The project proposes residential uses at approximately 200 feet from the nearest I-10 travel lanes. The southern most development will be on the fringe of the freeway diesel exhaust "plume". Although the closest homes are not within a heavy diesel exposure zone, prudent protection is suggested in the form of upgraded filters on the ventilation system for homes within 250 feet of the southern site boundary.

Additionally, diesel trucks are expected to be 80% cleaner in the next 10-15 years. Prevailing winds are also generally parallel to the freeway instead of directed toward the project site. These factors will further enhance the health protection afforded by the proposed upgraded filters. Therefore, impacts

associated with diesel risk will be less than significant with the incorporation of upgraded filters on the ventilation system for homes within 250 feet of the southern site boundary as a mitigation measure.

e) In the 2003 AQMP, the SCAQMD considers point sources to be generally large emitters with one or more emission sources at a permitted facility with an identified location, such as power plants and refineries. These point source emitters or similar land uses do not occur within one mile of the site; therefore, no impact is anticipated from substantial point source emitters.

f) Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. SCAQMD Rule 1113 limits the amount of volatile organic compounds from architectural coatings and solvents. Via mandatory compliance with SCAQMD Rules, no construction activities or materials are proposed which would create objectionable odors. The proposed project uses include residential homes, parks and open space. These land uses are not considered uses that emit noxious or objectionable odors and would not include any of the types of uses identified by SCAQMD as being associated with odor complaints. Therefore, the proposed project would not create objectionable odors affecting a substantial number of people during construction or operation.

Mitigation Measures:

In addition to the COAs and BMPs (e.g., SCAQMD Rules 403 and 1113, dust control, etc.) for air quality impacts, the proposed project will comply with the following mitigation measures:

MM-AQ1 (ROG Emissions/Painting/Coatings) –Applicant will employ an extended painting schedule of 9 months or longer from the start of the painting of the first unit to completion of painting of the last unit using low-VOC paint and using high pressure-low volume (HPLV) paint applicators). The Applicant will also use pre-coated building materials during the construction.

MM-AQ2 (Dust Control) – A total of 23.8 acres of land will be disturbed at one time during construction. Applicant shall implement the following mitigation measures to control dust:

- Limit the simultaneous disturbance area to as small an area as practical.
- Terminate soil disturbance when winds exceed 25 mph
- Stabilize previously disturbed areas if subsequent construction is delayed.
- Water exposed surfaces and unpaved haul routes at least three times daily.
- Cover all stockpiles with tarps when left unattended for more than 72 hours.
- Reduce speed on unpaved roads and haul routes to less than 15 mph.

The construction contractor(s) shall provide temporary stabilization of disturbed soils in compliance with the County's landscaping and grading requirements whenever active construction is not occurring on a portion of the site. Options for stabilization may include, but shall not be limited to, one or more of the following:

- Hydraulic Mulch
- Hydroseeding
- Soil Binders
- Straw/Wood Mulch

MM-AQ3 (Emissions) – Applicant will implement the following measures to reduce emissions impacts.

- Require 90-day low-NOx tune-ups for off-road equipment.
- Limit allowable idling to 5 minutes for trucks and heavy equipment.
- Require use of Tier 3-rated engines for scrapers and dozers used in grading.

- Require installation of soot filters on all diesel equipment >100 HP.

MM-AQ4 (Off-Site Impacts) – Applicant will implement the following measures to reduce off-site air quality impacts:

- Encourage car pooling for construction workers through the use of various incentives, including, but not limited to subsidies for car or van pooling or use of alternative (e.g. bicycle) or public transportation.
- Limit lane closures to off-peak travel periods.
- Park construction vehicles off traveled roadways.
- Wet down or cover dirt hauled off-site.
- Wash or sweep access points daily.
- Encourage receipt of construction materials during non-peak traffic hours.
- Sandbag construction sites for erosion control.

MM-AQ5 (Freeway Proximity) – Applicant will implement the following measure to reduce potential adverse health impacts from diesel exhaust exposure.

- Homeowners within 250 feet of the southernmost residential facades shall be provided with upgraded furnace filters capable of removing 95% of particulate matter of 1 micron or greater. The homeowners shall be provided with information on maintenance procedures and replacement information of such filters, including where to purchase the filters.

Monitoring:

Monitoring shall be done by the Building and Safety Department.

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

GIS Database, Site Visit, "Biological Resources Technical Report" by Helix Environmental Planning dated August 2007 and "Rare Plant, Desert Tortoise, and Burrowing Owl Habitat Assessment" by Helix Environmental Planning dated August 2007.

Findings of Fact:

a) Applicable existing regional plans and public open space include the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and the Coachella Valley Flat-Tailed Lizard Habitat Conservation Plan (CVFTL HCP). Open space and preserve areas that occur in the project vicinity include the CVFTL Preserve (across Avenue 38 from the project site) and Joshua Tree National Park (13 miles southwest of the project site).

The project site is within the CVMSHCP area. At the time this report was prepared, the Final Recirculated CVMSHCP was approved by the CVAG Executive Committee and the Coachella Valley Conservation Commission (CVCC) at a special joint meeting and Public Hearing on Monday, September 10, 2007. The CVMSHCP then went to all other participating cities and the County of Riverside for their consideration.

In October 2007 all participating cities and the County adopted the CVMSHCP. Following the adoption of the CVMSHCP, it was transmitted to the State and Federal Wildlife agencies for their review issuance of permits. According to the Coachella Valley Association of Governments (CVAG), the CVMSHCP is anticipated to be fully approved and permitted by Fall 2008.^[2]

On January 29, 2008 the Riverside County Board of Supervisors adopted Riverside County Ordinance 875. The ordinance establishes a development impact mitigation fee for funding the preservation of natural ecosystems in accordance with the CVMSHCP. Riverside County Ordinance 875 becomes effective March 29, 2008 or immediately upon issuance of the appropriate permits authorizing "take" in connection with the CVMSHCP by the appropriate Federal and State wildlife agencies—whichever occurs last.^[3] Until the permits are issued, there are no fees or other project requirements that pertain to the CVMSHCP.

Following the wildlife agencies' issuance of permits for the CVMSHCP, project building permits would be subject to mitigation fee provisions pursuant to Ordinance 875, which will assist in the

^[2] <http://www.cvmshcp.org/index.htm>

^[3] http://www.rclma.org/building/content/temp/bs_bp_ord875_cvmshcp.aspx

implementation of the CVMSHCP by contributing to the formation of the conservation area identified in the document. The project site is not within an area of special conservation concern under the approved CVMSHCP Plan; therefore, development of the property will not conflict with the CVMSHCP.

The project site is within the CVFTL Fee Area (Ordinance 663.10). The site is not within the FTL Preserve area or within designated Coachella Valley Fringe-toed Lizard Habitat. In addition, the project site is located approximately 8 miles southwest of the area designated as Critical Habitat for the Mojave population of the desert tortoise. The project site is located approximately 5 miles north of the area designated as Critical Habitat for the Peninsular bighorn sheep.

The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State conservation plan. Impacts associated with the project are less than significant.

b-c) A site assessment and various focused surveys were conducted on the project site. Field studies included general surveys for flora and fauna, jurisdictional waters, vegetation mapping, and focused surveys for the desert tortoise and burrowing owl. An aerial of the project site is shown on Figure 1, Aerial Photograph of Project Site. A total of 10 plant species were observed on the site during the surveys, none of which were designated as listed species at the federal or state level. The site is dominated by native Sonoran creosote bush scrub habitat with a row of tamarisk that occurs just inside the eastern boundary of the site. This habitat is not a sensitive habitat.

During the general habitat assessment survey, one focus was determining the suitability of the habitat for the federally listed endangered Coachella Valley milk-vetch (CVMV). CVMV is one of the covered species under the CVMSHCP. Due to existing rainfall conditions that were 10% below normal for this area during the 2006-07 rainfall season, rare plant surveys focusing on the potential presence of the federally listed endangered CVMV were not conducted. The project site does contain habitat suitable for the federally listed endangered CVMV. However, no sensitive dune species were observed. Without mitigation, the permanent loss of this species could be considered significant.

Potential mitigation measures include avoiding or minimizing impacts to CVMV habitat or providing a minimum 1:1 replacement of CVMV plants that are impacted. This mitigation could be accomplished by compensating for impacts through planting CVMV seeds collected from the project site. EIR 00486 (Mirasera) identified a receptor site for planting CVMV seeds collected during onsite pre-construction surveys for CVMV. Impacts to the CVMV would also be fully mitigated by participation in the CVMSHCP via payment of mitigation fees pursuant to Riverside County Ordinance 875.

The CVMSHCP considers the CVMV to be adequately conserved with the conservation plans incorporated into the CVMSHCP, which include the protection and management, in perpetuity, 11,650 acres of the CVMV habitat, including 89 of the 122 known occurrences. Additionally, 7,707 acres of habitat within existing conservation lands will be monitored and managed. Therefore, payment of the CVMSHCP fee prior to issuance of building permits as is anticipated to be required for the project will assure compliance with the CVMSHCP. The fees will be used to acquire and manage CVMV habitat for conservation purposes and manage existing habitat. Thus, participation in the CVMSHCP would mitigate potential impacts to the CVMV. Absent state and federal permit issuance for the CVMSHCP, MM-Bio 1 requires a pre-construction survey for CVMV and collection of seeds for planting in the Palm Springs round-tailed squirrel mitigation site identified in EIR no. 00486.

One sensitive animal species, a single adult burrowing owl was detected during surveys. Under the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA), passive relocation will be

required to reduce impacts to a level of less than significant. Any relocation activities should be performed outside the burrowing owl nesting season (generally March 1 through August 31).

The USFWS presence/absence protocol survey for the desert tortoise found no tortoise or tortoise sign. Therefore, the project will result in no impacts to the desert tortoise.

Focused surveys were not conducted for round-tailed ground squirrels (Palm Springs sub-species) because the preferred habitat for this species of special concern is mesquite/mesquite-dominated habitat. Therefore, potential impacts would not be considered significant because the project site is outside of areas identified as essential for conservation of this sub-species and the absence of preferred habitat.

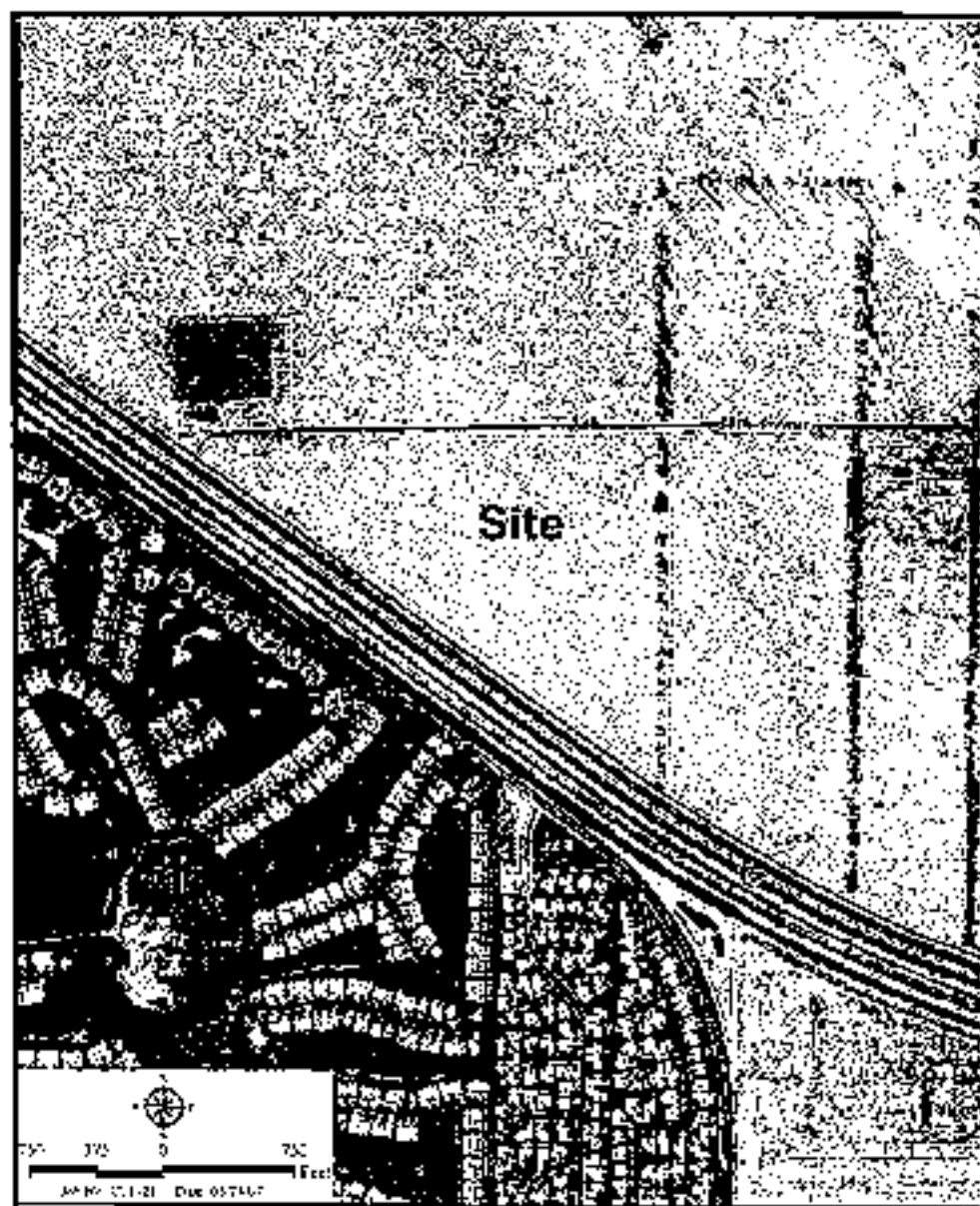


Figure 1 – Aerial Photograph of Project Site

Project construction would result in the loss of approximately 50 acres of Sonoran Creosote Bush Scrub habit which constitutes less than a hundredth of one percent of the total of this habitat acreage identified within the CVMSHCP. Therefore, project impacts to this habitat would not be considered significant. The Javanese on site is an exotic species and impacts to this vegetation are not considered significant. Impacts to the small amount (less than 0.5 acre) of desert dune community are less than significant because no sensitive dune species are known to exist.

d) As shown on Figure 1, the I-10 to the south of the site forms a significant barrier to wildlife movement. Across the I-10 is the developed City of Palm Desert. To the northwest of the site is Avenue 38 and the Delino Resorts community that is currently under construction. To the east is the approved master planned Mirasera community. To the north of the site is the CVFTL Preserve. The project site does not provide a linkage between the CVFTL Preserve to other open space that would promote wildlife movement through the site. Therefore, it is unlikely that project development would adversely affect wildlife corridors or movement of wildlife in the area. In addition, the new planned ACOE flood control channel on the northern boundary of the project site and southern boundary of Avenue 38 will also impede wildlife movement through the site from northwest to southeast. The project site is not a nursing ground for any wildlife species.

e-f) No jurisdictional waters were observed on or immediately adjacent to the project site. Since activities on the project site will not impact wetland or non-wetland Waters of the U. S., consultation with the Army Corps of Engineers (ACOE), CDFG, and RWQCB will not be required. Therefore, the proposed project would not have an adverse effect on federally protected wetlands, riparian habitat or other sensitive natural community.

g) There are no local ordinances regarding biological issues that would need to be addressed as a result of the project. Therefore, the proposed project would not conflict with local policies or ordinances protecting biological resources.

Mitigation Measures:

MM-Bio1: Prior to issuance of grading permits, a pre-construction survey for CVMV shall be conducted during the appropriate blooming period to flag individual plants for seed collection. At the appropriate time, seed shall be collected by a qualified biologist and shall be planted within the Palm Springs round-tailed squirrel mitigation site identified in EIR no. 00486 (Mirasera). Prior to planting, a report prepared by a qualified biologist shall be submitted to the environmental programs department for review and approval detailing the results of the blooming period survey and seed collection. Thereafter, on an annual basis for a period of 5 years, a qualified biologist shall submit a report to the environmental programs department for review and approval concerning the planting and monitoring of the receptor site. If the site is determined to be occupied with CVMV, appropriate mitigation measures, including avoiding or minimizing impacts or providing a minimum 1:1 replacement of CVMV plants that are impacted, will be identified to reduce impacts to less than significant. State and federal wildlife agency issuance of permits for the CVMSHCP prior to site disturbance or grading in CVMV habitat areas shall render this mitigation measure null and void. 30, EPD 1.

MM-Bio2: As a condition of the grading permit, a pre-construction survey for burrowing owls will be conducted within 30 days of project construction. If burrowing owls are found on-site, relocation

activities will be performed outside the burrowing owl nesting season (generally March 1 through August 31).

Monitoring:

Monitoring will be performed by the Planning and Building Departments as well as the Environmental Programs Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
7. Historic Resources	☐	☐	☒	☐
a) Alter or destroy an historic site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source:

"Cultural Resources Survey and Paleontological Record Search of Valanté; Parcel Number 626-130-019 in Riverside County California" prepared by SWCA Environmental Consultants dated May 15, 2007.

Findings of Fact:

a-b) No prehistoric or historic-period cultural resources were located within the project area during the intensive pedestrian survey for cultural resources. The records search conducted at the Eastern Information Center found that no recorded cultural resources sites were found on the project site. Twelve cultural resource studies have been conducted within the half-mile radius of the site and two cultural resources have been recorded within the one-half mile radius of the site. An examination of historic maps showed no structures on the project site and no agricultural use. Based on the survey results, archaeological construction monitoring is not recommended by SWCA Environmental Consultants. However, the County's COAs that may be applicable to the proposed project for cultural resources are COA 10: Planning 4, 5 and COA 30: Planning 24, 25, 33, 34

Mitigation Measures:

No mitigation measures are required

Monitoring:

Monitoring of COAs shall be conducted by the B&S Grading Division of the Planning and Development Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Archaeological Resources	☐	☐	☒	☐

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

Source:

"Cultural Resources Survey and Paleontological Record Search of Valanté: Parcel Number 626-130-019 in Riverside County California" prepared by SWCA Environmental Consultants dated May 15, 2007.

Findings of Fact:

a-b) No archaeological sites were found on the project site. Based on the survey results, archaeological construction monitoring is not recommended by SWCA Environmental Consultants. However, the County's COA for cultural resources presented in response 7a above will be imposed on project approvals.

c) There are no known human burials on the project site. However, the discovery of human remains is always a possibility. The County's COA that are applicable to the proposed project for the discovery of human remains are COA 10: Planning 4,5 and COA 30: Planning 24, 25, 33, 34.

d) A search of the Sacred Lands File by the Native American Heritage Commission (NAHC) found no presence of Native American sacred lands or traditional cultural properties within the immediate project area. Letters requesting additional information have been sent to contacts provided by the NAHC. The County's COAs presented in response 7a above will be imposed on project approvals.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

Monitoring of these COAs will be performed by the Planning and Building and Safety Departments

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Paleontological Resources Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Source:

"Cultural Resources Survey and Paleontological Record Search of Valanté: Parcel Number 626-130-019 in Riverside County California" prepared by SWCA Environmental Consultants dated May 15, 2007.

Findings of Fact:

The Project site is entirely underlain by recent alluvium. Recent alluvium is determined to have a low paleontological sensitivity rating. However, geologic sediments with a high paleontological sensitivity may occur at a depth of ten feet below the surface or greater. A detailed review of museum collections records was performed by the Vertebrate Paleontology Division of the San Bernardino County Museum. The records search found no previously recorded Paleontological localities on the project site.

Mitigation Measures:

MM-P1: If grading plans show that project-related excavations go deeper than ten (10) feet, a qualified paleontological monitor shall be retained by the site developer(s) to check for fossils. Should construction/development activities uncover paleontological resources, work will be halted in that area and moved to other parts of the project site and a qualified paleontologist shall be contacted to determine the significance of these resources. The paleontologist shall have authority to divert grading away from exposed fossils temporarily in order to recover the fossil specimens. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented. 10. Planning 10.

MM-P2: All fossils and associated data recovered during the paleontological monitoring shall be repositied in a public museum or other approved curation facility.

Monitoring:

Monitoring shall be conducted by the Building and Safety Department.

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

GEOLOGY AND SOILS

Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable

S - Generally Suitable

PS - Provisionally Suitable

U - Generally Unsuitable

R - Restricted

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

10. Alquist-Priolo Earthquake Fault Zone or County

☐☐☒☐

Fault Hazard Zones

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?

A-P Zones NA ☒ PS ☐ U ☐ R ☐

CFH Zones NA ☒ PS ☐ U ☐ R ☐

Source:

RCIP General Plan Safety Element – Hearing Draft Figure S-1 Mapped Faulting in Riverside County and Figure S-2 Earthquake Fault Study Zones, County GIS, and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm

Desert Area, Unincorporated Riverside County, California by Leighton and Associates dated October 2, 2006.

Findings of Fact:

The site is located in a region of generally high seismicity, as is all of Southern California. The San Andreas Fault zone within the Coachella Valley includes the Garnet Hill, the Banning, and the Mission Creek Faults which traverse along the northeast margin of the valley. The Coachella Valley segment of the San Andreas Fault system may be capable of generating a magnitude seven or greater earthquake within the next 50 years. Therefore, during the life of the project, the site is expected to experience strong ground motions from earthquakes on regional and/or local causative faults.

Per the Leighton Report, the nearest known active fault is the Southern section of the San Andreas Fault, which is located approximately 3.4 miles northeast of the site. The site is not located within or adjacent to an "Earthquake Fault Zone" as identified in the Aquist-Priolo Geologic Hazards Zones Act of 1972 and as most recently revised in 1999. As indicated in the Leighton Report, the potential for ground rupture at the site during a seismic event is considered very low at this time. No mitigation measures beyond standard conditions of approval (COAs) and best management practices (BMPs) are required.

Mitigation Measures:

No mitigation is required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Liquefaction Potential Zone	☐	☐	☒	☐
Seismic-related ground failure, including liquefaction?				
NA ☐ S ☒ PS ☐ U ☐ R ☐				

Source:

Uniform Building Code (UBC), RCIP Safety Element – Hearing Draft Figure S-3 "Generalized Liquefaction", and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

The site is located within a zone mapped as having moderate liquefaction potential (RCIP Figure S-3 "Generalized Liquefaction"). However, subsurface explorations indicated that shallow ground water conditions do not exist locally, nor have they existed historically.

Even though the potential for liquefaction occurring is very low, a seismically induced settlement can occur during a strong seismic event. Compliance with UBC for design and construction are intended to reduce the potential for major structural damage. Grading and earthwork recommendations have

been provided to reduce the potential adverse effects of seismically-induced settlements as a result of the design seismic event.

Land subsidence associated with groundwater-level declines has been recognized as a potential problem in the Coachella Valley. The site is within a documented area of subsidence of 0.2 foot (2.4 inches) measured between June 17, 1998 and October 4, 2000. However, evidence of differential subsidence and associated ground fissuring was not observed during the Leighton field investigation or aerial photograph review of the site.

To reduce the risks associated with seismically induced liquefaction and the associated hazards of seismically induced lateral spreading or subsidence, the proposed project will conform to site-specific geotechnical recommendations and the UBC. Potentially unstable soils discovered during excavation are required by provisions of the UBC to be removed and replaced, or otherwise treated to provide appropriate foundation support and to protect them from failures such as liquefaction. Adherence to the Seismic Zone 4 soil and foundation support parameters in Chapters 16 and 18 of the UBC and the grading requirements in Chapters 18 and A33 of the UBC, as required by County and State law, ensures the maximum practicable protection available from soil failures under static or dynamic conditions for structures and their associated trenches, slopes and foundations. By monitoring and enforcing the requirements of the UBC, as described previously, the County would ensure the structural integrity of the completed project. In view of these regulatory requirements, seismically induced ground failures would be reduced to a less-than-significant level.

Mitigation Measures:

No mitigation is required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Ground-shaking Zone	☐	☐	☒	☐
Strong seismic ground shaking?				
NA ☐ S ☒ PS ☐ U ☐ R ☐				

Source:

UBC and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Vamoc Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

As discussed in Section 10 above, no known active faults have been identified on the project site and the site is not located within or adjacent to a designated Alquist-Priolo Earthquake Fault Zone. However, the project site is located within the seismically active region of southern California. The nearest known active faults are the Mission Springs Fault and Southern Branch of the of the San Andreas Fault of the San Andreas Fault Complex, which located to the north of, and in the immediate vicinity of, the site. Historically, the San Andreas Fault Zone has produced earthquakes with a moment magnitude in the range of 6.0 Mw to 7.5 Mw.

The project site would be subject to seismic ground shaking from a regional earthquake. The level of ground shaking that would be experienced at the project site from one of these faults or any other active faults in the region would be a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, site topography, and site geology. To reduce the risks associated with seismically induced ground shaking, engineered design and earthquake-resistant construction increases safety and allows development in seismic areas. The UBC requires the developer to take the location and type of subsurface materials into consideration when designing or retrofitting foundations and structures for a particular site. Because the Proposed Project is in Seismic Zone 4, structures are required to be designed in accordance with parameters of Chapter 16 of the current UBC. Therefore, adequate structural protection in the event of an earthquake would be provided, thus reducing impacts from strong seismic ground shaking to a less than significant level.

Mitigation Measures:

No mitigation is required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
13. Landslide Risk	☐	☐	☐	☒
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?				
NA ☒ S ☐ PS ☐ U ☐ R ☐				

Source:

On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope" and Figure S-4 "Earthquake-Induced Slope Instability Map", and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

Topographically, the site is relatively flat and slopes gently downward towards the southeast. The site is at approximately 140 feet above mean sea level. In addition, based on the County's Earthquake-Induced Slope Instability Map, the site is not in an area susceptible to earthquake-induced landslides. Therefore, the project site is not subject to landslide, collapse, or rockfall hazards. There is no evidence of past landslides on-site or in the project vicinity. The proposed project will adhere to the Seismic Zone 4 soil and foundation support parameters of the UBC, as required by County and State law. There are no impacts associated with landslides risk.

Mitigation Measures:

No mitigation is required.

Monitoring:

No monitoring is required.

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

14. Ground Subsidence

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:

RCIP Safety Element - Hearing Draft Figure S-7, Documented Subsidence Areas, Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

Land subsidence associated with groundwater-level declines has been recognized as a potential problem in the Coachella Valley. The project site is within a documented area of subsidence of 0.2 foot (2.4 inches) measured between June 17, 1998 and October 4, 2000. However, evidence of differential subsidence and associated ground fissuring was not observed during Leighton's field investigation or aerial photograph review for the site. The Preliminary Geotechnical Investigation Report indicates that the differential subsidence gradient is gentle for the project site. During a strong seismic event, seismically induced settlement can occur within loose to moderately dense, dry, or saturated granular soils. Settlement caused by ground shaking is often non-uniformly distributed, resulting in differential settlement. After site preparation, the total seismically-induced settlement is estimated to be up to about 4 1/8 inches. Current UBC standards and the Geotechnical Report's recommendations for design and construction are intended to reduce the potential for major structural damage.

Mitigation Measures:

No mitigation is required.

Monitoring:

No monitoring is required.

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

15. Other Geologic Hazards

Such as seiche, mudflow or volcanic hazard?

☐ ☐ ☐ ☒

Source:

Site visit, Project Application, and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651.

Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

Tsunamis and seiches do not pose hazards due to the inland location of the site and lack of nearby bodies of standing water at the site elevation. There are also no known active volcanoes in the project vicinity. Mudflows are usually associated with slopes and the project site is relatively flat.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
16. Slopes	☐	☐	☐	☒
a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source:

Riverside County 800 Scale Slope Maps, Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

a-c) The project site is relatively level and will not be significantly modified as a result of the project. Minor surface grading and leveling will be required. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created. Compliance with Riverside County Building and Safety Ordinance No. 457 is required regardless of the project's proposed changes to topography. Ordinance No. 457 will assure cut or fill slopes are manufactured appropriately. Prior to the issuance of grading permits, the County of Riverside requires Building and Safety review of the grading plans to assure the grading plans will not affect or negate subsurface sewage plans. Compliance with Ordinance No. 457 and the UBC will reduce potential impacts due to changes in topography and cut and fill slopes as a result of the proposed project to a less than significant level. There are no known subsurface sewage disposal systems on-site. The proposed regional drainage channel to be located on the northern portion of the site will incorporate 2:1 and 3:1 slopes which will not have an impact on the project. The drainage channel has been environmentally reviewed and analyzed under the Mirasera EIR.

Mitigation Measures:

As discussed above, the County will impose COAs upon project approval. In addition, the project will be required to implement the site-specific recommendations in the October 2006 Leighton Preliminary Geotechnical Investigation Report. These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, geotechnical observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. No other mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, RCIP Safety Element – Hearing Draft Figure S-6, Engineering Geologic Materials Map, application materials, site visit, and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

a) The geologic materials encountered at the site mainly consisted of quaternary-age alluvium. The alluvial soils were deposited as part of a complex fluvial/channel depositional environment that resulted in interbedded sands and silts. Erosion is always a consideration in arid regions. Desert soils are susceptible to wind and water erosion. Trenching, grading, and compacting associated with construction of structures, modification/relocation of underground utility lines, and landscape/hardscape installation could expose areas of soil to erosion by wind or water during these construction processes. The addition of paved and landscaped areas would, over the long term, decrease the potential for erosion because fewer exposed soils would exist at the site.

Because one of the major effects of loss of topsoil is sedimentation in receiving waters, erosion control standards are set by the Regional Water Quality Control Board (RWQCB) through administration of the National Pollutant Discharge Elimination System (NPDES) permit process for storm drainage discharge. The NPDES permit requires implementation of nonpoint source control of stormwater runoff through the application of a number of BMPs. These BMPs are meant to reduce the amount of constituents, including eroded sediment, that enter streams and other water bodies. A

Storm Water Pollution Prevention Plan (SWPPP), as required by the RWQCB, must describe the stormwater BMPs (structural and operational measures) that would control the quality (and quantity) of stormwater runoff.

The project site is relatively flat; therefore, it is not subject to significant erosion by water through surface drainage during construction. Earth-disturbing activities associated with construction would be temporary and would be regulated by the NPDES permitting process. Construction of the project would eliminate exposed, unvegetated areas, which would tend to decrease erosion. Specific erosion impacts would depend largely on the effectiveness of the required erosion control programs for the site and the length of time soils would be subject to conditions that would be affected by erosion processes.

The project site is greater than one acre in size, and, therefore, is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the State Water Resources Control Board (SWRCB). The developer for the Proposed Project must submit a Notice of Intent (NOI) to the SWRCB for coverage under the Statewide General Construction Activity Stormwater Permit and must comply with all applicable requirements, including the preparation of a SWPPP, applicable NPDES Regulations, and BMPs. The SWPPP must describe the site, the project, construction period erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of construction site before and after storms is required to identify stormwater discharge from the construction activity and to identify and implement controls where necessary.

In addition, all construction activities would be required to comply with Chapter 33 of the UBC, which regulates excavation activities and the construction of foundations and retaining walls, and Appendix Chapter 33 of the UBC, which regulates grading activities, including drainage and erosion control. Compliance with the NPDES permit process and the UBC requirements would minimize effects from erosion. The County's monitoring and enforcing the requirements of the NPDES permit and the Building Code, as described previously, would ensure the control of potential erosion.

Because the NPDES permit requirements of the RWQCB and the UBC must be satisfied prior to project construction, the potential hazards posed by substantial soil erosion or the loss of topsoil would be regulated and reduced to a less-than-significant level.

b) The on-site near-surface soils generally exhibit a very low to possibly low expansion potential. Also indicated in Section 14 above, an evaluation of soil conditions is required and must contain recommendations for ground preparation and earthwork specific to the site that become an integral part the construction design. As part of the construction permitting process, the County requires completed reports of soil conditions at the specific construction sites to identify potentially unsuitable soil conditions including liquefaction, subsidence, and collapse. The evaluations must be conducted by registered soil professionals, and measures to eliminate inappropriate soil conditions must be applied, depending on the soil conditions. The design of foundation support must conform to the analysis and implementation criteria described in the UBC. Adherence to the County's codes and policies would ensure the maximum practicable protection available for users of buildings and infrastructure and their associated trenches, slopes, and foundations.

The County's monitoring and enforcing the requirements of the UBC, as described previously, would ensure that expansive soils were stabilized or removed and replaced prior to their being used for foundation support. Because the requirements of the UBC must be satisfied prior to project

construction, the potential hazards posed by expansive soils would be regulated and reduced to a less-than-significant level.

Mitigation Measures:

No mitigation is required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Erosion	☐	☐	☒	☐
a) Change deposition, siltation or erosion which 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 and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006

Findings of Fact:

a) The proposed project is in relatively flat terrain. The site is not adjacent to a river, stream, or lake bed. Therefore, the project will not result in a significant change in disposition, siltation or erosion. The County's COAs and BMPs in conjunction with the SWPPP will minimize the potential for erosion and siltation during construction.

Although the proposed project is not adjacent to a natural body of water, the site will be adjacent to regional flood control channel that is being constructed as part of the Whitewater River Basin (Thousand Palms) Flood Control Project, which is being implemented by the ACOE and Coachella Valley Water District (CVWD). On-site drainage will flow into the flood control channel after passing through catch basins. The impacts associated to the channel have been analyzed during the approval process of the Whitewater River Basin Flood Control Project.

b) As indicated in Section 17a above, the project site is greater than one acre in size, and, therefore, is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the SWRCB. The developer for the Proposed Project must comply with all applicable requirements of the above Permit, including the preparation of a SWPPP, applicable NPDES Regulations, and BMPs. The SWPPP must describe the site, the project, construction period erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of construction site before and after storms is required to identify

stormwater discharge from the construction activity and to identify and implement controls where necessary.

In addition, all construction activities would be required to comply with Chapter 33 of the UBC, which regulates excavation activities and the construction of foundations and retaining walls, and Appendix Chapter 33 of the UBC, which regulates grading activities, including drainage and erosion control. Compliance with the NPDES permit process and the CBC requirements would minimize effects from erosion. The County's monitoring and enforcing the requirements of the NPDES permit and the Building Code, as described previously, would ensure the control of potential erosion.

Because the NPDES permit requirements of the RWQCB and the UBC must be satisfied prior to project construction, any increase in water erosion either on or off site would be regulated or reduced to a less-than-significant level.

Mitigation Measures:

As discussed above, the County will impose COAs upon project approval. In addition, the project will be required to implement the site-specific recommendations in the October 2006 Leighton Preliminary Geotechnical Investigation Report. These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, geotechnical observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. No other mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Wind Erosion and Blows and from project either on or off site.	☐	☒	☐	☐
Be impacted by or result in an increase in wind erosion and blows and, either on or off site?				

Source:

RCIP Figure S-8 "Wind Erosion Susceptibility Map", Ordinance 460, Sec. 14.2 & Ordinance 484, and Preliminary Geotechnical Investigation Report Proposed Residential Development Assessor Parcel Number (APN) 626-130-019-4 Tentative Tract Map No. 34651, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside County, California by Leighton and Associates, Inc. dated October 2, 2006.

Findings of Fact:

The project site is located in a very high to high wind erosion susceptibility area. The County requires a site-specific wind erosion study as required in 10. Planning 08. for areas of very high to high wind erosion susceptibility and a disclosure about wind erosion susceptibility on property title, building design to resist wind loads, and builder education about the wind environment and design features. The grading contract will need to secure an approved PM₁₀ plan and comply with the provisions

contained therein. Continued compliance with the PM₁₀ plan will assure that there are no significant impacts associated with blowsand.

Mitigation Measures:

MM-Geo1: The applicant will prepare a site-specific wind erosion study prior to approval of the tentative tract map. 10. Planning 08.

MM-Geo2: The applicant will obtain an approved PM₁₀ plan prior to issuance of grading plans.

Monitoring:

Monitoring shall be conducted by the Planning and Building and Safety Department.

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

Source:

Phase I Environmental Site Assessment Report, Palm Desert 53. APN 626-130-10 Unincorporated Riverside County, California by Leighton and Associates, Inc., October 18, 2006

Findings of Fact:

a-b) The proposed residential use would not result in any activities or uses that would pose a potential health hazard to the local population through the release of hazardous materials into the environment. No hazardous materials would be utilized other than typical household and vehicle maintenance materials (i.e., cleaning supplies, paints, fertilizers, oil, grease). The use of these materials would be in small quantities. Therefore, the proposed project would not create a significant hazard through the

routine transport, use, or disposal of hazardous materials. Impacts would be reduced to a level of less than significant.

c) The proposed project would not interfere with the County's emergency response or emergency evacuation plans. Construction activities and staging areas would generally be confined to the project site and would not physically impair access to and around the project site. Also the current alignment of Avenue 38 will be maintained by the County even after the new alignment of Avenue 38 is implemented. The County is proposing to maintain the existing Avenue 38 because they wish to preserve the infrastructure situated beneath the road. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

d) The proposed project would not emit hazardous emissions or handle hazardous materials, substances, or waste. Furthermore, there are no existing or proposed schools within one-quarter mile of the project site. Therefore, the proposed project would not emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of a school.

e) The Phase I Environmental Site Assessment found no evidence of recognized environmental conditions in connection with the project site. The project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impacts would occur.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☒	☐
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐

Source:

RCIP Figure S-19 "Airport Locations", WCVAP, GIS, and Riverside County Airport Land Use Compatibility Plan (ACLUP) Policy Document dated April 2004.

Findings of Fact:

a-d) The privately owned Bermuda Dunes Airport is located over three miles southeast of the proposed project. This airport serves general aviation aircraft. According to Figure 7 (Exhibit BD-7 of the Riverside County ACLUP) the project site is outside the 55 CNEL contour for the Bermuda Dunes Airport. However, the majority of the Project Site is within the airport compatibility zone E as shown on Figure 8 (Exhibit BD-1 of the Riverside County ACLUP). Zone E is considered the least restrictive of all of the airport compatibility zones. Zone E does not restrict residential uses, require that a certain amount of open space or prohibit land uses, except for those that would be hazardous to flight. Residential development projects in Zone E are incompatible with an airport if the proposed structures are greater than 100 feet tall or are a major entertainment venue. However, the proposed project will be subject to ALUC review. Implementation of the proposed project will not result in an inconsistency with an Airport Master Plan. The project site is also not located within an airport land use plan or within two mile of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

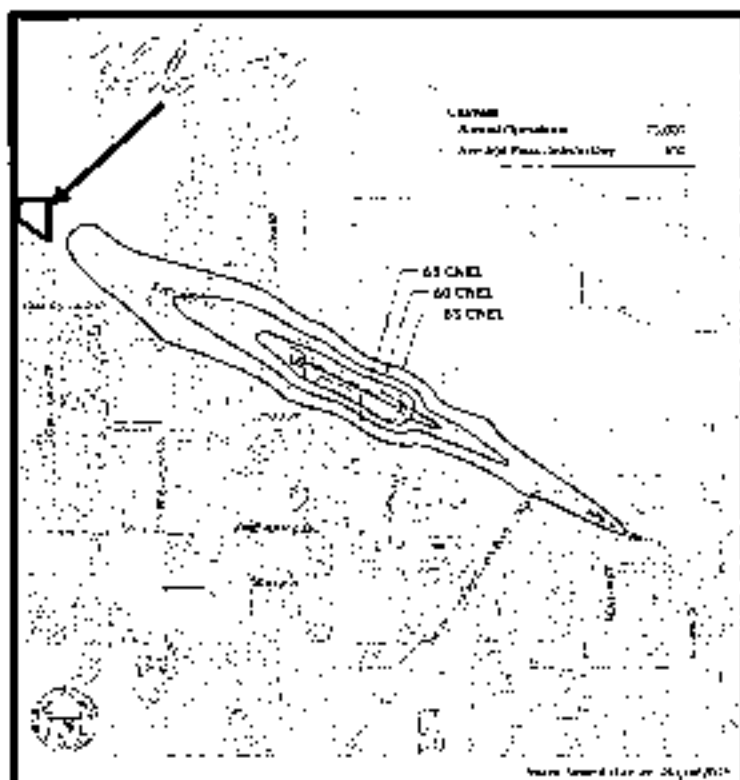


Figure 2 - Bermuda Dunes Airport Future Noise Contours on Average Peak Season Day (Exhibit BD-7 of Riverside County ACLUP)

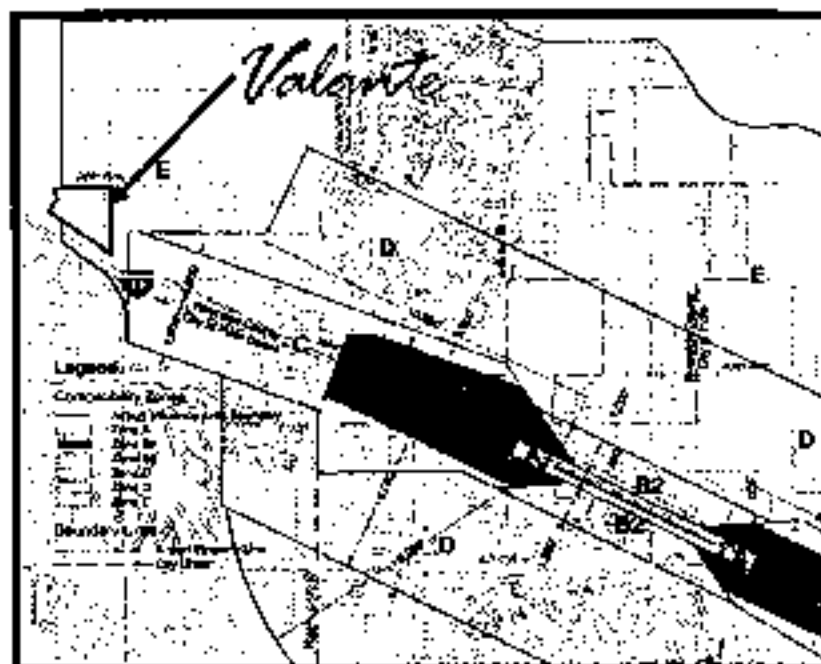


Figure 3 - Bermuda Dunes Airport Compatibility Map (Exhibit BD-1 of Riverside County ACLUP)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Hazardous Fire Area	☐	☐	☐	☒

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:

WCVAP Figure 13 "Wildfire Susceptibility", Riverside County GIS

Findings of Fact:

According to the County General Plan (Figure 5-11), the proposed development site is not located within a High Fire Area where wildlands are adjacent to urbanized areas or residences are intermixed with wildlands.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
e) Place housing within a 100-year flood hazard area.	☐	☒	☐	☐

as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

☐	☒	☐	☐
☐	☐	☒	☐

Source:

Riverside County Water Quality Management Plan and Best Management Practices (BMPs) Design Handbook, and Mirasol Specific Plan and Environmental Impact Report

Findings of Fact:

a) The project site is undeveloped and relatively flat. The site is generally higher than Avenue 38 along the northern property boundary which protects the site from smaller nuisance flows. Surface drainage currently follows the slightly sloping surface controls that drain to the southeast via sheet flow onto Varner Road. No streams or rivers flow through the site and the project will not alter offsite streams or rivers. The nearest surface water is the Whitewater River located approximately three miles south of the site.

Since the project site is located in an area designated as a 100-year flood zone on the FEMA Flood Insurance Rate Map (panel number 0602451625B), the ACOE and CVWD are participating in a large-scale effort in the Whitewater River Basin called the Thousand Palms Flood Control Project. That project will remove 2,800 acres of land (including the project site) from an alluvial floodplain that is subject to flash flooding. The flood control design consists of a series of earthen levees and channels that will convey the flood flows away from the Thousand Palms area, including the project site. Aside from constructing a portion of the regional flood channel through the northern portion of the site, the proposed Valanté project will have no long-term effect on existing drainage patterns.

During construction, onsite stormwater runoff will be directed to the interim detention basin and regional flood control channel, both of which will be constructed onsite in Phase I. Although local drainage patterns and flood conveyance capacity will not be adversely affected, project grading activities would temporarily expose onsite soils to water erosion. Pursuant to the requirements of the State Water Resources Control Board (SWRCB), the proposed project is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the SWRCB. The developer for the Proposed Project must comply with all applicable requirements of the Statewide General Construction Activity Stormwater Permit, including the preparation of a SWPPP, applicable NPDES Regulations, and BMPs. The SWPPP must describe the site, the project, construction period erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of the construction site before and after storms is required to identify stormwater discharge from the construction activity and to identify and implement controls where necessary. Conformance with the above requirements and standards, along with other federal, state and county regulations will maintain potential impacts related to erosion and siltation at levels that are less than significant.

b) As indicated above, the project site is greater than one acre in size, and is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the SWRCB. The developer for the Proposed Project must comply with all applicable requirements of the Statewide General Construction Activity Stormwater Permit, including the preparation of a SWPPP, applicable NPDES Regulations, and BMPs. The SWPPP must describe the site, the project, construction period erosion

and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of construction site before and after storms is required to identify stormwater discharge from the construction activity and to identify and implement controls where necessary. With the incorporation of the COAs and BMPs outlined above, impacts to water quality standards or waste discharge requirements during construction and operation would be less than significant.

c) No groundwater extraction is proposed as part of the project. However, the proposed project would increase the amount of impervious surface located at the project site, thus reducing the amount of water infiltrating the soil into the groundwater. The Coachella Valley Water District's (CVWD) Water Management Plan (WMP) and Urban Water Management Plan (UWMP) assure the reliability of water supply from the aquifer and other sources. Therefore, impacts due to interference with groundwater recharge would be less than significant.

d) The project includes an on-site drainage system to accommodate stormwater flows that would likely occur during 10-year and 100-year storm events. The on-site storm drain system would connect to the planned Thousand Palms Flood Control Project channel on the northern boundary of the site. Furthermore, with the incorporation of the COAs and BMPs outlined above, the amount of polluted runoff from the project site would be minimized. Therefore, the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Since the project would contribute to and construct its share of the regional flood control channel, impacts would be less than significant.

e-f) The project site is located in an area designated as a 100-year flood zone (Zone AO) on the FEMA Q3 Flood Insurance Rate Map, Riverside, 60 (panel number 0602451625B) dated 1999. Zone AO indicates areas of 100-year flood with depths of 1 to 3 feet (usually sheet flow on sloping terrain). Average depths and velocities are determined for areas of alluvial fan flooding.

Because the site is within a 100-year flood zone, the site must be flood protected prior to development. Therefore, the project applicant and adjacent property owners have entered into multi-party agreements with the U.S. Army Corps of Engineers (ACOE) to participate in the construction of a portion of a regional drainage facility that will tie the project into other flood systems up and down stream.

Within the Whitewater River Basin the ACOE and CVWD are implementing the Thousand Palms Flood Control Project, which will remove 2,800 acres of land (including the project site) from an alluvial floodplain that is subject to flash flooding. The flood control design consists of a series of earthen levees and channels that will convey the flood flows away from the Thousand Palms area, including the project site. The proposed ACOE flood control channel is located on the northern boundary of the project site and encompasses approximately 6.2 acres or 11% of the site. Construction of this flood control channel will protect the project site and surrounding areas from 100-year floods and change the site's FEMA flood zone designation from Zone AO to Zone C, effectively removing the site from the 100-year flood area. The timing of the construction of this regional system is dependent on funding from the ACOE.

Prior to completion of the ACOE flood control project, the project will construct a 2.3-acre temporary detention basin facility within the residential overlay area in the northwest portion of the site. This temporary detention facility will remain until the ultimate design of the ACOE flood control channel is

completed and FEMA has issued a Letter of Map Revision (Flood Zone Amendment) certifying the containment of the 100-year flood within the ACOE facility.

The project will also comply with Riverside County Ordinance No. 458 "Regulating Flood Hazard Areas," ACOE, and CVWD regulations and plans. Flooding impacts will be avoided by directing off-site flows from properties to the west/northwest to the 2.3-acre on-site temporary drainage facility until construction of the flood control channel is completed. The project will also be in compliance with COAs and BMPs as directed by the County.

These COAs and BMPs include:

- Pursuant to requirements of the State Water Resources Control Board, a State-wide general National Pollutant Discharge Elimination System (NPDES) construction permit shall apply to all construction activities (e.g., clearing, grading, excavation, etc.) that results in the disturbance of one acre of land or activity that is part of a larger common plan of development of one acre or greater. Such permits shall be obtained prior to the start of grading activities.
- The project shall incorporate the current Standard Conditions of Approval, Best Management Practices and Best Available Technologies (COA, BMPs, and BATs) available at the time of application for pollution and erosion/siltation control permits. Example of BMPs and BATs include, but are not limited to:
 - o Energy dissipation structures and rip-rap at storm water discharge points to stabilize flow and reduce velocities;
 - o Desilting basins for pollutant and siltation control during construction, resource based if possible;
 - o Mulching of cleared or freshly seeded areas for erosion/sedimentation control;
 - o Geotextiles and mats for erosion control during construction, storm drain inlet/outlet protection for siltation control;
 - o Slope drains for erosion control, silt fences/sand bags barriers for siltation control during construction;
 - o Selection of slope planting species with low fertilization requirements; and
 - o Requiring permanent irrigation systems to be inspected on a regular basis and properly maintained.
- The project shall comply with the requirements of the California State Water Quality Control Board.

Therefore, flooding impacts will be less than significant with incorporation of the temporary drainage facility and the ultimate completion of the new ACOE flood control channel.

g) As discussed above, with the incorporation of COAs and BMPs, neither construction nor operation of the proposed project would violate any water quality standards. Therefore, the proposed project would not otherwise substantially degrade water quality.

Mitigation:

MM-Hyd 1: No implementing projects shall be approved prior to the construction of the ACOE/CVWD flood control project and the proposed drainage facility on the northern portion of the project site is in place. 10. Planning 09

MM-Hyd 2: No implementing projects shall be approved until the subject area has been removed from the 100 year flood plain by the certification of a letter of the map revision or to the satisfaction of the CVWD. 10. Planning 09

Monitoring:

Monitoring shall be conducted by the CVWD, the Building and Safety Department, and Planning.

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

24. Floodplains

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

NA - Not Applicable ☐ U - Generally Unsuitable ☐

R - Restricted ☒

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

☐ ☐ ☒ ☐

b) Changes in absorption rates or the rate and amount of surface runoff?

☐ ☐ ☒ ☐

c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

☐ ☐ ☒ ☐

d) Changes in the amount of surface water in any water body?

☐ ☐ ☒ ☐

Source:

Riverside County Water Quality Management Plan and Best Management Practices (BMPs) Design Handbook, Mirasera Specific Plan and Environmental Impact Report, RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones", and Figure S-10 "Dam Failure Inundation Zone".

Findings of Fact:

a-b) As indicated in Response No. 23a) above, the project site is undeveloped and relatively flat. Because the site is undeveloped, the majority of the runoff currently generated at the project site percolates into the ground or flows via sheet flow toward the Avenue 38 and Varner Road. No streams or rivers flow through the site and the project will not alter offsite streams or rivers.

The project site is located in an area designated as a 100-year flood zone (Zone AO) on the FEMA Q3 Flood Insurance Rate Map, Riverside, 60 (panel number 6602451625B) dated 1999. Zone AO indicates areas of 100-year flood with depths of 1 to 3 feet (usually sheet flow on sloping terrain). Average depths and velocities are determined for areas of alluvia, fan flooding.

The ACOE and CVWD are participating in a large-scale effort in the Whitewater River Basin called the Thousand Palms Flood Control Project, which will remove 2,800 acres of land and over 9,600 residents from an alluvial floodplain and preserve a long-term sand supply for the endangered fringe-toed lizard. The flood control project is designed to protect against the flooding from a 100-year storm and consists of a series of earthen levees and channels that convey the flood flows away from the

Thousand Palms area. Flood flows ultimately join with the Whitewater River/Coachella Valley Storm Channel which, in turn, conveys the flows into the Salton Sea.

The ACOE will be constructing a new regional drainage facility along the entire northern project site boundary to protect adjacent properties, the project site, and the I-10 and Varner Road from 100-year flood events. The ACOE's flood control facility plan has been integrated into the proposed project. At 170 feet wide, this drainage facility accounts for approximately 6.2 acres or 11% of the project site. This flood control channel will allow the project site's FEMA flood zone designation to change from Zone AO (inside the 100-year flood area) to Zone C (outside the 100 year flood area). Approximately 2.3 acres along the western boundary of the Valanté West area will be used for a temporary extension of the drainage facility use until the regional drainage facility is built by the ACOE. Once the regional drainage facility is completed, this area will be allowed to be developed for residential and open space/park use.

Construction activities would temporarily alter the existing drainage pattern of the project site as there would be areas of exposed soil during grading and excavation. While the project site is under construction, the rate and amount of surface runoff generated would fluctuate and generally increase over time. However, because the construction period is only temporary (approximately 10 months) and a storm drain system would be constructed in conjunction with the residential development, the potential for flooding would be less than significant.

The proposed residential development would create impervious surfaces at the project site thus altering its overall drainage pattern. Instead of permeating into the ground, runoff would accumulate on the impervious surfaces. An onsite drainage system has been proposed, which includes clarifiers at storm drain inlet points, which will allow sediments to filter out prior to directing the water to the new regional drainage facility along the northern project boundary that will accommodate all project runoff. This on-site drainage system would reduce the potential for erosion, siltation, and flooding. Therefore, the impacts from erosion, siltation, and flooding due to the change in drainage patterns would be less than significant.

c) No dams or levees are present on or near the project site. Therefore, the proposed project would not expose people or structures to a significant risk involving flooding or dam inundation.

d) As discussed in Response No. 23 d) above, the project includes an on-site drainage system to accommodate stormwater. The on-site storm drain system would connect to the proposed drainage facility to the north of the site. Therefore, the proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of water that would change the amount of surface water in any water body. Impacts would be less than significant.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project				
25. Land Use	☐	☐	☒	☐
a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source:

RCIP General Plan, WCVAP, GIS, Project Description

Findings of Fact:

a) The vacant site is designated Community Development: High Density Residential (CD:HDR) in the WCVAP. CD:HDR allows a density range of 8 to 14 DU/acre. Allowable development includes single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes. The potential for clustered development is provided for in this land use category. The proposed project is consistent with this existing General Plan designation as shown on Figure 9, Riverside County General Plan Land Use Designations (Riverside County GIS).

b) The site is not within a city a city sphere of influence and/or within adjacent city or county boundaries; therefore, no impact will occur.

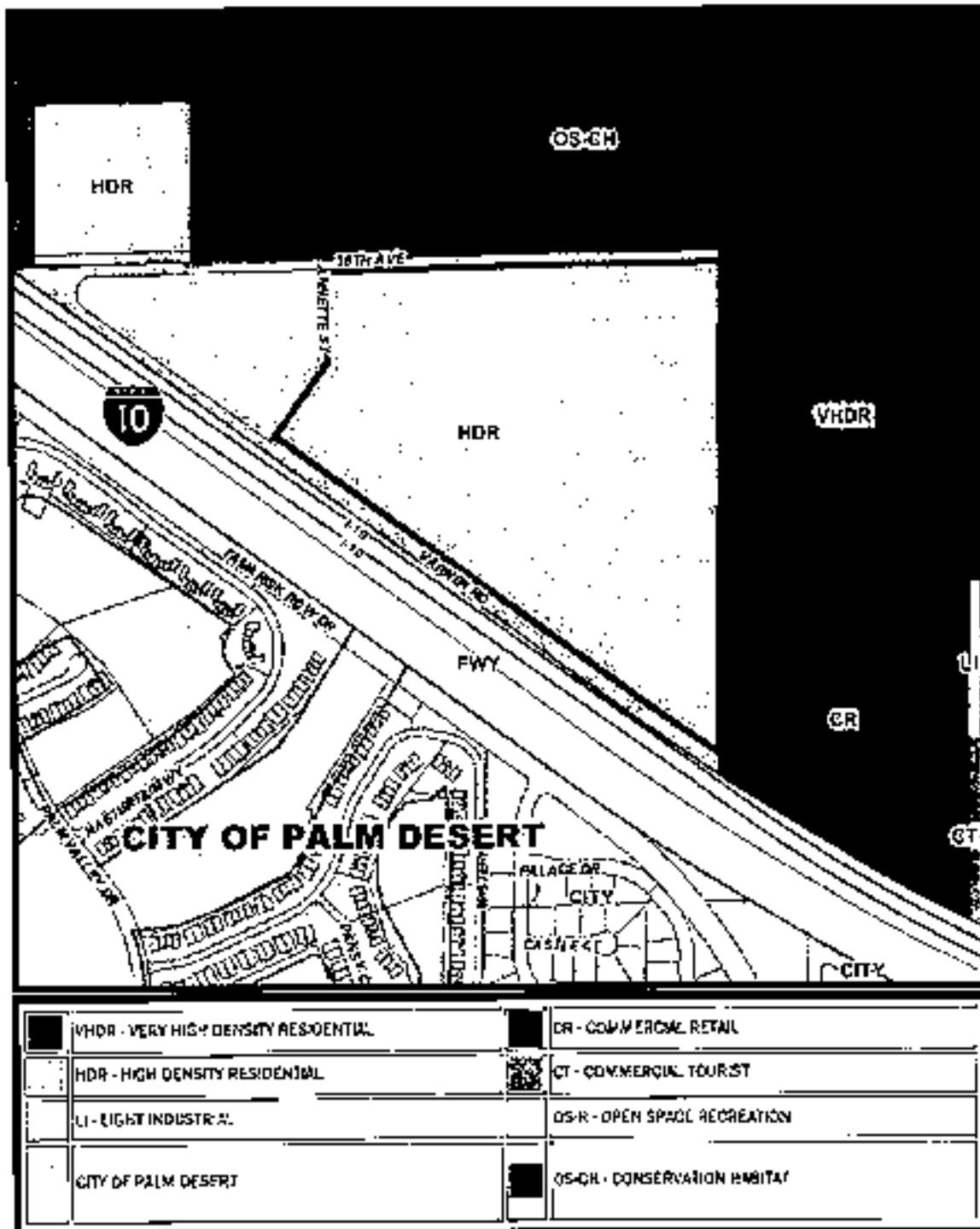
Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

Figure 4 – Riverside County General Plan Land Use Designations (Riverside County GIS)



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

Source:

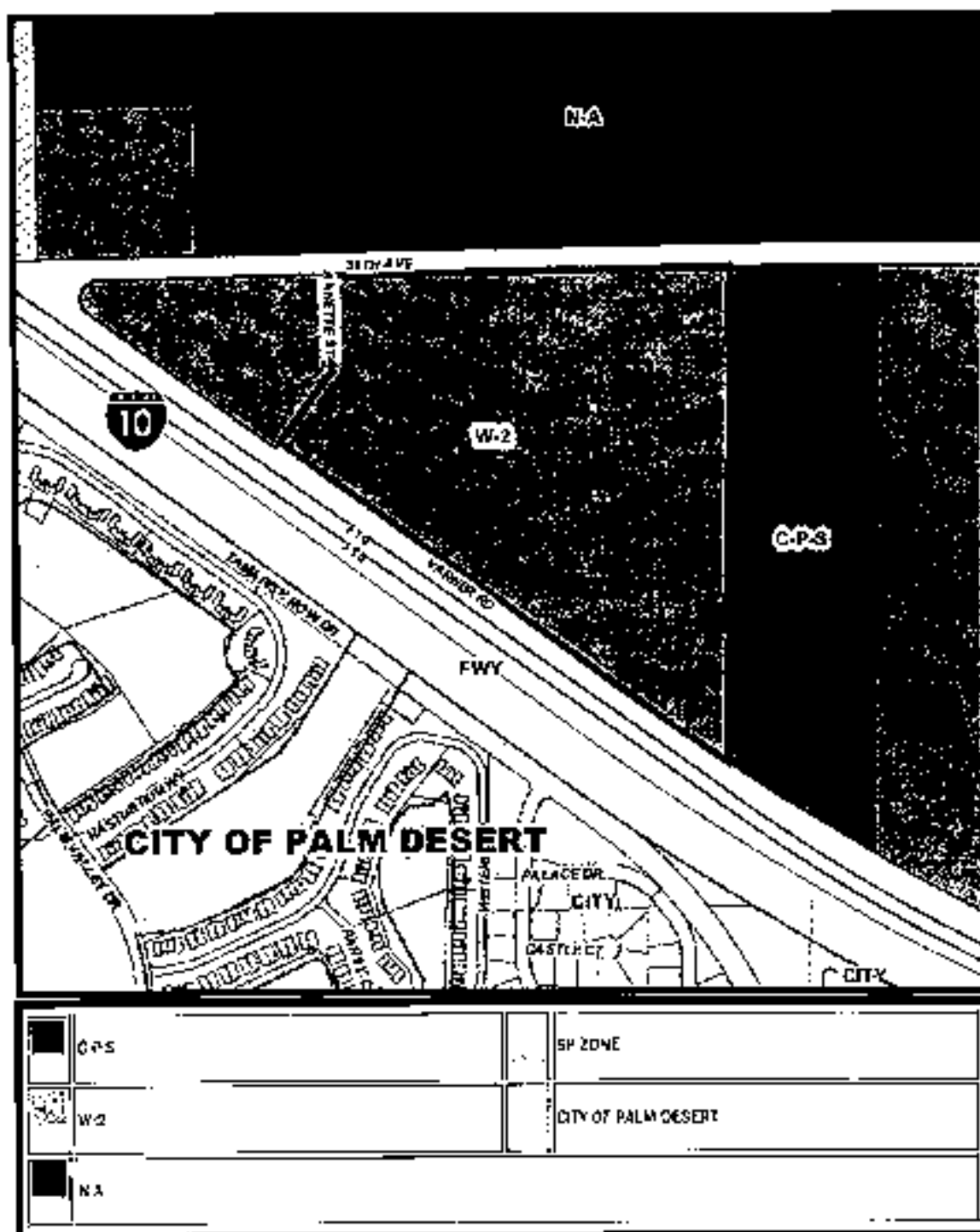
RCIP General Plan Land Use Element, Staff review, GIS, Riverside County Zoning Ordinance Articles XV and XVIIa.

Findings of Fact:

a) The existing zoning is shown on Figure 5, Current Riverside County Zoning (Riverside County GIS). The existing W-2 zoning district is incompatible with the General Plan designation of CD:HDR. The zone change from W-2 to S-P is necessary to achieve compatibility with the General Plan Land Use designation of CD:HDR. Allowable land uses under W-2 zoning include: one-family dwellings, light agriculture, aviaries, apiaries, grazing of farm animals, animal husbandry. With plot plan approval, allowable uses are guest ranches, educational institutions, country clubs, churches, meat cutting/packaging plants without slaughtering. With conditional use permits, allowable uses are airport, cemetery, hunting clubs, lumber mill, trail bike park, rodeo arena, commercial stable, menagerie and animal hospital. The minimum lot required is 20,000 square feet (SF). Therefore, the proposed project includes a change of zoning from W-2 to (SP) Specific Plan.

The proposed SP (Specific Plan) zoning classification is compatible with the existing General Plan designation of CD:HDR. Specific plan zoning is approved by the County with a "finding that the specific plan of land use contains definitive development standards and regulations relating to land use density, lot size and shape, siting of buildings, setbacks, circulation, drainage, landscaping, architecture, water, sewer, public facilities, grading, maintenance, open space, parking, and other elements deemed necessary for the proper development of the property" (Section 17.26). The proposed Valanté SP is consistent with this finding as it includes development standards and regulations that will allow for the proper development of the property. Therefore, potential impacts would be less than significant.

Figure 5 – Current Riverside County Zoning (Riverside County GIS)



b-c) The undeveloped project site is in a developing area of the Western Coachella Valley. The property immediately west of the project site is currently vacant and undeveloped. There are no known development plans/applications for this property. Further to the west is the approved Delfino Resorts Specific Plan (SP343) area that is under construction under the name Delfino Resorts. Delfino Resorts is a mixed residential/commercial/industrial/resort/golf course development. The Delfino Resorts golf course has been recently completed. This project will construct Varner Road to its ultimate build-out cross sections along its project boundary.

To the north of the site and Avenue 38 is vacant and undeveloped land. This property is designated as the Coachella Valley National Wildlife Refuge and is part of a large area set aside for Coachella Valley Fringe-toed Lizard habitat. This property is the responsibility of the U.S. Fish and Wildlife Service (USFWS).

To the east is the Mirasera Specific Plan (SP338) project. Mirasera is a 189.8 gross acres mixed-use and multi-phased residential, commercial, business park, and live/work development. The Mirasera project has been conditioned to construct Varner Road and Avenue 38 to the ultimate build-out cross sections along its project boundary. Also, depending on the timing and phasing of the buildout of Mirasera, the Mirasera project will also construct Avenue 38 at a reduced street width for access purposes along a new alignment that accounts for the construction of a new flood control channel.

A business park and the Thousand Trails RV Park are located east of the Mirasera site. Immediately north of the project site is the Coachella Valley Preserve. The intersection of Washington Street and the I-10 freeway is tourist commercial. Sun City (Indio) is located east of Washington Street.

The proposed project is considered infill between the Delfino Resorts and Mirasera Specific Plan developments. As a residential planned community, the proposed project is compatible with the existing and planned surrounding zoning and the existing and planned surrounding land uses. Therefore, potential impacts would be less than significant.

d) The following RCIP Countywide Policies are applicable to the Valanté Specific Plan are presented in Table 3 below and are organized consistent with the topical sub-headings contained within the RCIP.

Table 1
General Plan Consistency Analysis

Goal/Objective/Policy/Principle	Specific Plan Consistency
LAND USE ELEMENT	
<u>Administration</u>	
LU 1.3 Notify city planning departments of any discretionary projects within their respective spheres-of-influence in time to allow for coordination and to comment at public hearings.	The Valanté Specific Plan is not in the Sphere-of-Influence of any city.
LU 1.5 The County shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, and watershed and habitat management with cities, local and regional agencies, stakeholders, Indian nations, and surrounding jurisdictions.	The Valanté Specific Plan incorporates a regional serving storm drainage facility which has been coordinated with the Army Corps of Engineers and the Coachella Valley Water District (CVWD). This facility will protect the project site and other surrounding properties and diminish storm flows downstream. Additionally, The Valanté Specific Plan has been designed to accommodate the proposed realignment Avenue 38 via construction of Avenue 38 pursuant to the General Plan designated Major Highway ROW width of 118 feet from its intersection with Vanner Road along the southern project boundary to the eastern project boundary. Vanner Road will also be constructed from the western project boundary to the eastern project boundary at its ultimate full-section ROW width of 118 feet ROW pursuant to its Major Highway designation.
LU 1.6 Coordinate with local agencies, such as the Local Area Formation Commission (LAFCO), service providers and utilities, to ensure adequate service provision for new development.	The Valanté Specific Plan incorporates provisions for all infrastructure and utility services which have been coordinated with their respective providers. Furthermore, LAFCO, service providers and utilities allocate and plan for services based on the identified land use patterns in General Plans. The Riverside County General Plan designates the project site for residential development at B to 14 du/ac. The Valanté Specific Plan is consistent with this land use designation; therefore, LAFCO, service providers and utilities have adequately planned for the project.
LU 1.8 As required by the Airport Land Use Law, submit certain proposed actions to the Riverside County Airport Land Use Commission for review. Such actions include proposed amendments to the general plan, area plans, or specific plans, as well as proposed revisions to the zoning ordinance and building codes.	The Valanté Specific Plan is in the least restrictive review area of the Bermuda Dunes Airport and will be submitted to the Airport Land Use Commission (ALUC) for review.
LU 1.12 Pursuant to State law, each land use designation that provides for residential development	The Valanté Specific Plan contains residential use density ranges and an overall yield cap that is

Goal/Objective/Policy/Principle	Specific Plan Consistency
(other than caretakers' dwellings) is assigned a population density standard for the purposes of projection and infrastructure planning. These population density standards are relevant only for general planning purposes, and shall not be interpreted as constituting legal limitations on the number of persons who may reside at any particular location or parcel.	consistent with the General Plan land use designation of CD:HJK, Community Development: High Density Residential.
Efficient Use of Land	
LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map and the Area Plan Land Use Maps, in accordance with the following: Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.	The Valanté Specific Plan provides an infill residential community with a range of housing choices that are consistent with the General Plan land use designation for the project site, including attached and detached homes that will be offered for home ownership. The Residential component of the Valanté Specific Plan includes a project objective that provides for a mixture of market rate residential products and densities clustered in neighborhoods such that implementation of the Specific Plan can change in response to market conditions. The mixture of compact lot single family detached homes and attached homes is aimed at providing a broad range of housing types for 1st and 2nd time and second home buyers.
Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.	Consistent with the Riverside County General plan, the Valanté Specific Plan provides an infill residential community with a range of housing product types and densities as well as recreation areas and open space.
Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible	The Valanté Specific Plan is located near the I-10/ Washington Street interchange and adjacent to the planned Mirasera Planned Community which will contain commercial/retail and business park/office uses. Additionally, Dellino Resort, which is located to the north west of the project site and is currently under construction. Ultimately, Dellino Resort will include an 18-hole golf course and clubhouse, hotel, villas, condos, timeshare units, commercial/retail and business park/office uses. Additionally, Valanté is located less than one mile from existing commercial/retail and industrial/business park/office uses near the intersection of Washington Street and Varner Road.
Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.	
Site development to capitalize upon multimodal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.	The Valanté Specific Plan incorporates an extensive pedestrian circulation system and connects to a County regional trail that provides access to retail and office uses in the adjacent planned Mirasera Planned Community

Goal/Objective/Policy/Principle	Specific Plan Consistency
Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.	As indicated above, the project will not cause a significant impact on biological resources with mitigation incorporated. The Valanté Specific Plan provides for a major storm drainage facility that will protect the community as well as adjacent properties.
LU 10.1 Provide sufficient commercial and industrial development in order to increase local employment levels and thereby minimize long distance commuting.	The Riverside County General Plan designates the Valanté site for residential land uses, which is proposed in the Specific Plan. The General Plan has been designed to provide a jobs/housing balance, which the Valanté Specific Plan furthers via implementation of the General Plan.
LU 12.1 Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to minimize congestion and air pollution.	The Valanté Specific Plan provides an extensive network of pedestrian trails within the project as well as development of a portion of the County regional trail network. Internal trails or paseos connect to recreational areas and the regional trail will provide connections to adjoining properties and uses.
<u>Community Design</u>	
LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps and the Area Plan Land Use Maps in accordance with the following concepts: Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, and housing.	The Valanté Specific Plan is consistent with the General Plan objective to provide a mix of uses within the broader community by providing a mix of residential densities within this project. This mix is consistent with the General Plan designation for the property.
Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.	The Valanté Specific Plan development is an infill parcel within an area designated for urban development within the General Plan situated between the planned communities of Mirasera and Delfino Resort. Mirasera includes 1,756 residential units; a 200-room hotel; a 33.9-acre office and mixed use development containing 358,000 square feet (SF) of buildings and 17.2 acres of community retail containing 187,300 SF of buildings. Delfino Resort includes 970 residential units, 350 hotel rooms and 2,068,000 SF of retail/commercial and office/industrial and uses.
Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.	The Valanté Specific Plan provides an extensive network of pedestrian trails within the project as well as development of a portion of the County regional trail network. Internal trails or paseos connect to recreational areas and the regional trail will provide connections to adjoining properties and uses.

Goal/Objective/Policy/Principle	Specific Plan Consistency
o Provide the opportunity to link communities through access to multi-modal transportation systems.	The Valanté Specific Plan incorporates a pedestrian and bicycle trail network that connects to a regional trail fronting the property that will be constructed as part of the Valanté community connection to Mirasera.
LU 3.2 Use open space, greenways, recreational lands, and watercourses as community separators.	The project incorporates a regional drainage channel along the northern boundary to separate the project site from the open space preserve to the north of the site. Connections between Valanté and the adjacent Delfino Resorts and Mirasera communities is desired to encourage non-vehicular circulation.
LU 3.3 Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design.	The Valanté Specific Plan amends the County's zoning code to create project-specific development standards. These standards will allow for more flexibility in designing the site plan while maintaining a level of quality design that is consistent with or exceeds the quality of design found in other developments not in Specific Plan zones.
Project Design	
LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: o Compliance with the design standards of the appropriate area plan land use category.	The Valanté Specific Plan is consistent with the area plan land use category of Community Development High Density Residential, but as a Specific Plan adopted by ordinance the Specific Plan has tailored design standards, which integrate similar design concepts as the County's Design Guidelines.
o Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.	The Valanté Specific Plan amends the County's zoning code to create project-specific development standards. These standards will allow for more flexibility in designing the site plan while maintaining a level of quality design that is consistent with or exceeds the quality of design found in other developments not in Specific Plan zones. Development within the Valanté Specific Plan is required to comply with the County's building and other pertinent codes and regulations not covered in the Specific Plan.
o Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.	The Valanté Specific Plan incorporates a conceptual landscape plan and recommended plant materials that are drought-tolerant and appropriate for the project site's desert climate. Additionally, the Valanté Specific Plan will integrate the use of drip irrigation where appropriate.
o Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation.	

Goal/Objective/Policy/Principle	Specific Plan Consistency
systems	
Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 of the California Administrative Code.	The Valanté Specific Plan incorporates a compact building cluster site approach which maximizes shading for both adjacent buildings and pedestrian paseos. The Valanté Specific Plan has also been designed to limit the amount of major streets and impermeable paving through the use of narrower slab streets to access garages. These reduce the need to construct individual driveways to each home and allow for the creation of larger open space areas, such as the open space area fronting Varner Road.
Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.	Due to its climatic setting, the Valanté Specific Plan incorporates drought tolerant landscaping and the use of drip irrigation where appropriate. The Valanté community will incorporate a separate recycled water system for connection when recycled water is made available at the project site.
Encourage innovative and creative design concepts.	The Valanté Specific Plan incorporates a creative mix of residential product types to facilitate a diverse community connected not only by juxtaposition of product types but also by an extensive pedestrian paseo system. Additionally, the envisioned residential product types will front garages on alleys and provide access to the residences via landscaped paseos, which will give the front doors more prominence than traditional residential development.
Mitigate noise, odor, lighting, and other impacts on surrounding properties.	The Valanté Specific Plan is designed to minimize noise impacts from adjacent traffic sources through the incorporation of an extensive open space area along Varner Road. The Valanté community design is also oriented inward to central park/open space areas for active outdoor uses, to avoid noise impacts to adjacent properties.
Provide and maintain landscaping in open spaces and parking lots.	The Valanté Specific Plan incorporates landscaping in all park and open space areas of the plan as well as parking areas. These areas will be maintained by the community's homeowner's association (HOA).
Include extensive landscaping.	The Valanté Specific Plan incorporates landscaping in all park and open space areas of the Plan. Intensity of landscaping depends on intended use of the area and on water conservation objectives. The frontage along Varner Road will have the most intensive landscape treatment.
Preserve natural features, such as unique	The Valanté Specific Plan does not contain unique

Goal/Objective/Policy/Principle	Specific Plan Consistency
natural terrain, drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.	natural terrain, drainage ways or native vegetation that provides continuity with more extensive regional systems since the project site is separated from the Coachella Valley Preserve by Avenue 38 on the north. The Valanté Specific Plan avoids encroachment into the adjacent Coachella Valley Preserve.
◊ Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.	The Valanté Specific Plan is designed around an extensive pedestrian paseo system connecting all development areas to two central and one periphery open space/recreational features as well as regional trail connections.
◊ Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.	The Valanté Specific Plan incorporates an extensive pedestrian paseo circulation system to encourage and enhance pedestrian connections between within and external to the Plan area.
◊ Establish safe and frequent pedestrian crossings.	The Valanté Specific Plan incorporates an extensive pedestrian paseo circulation system to encourage and enhance pedestrian connections between within and external to the Plan area. Circulation planning includes providing for safe pedestrian crossings of vehicular traffic
◊ Create a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety	
Infrastructure, Public Facilities and Service Provision	
LU 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/medical services.	The Valanté Specific Plan establishes the required infrastructure to support the planned land uses. The Specific Plan outlines a Financing and Maintenance Plan which identifies the types of improvements needed, the responsible party(s) for constructing and maintaining the improvements, and the financing mechanisms for the improvements
LU 5.2 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service.	The Valanté Specific Plan is divided into planning areas in order to effectively allow for efficient, phased development to ensure that infrastructure is available to buildings at the proper time, and to allow for phasing adjustments in response to market conditions.
LU 5.3 Review all projects for consistency with individual urban water management plans.	Urban Water Management Plans are created based on planned service requirements generated from City and County General Plans. The Valanté Specific Plan is consistent with the County General Plan land use designation for the project site; therefore, the Valanté Specific Plan is consistent with the applicable Urban Water Management Plan.
LU 5.4 Ensure that development and conservation land uses do not infringe upon existing public utility	The Valanté Specific Plan reserves a right-of-way for a regional storm drainage channel along its northern

Goal/Objective/Policy/Principle	Specific Plan Consistency
corridors, including fee owned rights-of-way and permanent easements, whose true land use is that of "public facilities". This policy will ensure that the "public facilities" designation governs over what otherwise may be inferred by the large scale general plan maps.	boundary and incorporates ROW for the construction of the new Avenue 38 alignment and width and widening of Varner Road pursuant to the Riverside County General Plan.
LU 6.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts	The Valanté Specific Plan's overall residential density is consistent with the designated General Plan density range for this property.
LU 6.3 Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process.	The Valanté Specific Plan's site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valanté Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range behind the project site. The frontage along Varner Road is planned with a 70 foot open space buffer with landscaping and three to four foot berms, which will preserve the view corridor along the I-10. The Valanté design also integrates flood control infrastructure to protect the site and adjacent properties from flood damage.

Economic Development

LU 7.1 Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity.	The Riverside County General Plan designates the Valanté site for residential land uses, which is proposed in the Specific Plan. The General Plan has been designed to provide a jobs/housing balance, which the Valanté Specific Plan furthers via implementation of the General Plan.
LU 7.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the County	The Valanté Specific Plan does not provide jobs as an all-residential development but it is intended to address workforce housing needs by design and price point. The Riverside County General Plan designates the Valanté site for residential land uses at 8 to 14 du/ac. The Valanté Specific Plan is consistent with this land use designation. The General Plan has been designed to provide a jobs/housing balance, which the Valanté Specific Plan furthers via implementation of the General Plan.

Open Space, Habitat and Natural Resource Preservation

LU 8.1 Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values.	The Valanté site is not considered an open space property as it is designated for Community Development: High Density Residential land uses in the Riverside County General Plan. However, the Valanté Specific Plan allows for permanent preservation of the Coachella Valley Preserve by

Goal/Objective/Policy/Principle	Specific Plan Consistency
	respecting the boundary of the Preserve as identified in the Riverside County General Plan.
LU 8.2 Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, National Environmental Policy Act (NEPA), the Clean Air Act, and the Clean Water Act.	The Valanté Specific Plan is required to comply with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, NEPA, the Clean Air Act and the Clean Water Act.
LU 8.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life.	The Valanté Specific Plan incorporates a combination of community parks and open space areas for both quality of life and as aesthetic components of the community design.
LU 8.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources.	The Valanté site is designated for HDR and is planned for cluster home and attached residential development. Furthermore, with the incorporation of the regional drainage channel, the project does not impact the open space preserve to the north of the site.

Fiscal Impacts

LU 9.1 Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities.	The Valanté Specific Plan will provide for the construction of major roads and storm drainage facilities and will contribute impact fees towards other public facilities as necessary based on County of Riverside requirements.

Air Quality

LU 10.3 Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.	The Valanté Specific Plan provides an extensive network of pedestrian trails within the project as well as development of a portion of the County regional trail network. Internal trails or paths connect to recreational areas and the regional trail will provide connections to adjoining properties and uses such as the Mirasera and Delfino Resort communities.
LU 10.4 Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.	The Mirasera Planned Community will contain commercial/retail and business park/office uses. Additionally, Delfino Resort will include an 18-hole golf course and clubhouse, hotel, villas, condos, timeshare units, commercial/retail and business park/office uses. Additionally, Valanté is located less than one mile from existing commercial/retail and industrial/business park/office uses near the intersection of Washington Street and Varner Road.

Circulation

LU 12.1 Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to	The Valanté Specific Plan provides an extensive network of pedestrian trails within the project as well as development of a portion of the County regional

Goal/Objective/Policy/Principle	Specific Plan Consistency
minimize congestion and air pollution.	
LU 12.4 Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate.	trail network. Internal trails or paseos connect to recreational areas and the regional trail will provide connections to adjoining properties and uses such as the Mirasol and Delfino Resort communities.
LU 12.5 Allow traffic-calming elements, such as narrow streets, curb bulbs, textured paving, and landscaping, where appropriate.	Each village will be serviced by an internal street system consisting of Private Local Streets and Private Drives, which in turn connect to Avenue 38. The Private Local Streets will have a design ROW (46 foot) to ensure safe and adequate mobility to village residents, visitors and emergency personnel. Curb adjacent sidewalks will be provided and will tie into the paseo trail system. This design will direct traffic to the primary road circulation system (Avenue 38 and Varner Road) to limit through-traffic in the residential neighborhoods. Homes will front the streets and on-street parking will be allowed, which will serve to reduce traffic speeds.
LU 12.6 Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.	The Valanté Specific Plan will construct an expansion of Varner Road as well as a major realignment of Avenue 38. These two facilities will be sized to meet both the project generated traffic needs as well as contribute to surrounding property development needs.
LU 12.7 Review projects for consistency with the County's Transportation Demand Ordinance.	The County's Transportation Demand Ordinance establishes policies and procedures to encourage and promote the use of alternative transportation modes through project design and facility planning. The Valanté Specific Plan provides for and promotes the use of alternative transportation modes via the incorporation of an extensive pedestrian circulation system and construction of a portion of the County's Regional Trail system, which will provide pedestrian and bicycle connections to adjacent commercial/retail and office/business park land uses.
<u>Scenic Corridors</u>	
LU 13.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public.	
LU 13.2 Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors.	
LU 13.3 Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment.	The Valanté Specific Plan's site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valanté Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range to the northeast of the project site. The frontage along Varner Road is planned with a 70 foot open space buffer with native landscaping, riding and hiking trails and three to four-foot berms, rather than using block walls along the I-10-facing property boundary so as to preserve the view corridor along the I-10 and provide a transitional area between the I-10 and the development areas.

Goal/Objective/Policy/Principle	Specific Plan Consistency
LU 13.4 Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways.	Although I-10 is not currently designated as a State Scenic Highway, the I-10 is designated as a County Eligible Scenic Highway. The Valanté Specific Plan design provides a 70 foot wide landscaped setback from the Varner Road ROW (more than 130 feet from Varner Road curb) and more than 180 feet from the I-10 ROW.
LU 13.5 Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground.	All electric or communication distribution lines within the project will be located underground.
LU 13.8 Avoid the blocking of public views by solid walls.	See LU 13.1 through 13.3 above
Airports	
LU 14.1 Allow airport facilities to continue operating in order to meet existing and future needs respecting potential noise and safety impacts.	The Valanté Specific Plan is consistent with the Riverside County Airport Land Use Compatibility Plan, which governs land use policies of the closest airport to the Valanté site, which is the Bermuda Dunes Airport. Based on that plan, the majority of the Project Site is within airport compatibility zone E. Zone E is considered the least restrictive of all of the airport compatibility zones. In fact, Zone E does not restrict residential uses, require a certain amount of open space or prohibit uses, except for those that would be hazardous to flight. The Valanté Specific Plan will be reviewed by the Riverside County Airport Land Use Commission to ensure consistency with airport influence area provisions. Therefore, the project will not impact operations at the Bermuda Dunes Airport.
LU 14.2 Review all proposed projects and require consistency with any applicable airport land use compatibility plan as set forth in Appendix L and as summarized in the Area Plan's Airport Influence Area section for the airport in question.	
LU 14.4 Prior to the adoption or amendment of this General Plan or any specific plan, or the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of any airport land use compatibility plan, refer such proposed actions for determination and processing as provided by the Airport Land Use Law.	
LU 14.5 Allow the use of development clustering and/or density transfers to meet airport compatibility requirements as set forth in the applicable airport land use compatibility plan.	
LU 14.7 Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace.	
LU 14.9 All development proposals within an Airport Influence Area will be submitted to the affected airport.	
Community Development	
LU 22.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and	The Valanté Specific Plan provides for a variety of residential products including both detached and attached for sale units, consistent with the General Plan density range designation for this property, which

Goal/Objective/Policy/Principle	Specific Plan Consistency
area plan land use maps.	is 8-14 du/ac.
LU 22.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use.	The Valanté Specific Plan includes the provision of backbone infrastructure for domestic water service, wastewater conveyance, and storm water drainage. In addition, the Valanté Specific Plan includes the provision of electrical and natural gas service to the plan area. As an established area, the County of Riverside and the individual utility and service providers are able to provide the necessary services to support the proposed project.
LU 22.4 Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.	The Valanté Specific Plan provides for a variety of residential products including both detached and attached for-sale units, consistent with the General Plan density range designation for this property.
LU 22.6 Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses.	The Valanté Specific Plan design provides a 70 foot wide landscaped setback from the Varner Road ROW (more than 130 feet from Varner Road curb) and more than 180 feet from the I-10.
LU 22.7 Allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood, in accordance with the Riverside County Fire Department.	The Valanté Specific Plan incorporates reduced width private streets for all internal local streets within the project, which have been reviewed by the Fire Department.
<u>CIRCULATION ELEMENT</u>	
C 19.1 Preserve scenic routes that have exceptional or unique visual features in accordance with Caltrans' Scenic Highways Plan.	Although I-10 is not currently designated as a State Scenic Highway, the I-10 is designated as a County Eligible Scenic Highway. The Valanté Specific Plan design provides a 70 foot wide landscaped setback from the Varner Road ROW (more than 130 feet from Varner Road curb) and more than 180 feet from the I-10 ROW.
<u>MULTIPURPOSE OPEN SPACE ELEMENT</u>	
OS 22.1 Design developments within designated scenic highway corridors to balance the objectives of maintaining scenic resources with accommodating compatible land uses.	Although I-10 is not currently designated as a State Scenic Highway, the I-10 is designated as a County Eligible Scenic Highway. The Valanté Specific Plan design provides a 70 foot wide landscaped setback from the Varner Road ROW (more than 130 feet from Varner Road curb) and more than 180 feet from the I-10 ROW. The Valanté Specific Plan's site design takes into consideration its unique setting between the I-10 freeway and the hills/de open space to the north. The Valanté Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range to the northeast.
OS 22.3 Encourage joint efforts among federal, state, and County agencies, and citizen groups to ensure compatible development within scenic corridors.	
OS 22.4 Impose conditions on development within scenic highway corridors requiring dedication of scenic easements consistent with the Scenic Highways Plan, when it is necessary to preserve unique or special visual features.	

Goal/Objective/Policy/Principle	Specific Plan Consistency
	of the project site. The frontage along Varner Road is planned with a 70 foot open space buffer with native landscaping, riding and hiking trails and three to four-foot berms, rather than using block walls along the I-10-facing property boundary so as to preserve the view corridor along the I-10 and provide a transitional area between the I-10 and the development areas.
OS 22.5 Utilize contour grading and slope rounding to gradually transition graded road slopes into a natural configuration consistent with the topography of the areas within scenic highway corridors.	The project site is generally flat and will remain so with the development of Valanté; therefore, there will not be visible slopes from the I-10. Nevertheless, the Specific Plan includes requirements for slope rounding.

The Valanté Specific Plan is within the Western Coachella Valley Area Plan (WCVAP). The purpose of these area plans is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. The area plan land use maps contain a more detailed series of land use categories that are grouped according to the RCIP's five General Plan Foundation Components. Each of the five components is subdivided into detailed land use designations at the area plan level.

Following is a brief summary of each of the General Plan Foundation Components.

Agriculture – identifies those areas to be used for agricultural production.

Rural – identifies those areas with a distinctive rural character, including existing rural communities, mountainous and desert areas that allow limited development.

Rural Community – identifies communities that exhibit a rural character and allow limited development.

Open Space – identifies those areas appropriate for the preservation of open space for habitat, recreation, scenic value, mineral resource extraction, and natural resource preservation. This category also identifies remote, large-parceled areas that allow limited development.

Community Development – identifies those areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business-park, public facilities, and a mix of uses.

The Valanté site is within the Community Development Foundation Component and is therefore subject to the Community Development Foundation Component policies. Further, the applicable land use designation for the project site is Community Development: High Density Residential (CD:HDR). The WCVAP characterizes development allowed in the CD:HDR land use designation as detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The permitted density range is 8 to 14 dwelling units per acre (DU/ac).

Following are WCVAP policies that are applicable to the Valanté Specific Plan.

Goal/Objective/Policy/Principle	Specific Plan Consistency
WCVAP 7.4 Ensure that architectural design is compatible with or enhances adjacent development.	Currently, there is no development immediately adjacent to the project site; however, the Valanté Specific Plan incorporates extensive design guidelines to ensure quality architectural design that is consistent with the area.
WCVAP 7.5 Enhance block walls with special treatment or design.	The Valanté Specific Plan's site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valanté Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range to the northeast of the project site. The frontage along Varner Road is planned with a 70 foot open space buffer with native landscaping, riding and hiking trails and three to four-foot berms, rather than using block walls along the I-10-facing property boundary so as to preserve the view corridor along the I-10 and provide a transitional area between the I-10 and the development areas.
WCVAP 18.1 Protect the scenic highways in the Western Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements.	
WCVAP 7.6 Require residential development to incorporate the following design criteria: a. Roofline variation, through level changes and/or different building heights; b. Setback variation of units to reduce a straight-line effect, but in no case less than required by the County Land Use Ordinance; c. Facade treatment variation through use of compatible materials or colors; d. Consideration for security through lighting and visibility of common areas from units; e. Use of walls, landscaped berms, and plant materials in combination to provide screening buffers to roadways and adjacent land uses; f. Use of street trees and landscaping along interior roadways and parking areas; g. Placement of trees and other plant materials on both sides of walls along street frontages and other rights-of-way; h. Development projects with carports shall be designed with carports located out of view of the frontage street and other right-of-ways or provide with substantial screening; i. All buildings shall be provided with design treatments for roofs and facade with tile or other appropriate materials; j. The use of native and/or water-efficient plants, where feasible.	The Valanté Specific Plan incorporates extensive design guidelines that address these and other design criteria to ensure quality architectural design that is consistent with the area.
WCVAP 15.1 Where outdoor lighting is proposed, require the inclusion of outdoor lighting features that would minimize the effects on the nighttime sky and wildlife habitat areas.	
WCVAP 15.2 Adhere to the lighting requirements of the County Ordinance Regulating Light Pollution for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.	The project will comply with Riverside County lighting standards.
WCVAP 18.1 Design and develop the vehicular	The Valanté Specific Plan has been designed to

Goal/Objective/Policy/Principle	Specific Plan Consistency
roadway system; per Figure 7, Circulation, and in accordance with the Functional Classifications section and standards specified in the General Plan Circulation Element;	accommodate the proposed realignment Avenue 38 via construction of Avenue 38 pursuant to the General Plan designated Major Highway ROW width of 118 feet from its intersection with Varner Road along the southern project boundary to the eastern project boundary. Varner Road will also be constructed from the western project boundary to the eastern project boundary at its ultimate full section ROW width of 118 feet ROW pursuant to its Major Highway designation in the General Plan.
WCVAP 16.2 Maintain the County's roadway Level of Service standards as described in the General Plan Circulation Element	As indicated in this document, the project will not result in a reduction of the Level of Service standards for area intersections.
WCVAP 17.1 Develop a system of local trails that enhances the Western Coachella Valley's recreational opportunities and connects with the Riverside County regional trails system and the Eastern Coachella Valley Area Plan trails system.	The Valanté Specific Plan incorporates an extensive pedestrian circulation system and connects to a County regional trail that provides access to retail and office uses in the adjacent planned Mirasera Planned Community.
WCVAP 17.2 Implement the Trails and Bikeway System, Figure 8, as discussed in the General Plan Circulation Element.	
WCVAP 21.2 Require all development activities within Fringe-toed Lizard habitat areas be compatible with the conservation principles and provisions of the Fringe-toed Lizard Habitat Conservation Plan and the standards of the Multipurpose Open Space Element.	The project complies with the conservation principles in that a physical separation is provided in the plan between development and the FTL conservation area
WCVAP 22.2 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential, or sheet flow be submitted to the Coachella Valley Water District or the Riverside County Flood Control and Water Conservation District for review	The project will be submitted to the Coachella Valley Water District for review.

The project site is zoned W-2 – Controlled Development. The W-2 zoning district permits a wide range of uses, including single-family dwellings and light agriculture, country clubs and churches. The minimum lot size required in the W-2 zone is 20,000 square feet, which is inconsistent with the CD:HDR General Plan land use designation. Government Code Section 65860 requires zoning be consistent with the general plan. Therefore, in the event that a zoning ordinance becomes inconsistent with the general plan due to an amendment to the General Plan, the zoning ordinance is required to be amended so that it is consistent with the general plan. The County is currently undergoing a comprehensive update of the Land Use and Development Ordinance, which will coordinate the zoning districts with the general plan designations. The proposed project includes a zone change from W-2 to Specific Plan, which will be in conformance with the County's General Plan and bring the site's zoning into consistency with CD:HDR land use designation.

The proposed project is consistent with the land use designations and policies of the County General Plan and the Western Coachella Valley Area Plan for CD:HDR development. Therefore, the potential for impact is less than significant.

e) The site is both an undeveloped and developing area with an established circulation system. Larger scale specific plan communities are under development or planned for development both to the east and west of the project site. The proposed project will not require new roads to be built that would divide the physical arrangement of an established community. Therefore, potential impacts would be less than significant and no mitigation measures are required.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
27. Mineral Resources	☐	☐	☐	☒
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source:

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

Findings of Fact:

a-b) As indicated on Figure OS-5 of the RCIP, no mineral resources are known to exist on the project site. Therefore, the proposed project would not result in the loss or availability of a known mineral resource that would be of value to the region or residents of the state.

c-d) As indicated on Figure OS-5 of the General Plan, no State classified or designated areas or mineral resources are known to exist adjacent to the project site. Additionally, no existing, proposed or abandoned quarries or surface mines are adjacent to the project site.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

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

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, and Noise Impact Analysis for Valanté Specific Plan #00360, Palm Desert, California dated July 6, 2007 by Giroux & Associates.

Findings of Fact:

The project site is not within 2 miles of a public or private airstrip (2.5 miles northwest). The site is outside the Bermuda Dunes Airport 65 dB CNEL noise envelope. However, the project site is located within Zone E of the Bermuda Dunes Airport Land Use Compatibility Plan. Zone E is the least restrictive of all of the airport compatibility zones. Zone E does not restrict residential uses, require a certain amount of open space, or prohibit uses, except for those uses that would be hazardous to flight. Proposed development projects in Zone E require review by the County Airport Land Use Commission (ALUC); however, the project site is not subject to airport-related land use restrictions that would conflict with the proposed Specific Plan. On-site noise measurements demonstrate that the entire site noise exposure can be attributed to I-10 freeway sources. Any noise contributions from the Bermuda Dunes Airport are minimal in comparison to the I-10. See Figures 7 and 8 in Section 21.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

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

Source:

RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", and Noise Impact Analysis for Valanté Specific Plan #00360, Palm Desert, California dated July 6, 2007 by Giroux & Associates.

Findings of Fact:

The railroad is located on the south side of I-10. On-site noise measurements demonstrate that the entire project site noise exposure can be attributed to I-10 freeway sources. Any noise contributions from the railroad are minimal in comparison to the I-10.

Mitigation Measures:

No mitigation measures are required for railroad noise.

Monitoring:

No monitoring is required.

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

Source:

Noise Impact Analysis for Valanté Specific Plan #00360, Palm Desert, California dated July 6, 2007 by Giroux & Associates.

Findings of Fact:

The I-10 and Varner Road border the site to the south. On-site noise measurements demonstrate that the entire site noise exposure can be attributed to I-10 freeway sources. Any noise contributions from Varner Road are minimal in comparison to the I-10. Noise measurements show that the existing distance of ambient noise constraint for sensitive uses (65 dB CNEL) extends to approximately 875 feet north of the freeway centerline. Therefore, some residential units may require a combination of noise buffering by sound walls near the freeway, individual parcel mitigation through sound walls around usable space, and/or upgraded acoustical features such as premium dual-paned windows in order to accommodate the freeway background noise while meeting County noise standards.

Mitigation Measures:

Mitigation measures for I-10 noise levels are presented in Section 32 below. 30. Planning 06

Monitoring:

Monitoring shall be done by the Building and Safety Department.

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

Source:

Noise Impact Analysis for Valanté Specific Plan #00360, Palm Desert, California dated July 6, 2007 by Giroux & Associates.

Findings of Fact:

On-site noise measurements demonstrate that the entire site noise exposure can be attributed to I-10 freeway sources. Any noise contributions from the Bermuda Dunes Airport, the railroad, or Varner Road are minimal in comparison to the I-10.

Mitigation Measures:

No mitigation measures are 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				
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 groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Source:

Noise Impact Analysis for Valanté Specific Plan #00360, Palm Desert, California dated July 6, 2007 by Giroux & Associates.

Findings of Fact:

a) Existing noise levels near the project site derived mainly from vehicular sources on the I-10 freeway. Noise measurements show that the existing distance of ambient noise constraint for sensitive uses (65 dB CNEL) extends to approximately 875 feet north of the freeway centerline. Therefore, some project residential units may require a combination of noise buffering by sound walls near the freeway, individual parcel mitigation through sound walls around usable space, and/or upgraded acoustical features such as premium dual-paned windows in order to accommodate the freeway background noise while meeting County noise standards.

The Noise Impact Analysis (NIA) prepared by Giroux & Associates for the Valanté Specific Plan studied the potential noise impacts of the traffic on the surrounding roads on the project and the project's noise generation during construction and long-term operation. Subsequent to the completion of the NIA, the number of dwelling units in the project description for the Specific Plan changed from 475 DU to 460 DU. The traffic noise generated from the project, which is the only measurable noise source from the project, will have a corresponding reduction with the change in unit count from 475 to 460 DU since the traffic associated with the 15 homes will not be generated. Nevertheless, because the NIA has analyzed potential noise impacts under a scenario that would have greater potential impacts than the proposed project, the following analysis has not been changed to reflect the lower dwelling unit count.

Long-term noise impacts from the proposed project center primarily on mobile source traffic noise emissions generated on arterial roads within the area surrounding the project site. Table 4 summarizes the calculated CNEL at 50 feet from the roadway centerline for six traffic scenarios (Existing; Existing plus ambient growth plus project; Near-term, no project; Near-term with project; Build-out, no-project; and Build-out with project) at each of seventeen (17) roadway segments analyzed in the project traffic study. A "significant" traffic noise impact would occur if project-related traffic were to increase noise levels by +3 dB or more. As shown on the following table, the project will not cause any roadway segment to exceed this threshold. At area build-out, the maximum "with project" versus "no project" traffic noise difference will be +0.9 dB CNEL along Avenue 38 east of Varner Road. Therefore, individual project noise impacts are less than significant.

Cumulatively significant noise increases will occur along a number of area roadways in response to continuing substantial land use intensification in the project vicinity. Cumulatively significant noise increases are anticipated along the following roadway segments not directly adjacent to the freeway:

- Cook Street north of Varner Road
- Washington Street from north of Avenue 38 to Varner Road
- Avenue 38 from Varner Road to Washington Street

Each of these roadway segments will far exceed the +3 dB significance threshold for the build-out no-project condition compared to existing conditions. Thus area growth is responsible for these increases, not the proposed project. The project will add a very minor noise increment to roadway segments that already far exceed the +3 dB CNEL threshold for the no-project condition. Although traffic noise due to cumulative area growth is significant, the proposed project's contribution is less than significant.

Table 2
Project-Related Traffic Noise Impact
(dBA CNEL at 50 feet from roadway centerline)

Roadway Segment	Existing	Exist. + Grow. +	2009 No	2009 w/	Buildout No	Buildout w/

		Project	Project	Project	Project	Project
Cook Street:						
North of Varner Road	57.4	58.3	64.6	64.7	70.7	70.8
Varner – I-10	63.9	64.4	72.2	72.3	75.1	75.1
South of I-10	72.8	73.0	74.3	74.3	75.5	75.5
Berkey Street:						
North of Varner Road	63.6	63.9	64.2	64.2	64.8	64.9
Washington Street:						
N of Ave 38	64.4	64.7	67.8	67.8	71.2	71.2
S of Ave 38	64.4	64.7	67.3	67.4	71.0	71.1
N of Varner	69.1	69.3	70.4	70.4	75.7	75.8
S of Varner	72.8	73.2	74.4	74.6	76.5	76.6
S of I-10	74.1	74.4	75.0	75.0	76.2	76.3
Varner Road:						
West of Cook Street	64.3	64.7	70.1	70.2	74.4	74.4
East of Cook Street	63.9	64.9	73.5	73.6	74.5	74.6
West of Avenue 38	62.6	63.9	70.4	70.7	73.4	73.5
East of Avenue 38	62.3	65.1	68.8	69.6	71.7	72.1
West of Berkey	64.4	66.4	71.4	71.8	70.6	71.1
Berkey-Washington	67.5	68.5	71.8	72.1	71.5	71.8
Washington – I-10 WB Ramp	70.7	71.1	72.1	72.1	72.6	72.7
East of I-10 WB Ramps	69.0	69.2	70.0	70.0	71.6	71.6
Avenue 38:						
East of Varner	55.6	63.8	65.6	67.5	69.3	70.2
West of Washington	55.6	57.8	67.5	67.6	68.3	68.4

b) Construction noise impacts are minimized by time restrictions placed on grading permits. Ordinance 457.90, Section 1G of the Riverside County Building and Safety Department, states the following:

"Whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official."

There are currently no residences near the project site. The closest homes are across the I-10 freeway whose traffic noise levels would dominate any construction activity. The masking effects of background noise conditions and compliance with the County time limits are predicted to create a less than significant temporary noise impact during construction activities.

c) The County's General Plan states an exterior noise exposure standard of 60 dBA CNEL is the most desirable level for residential, school, visitor accommodation and other noise-sensitive receptors. An exterior noise level of 65 dBA CNEL is considered acceptable if all available noise mitigation has been adopted, where feasible.

Noise measurements show that the existing distance of ambient noise constraint for sensitive uses (65 dB CNEL) extends to approximately 875 feet north of the freeway centerline. Therefore, some project residential units may require a combination of noise buffering by sound walls near the freeway, individual parcel mitigation through sound walls around usable space, and/or upgraded acoustical features such as premium dual-paned windows in order to accommodate the freeway background noise while meeting County noise standards.

The Specific Plan's Attached Residential District (SF-2) will be located in the highest noise environment which is Varner Road along the southern perimeter of the project site. Residential units in this area will be exposed to exterior noise levels greater than the 65 dB CNEL standard. Required mitigation measures will be dependent upon three home orientation variations. They are:

Possible Home Orientation Adjacent to Varner Road

No Shielding (Backyards exposed to Varner)

Partial Shielding (Side yards parallel to Varner)

Full Shielding (Backyards on opposite side of home from Varner)

The following possible setback inputs were used for modeling noise wall heights at homes where recreational space is fully exposed to traffic from Varner Road and the I-10:

**Valanté Perimeter Roadway Noise Exposure
Homes with Rear Yards Facing Varner Road (no shielding)**

Distance Property Line from I-10 (from centerline)	Distance to Property Line from Varner Road (from centerline)	Required Wall Height ^a
282'	156'	17.0 feet

^a To attain Riverside County exterior noise standard of 65 dB CNEL.

A 17-foot noise wall would be required to shield a seated 3-foot outdoor recreational user 10 feet within the property line for lots in backyards directly facing Varner Road and the I-10 Freeway.

The following inputs and results were used to determine wall height if homes were oriented such that partial recreational space shielding was available:

**Valanté Perimeter Roadway Noise Exposure
Homes with Partial Rear Yard Shielding**

Distance to Property Line from I-10 (from centerline)	Distance to Property Line from Varner Road (from centerline)	Required Wall Height ^a
282	156	11.0 feet

^a To attain Riverside County exterior noise standard of 65 dB CNEL.

An 11.0-foot sound wall would be necessary to provide the needed attenuation to meet the Riverside County exterior noise standard of 65 dB CNEL for a 3-foot receiver at homes sited at the setbacks described for these homes.

The third alternative site plan whereby the structure itself is utilized as a noise shield and places the outdoor recreational space north of the building within the structure's "sound shadow" was not modeled, however, this scenario would require the least noise mitigation of the three options. Development of a cluster of homes surrounding an interior courtyard, or a row of single-family homes facing southward, would allow for the use of less radical sound wall protection. Without such site planning creativity, noise walls ranging from 11.0 to 17.0 feet above pad grade as noted above will be necessary to mitigate exterior noise.

Community common areas such as parks and pools in the center of the complex should be considered to meet the recreational space requirements such that individual home decks and yards can then be treated as an architectural feature not requiring noise protection.

The County's interior noise standard for residential uses is 45 dB CNEL. Interior noise mitigation measures will be necessary for the tier of homes immediately adjacent to Varner Road and the I-10, utilizing the noise walls recommended for compliance with the County's exterior noise standard. The resultant structural attenuation necessary for the residential interiors to meet the required standard are summarized below:

First Story (5 feet from base)

Sound Wall Height	Noise at First Story Facade	Needed Interior Mitigation
None	81.0 dB	36.0 dB
11.0 feet	69.0 dB	24.0 dB
17.0 feet	65.0 dB	20.0 dB

Second Story (15 feet from base)

Sound Wall Height	Noise at Second Story Facade	Needed Interior Mitigation
None	81.0 dB	36.0 dB
11.0 feet	81.0 dB	36.0 dB
17.0 feet	73.0 dB	28.0 dB

Third Story (25 feet from base)

Sound Wall Height	Noise at Second Story Facade	Needed Interior Mitigation
None	81.0 dB	36.0 dB
11.0 feet	81.0 dB	36.0 dB
17.0 feet	81.0 dB	36.0 dB

Structural attenuation of -20 dB is readily achievable without any acoustical upgrades other than the ability to close windows. However, potential second stories of residences adjacent to the I-10 will require substantial noise attenuation (23 to 36 dB) to reduce second story interior noise levels to 45 dB CNEL. Typical noise attenuation with single-paned windows in modern frame and stucco

construction is stated in the County noise analysis guidelines to typically be 20 dB. Enhanced structural features capable of additional mitigation will be needed for perimeter units backing up to any of the I-10 depending on setbacks and wall heights. Although the exterior tier of development will help shield any interior units, the high traffic noise generated by the I-10 Freeway may require additional tiers of homes to be evaluated for possible acoustic upgrades.

The hierarchy of structural noise mitigation is generally as follows:

Exterior to Interior Reduction Desired	Measure(s) Needed
0-10 dBA	None
10-20 dBA	Close windows facing roadway. Provide supplemental ventilation.
20-25 dBA	Close standard dual-paned windows. Provide supplemental ventilation.
25-30 dBA	Close upgraded dual-paned windows. Provide supplemental ventilation. Baffle vents and line ducts with absorbers.
>30 dBA	Custom upgrades (dual layer drywall, triple-paned windows, steel doors, etc.)

The County's COA requires that a supplemental acoustical analysis be submitted in conjunction with the issuance of building permits to verify that adequate structural noise protection exists in perimeter residences adjoining surrounding roadways to meet the 45 dBA CNEL interior standard. Supplemental ventilation, in conjunction with air conditioning, is required in any livable space where window closure to shut out roadway noise is needed to meet interior standards.

In residential construction, the structural noise level reduction (in dB) is almost equal to the rated sound transmission class (STC) of any operable windows. Sound-rated windows with an STC of 40 or higher may be required for the second stories of southern perimeter units. When the needed structural noise protection exceeds 35 dB, noise leakage through walls, ceilings and ducts or vents requires that they also be substantially upgraded. Upgrade requirements can be substantially reduced if the southernmost tier of development is single story. Such structures, especially the roofs, will function as sound walls that will dramatically reduce the attenuation requirements for any possible two-story units toward the interior of the development. A supplemental acoustical report verifying compliance based upon the selected design and structural features will be prepared at the building permit stage.

Second story units adjacent to Varner Road and the I-10 Freeway will require 28 to 36 dB CNEL of acoustical mitigation to provide an interior noise level of 45 dB CNEL. Although the exterior tier of development will help shield any interior units, the high traffic noise generated by the I-10 Freeway may require additional tiers of homes to be evaluated for possible acoustic upgrades. Structural noise attenuation will be needed to meet the 45 dB CNEL standard.

Site plan considerations can be used to mitigate noise impacts without the use of massive sound walls or very highly upgraded structural features. The use of clustered homes with protected courtyards, or south-facing single family homes with protected rear yards, would substantially reduce noise wall requirements.

Multi-family housing will also comply with all requirements of the California/Uniform Building Code related to noise transmission through shared structural elements (e.g. "party walls" or floor/ceiling assemblies in stacked units) as documented at the building plan stage.

d) Given the nature of the construction activities that will be required for the project, some vibration may be perceived by off-site receptors within approximately 100 feet of the site during the construction phase. However, this impact will be short-term and will not be of a magnitude to become severely unpleasant or potentially damaging to property. Therefore, project construction and operation would not generate significant levels of ground-borne vibration or ground-borne noise. No mitigation measures are required.

Mitigation Measures:

MM-N1 – A Supplemental Acoustical Analysis will be submitted prior to issuance of building permits to verify that adequate design and structural noise protection exists in perimeter residences adjoining surrounding roadways to achieve the County's exterior and interior noise standards of 65 dB CNEL and 45 dB CNEL, respectively. 30. Planning 06

Monitoring:

Monitoring will be performed by the County Building and Safety Department.

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

Source:

Project description and materials, Riverside County RCLIS, Census Bureau

Findings of Fact:

a-c) The project site is a vacant parcel. Therefore, the proposed project would not displace any existing housing or people.

d) The project site is located outside of a County Redevelopment Project Area; therefore, the proposed project would not affect a Redevelopment Project Area.

e-f) The project would construct 460 residences on the project site. According to the County of Riverside Code Section 10.35, the average household sizes for residences of the two product types proposed are 2.59 and 2.34 persons per household. Based on these two generation factors, the proposed project would potentially increase the County's population by approximately 1,135 people. This increase is nominal when compared to the County's current population of 1,871,950 people (Census Bureau 2004 population estimate) and the Western Coachella Valley area's estimated build out population of 192,090 (WCVAP Plan Table 2).

The proposed project is in accordance with the WCVAP land use designation of Community Development: High Density Residential with a density range of 8 to 16 DU/acre. As such, because the County General Plan assumed that residential development would occur on the site at densities similar to the proposed project, the proposed project would result in additional population growth that has already been anticipated. Therefore, the potential for impact will be less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.				
34. Fire Services	☐	☐	☒	☐

Source:

RCIP General Plan Safety Element, Riverside County Fire Department website, Riverside County Ordinance No. 659

Findings of Fact:

Fire protection services are provided by the Riverside County Fire Department (RCFD). RCFD is an all risk emergency organization that delivers regional fire services to the unincorporated areas of the County and contract cities. Three RCFD fire stations are located within six miles of the project site.

- North Bermuda Dunes #81, 37955 Washington Street
 - 1 County Medic Engine, 1 Hazmat Support Unit
 - 1 ¼ mile from project site
- Palm Desert North #71, 73995 Country Club Drive

- o 1 City Medic Ambulance, 1 City Engine
- o 4 ¼ mile from project site
- Thousand Palms #35, 72695 La Canada Way
 - o 1 County Medic Engine
 - o 5 ¼ mile from project site

The proposed project is considered as Category 2, Urban, with a fire station required within 3 road miles and receipt of a full "First Alarm" assignment on scene within 15 minutes. North Bermuda Dunes #81 meets this 3-mile requirement.

Fire flow requirements are based on building construction type, square footage, and type of business or operation. The water system will be designed to provide 1,000 gallons per minute for residential units.

The proposed project will incrementally increase the demand for fire services in the project area. However, Riverside County has established a development impact fee via Ordinance No. 659 that is intended to offset any incremental increases in need for fire protection. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will not have a significant impact on fire services.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

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

Source:

RCIP General Plan Safety Element, Riverside County Ordinance No. 659

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site and vicinity. The nearest County Sheriff's station is located at 73-520 Fred Waring Drive, Palm Desert, about 5 miles from the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, Riverside County's development impact fee Ordinance No. 659 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will not have a significant impact on sheriff services.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

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

36. Schools

Source:

Desert Sands Unified School District

Findings of Fact:

The Desert Sands Unified School District (DSUSD) provides public education services for the project area. Schools serving the project area are Ronald Reagan Elementary School, Colonel Mitchell Paige Middle School, and Palm Desert High School. Some of the residents of the proposed residential community will have school age children attending schools in the District.

The proposed project has 236 Single Family Detached (SFD) Units and 224 Single Family Attached (SFA) Units. The following tables show projected school generation factors for the proposed project.

Project Student Generation - SFD

School Level	No. of Total Units	Factor	No. of Students
Elementary	236	0.2998	71
Middle		0.1573	37
High		0.2125	50
Total		0.6698	158

Project Student Generation - SFA

School Level	No. of Total Units	Factor	No. of Students
Elementary	224	0.1267	28
Middle		0.0522	12
High		0.0543	12
Total		0.2332	52

The proposed project will generate approximately 210 students consisting of 99 elementary students, 49 middle school students, and 62 high school students. Therefore, the project will incrementally increase the number of students in the district. This will be offset by the collection of school impact fees for residential uses as set by State Law. The DSUSD collects development impact fees of \$2.63 per square foot for residential units. These fees are required to be paid prior to issuance of building permits, as per the following COA.

- Prior to the approval of any implementing project within the SPECIFIC PLAN, the following condition shall be placed on the implementing project: "PRIOR TO BUILDING PERMITS,

impacts to the Desert Sands Unified School District shall be mitigated in accordance with state law."

With payment of school fees as required by the COA, the potential impact is mitigated to a less than significant level. No additional mitigation is necessary.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Libraries	☐	☐	☒	☐

Source:

RCIP

Findings of Fact:

Library services are provided by the Riverside County Public Library System. The proposed residential community will incrementally increase the demand for library services. The three closest libraries are:

- Thousand Palms Library at 72-715 La Canada Way, approximately 4 miles from the project site
- Palm Desert Library at 73-300 Fred Waring Drive, approximately 6 miles from the project site
- Indio Library at 200 Civic Center Mall, approximately 8 1/2 miles from the project site

Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will not have a significant impact on library services.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

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

Source:
RCIP

Findings of Fact:

There are numerous health care providers and medical facilities in proximity to the project site. The project will create an incremental need for health services. However, these types of services are normally user fee or tax supported services. Therefore, the proposed project will not have a significant impact on health services.

Mitigation Measures:

No mitigation measures are required

Monitoring:

No monitoring is required.

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

RECREATION

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ ☐ ☒ ☐

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ ☐ ☒ ☐

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quinnby fees)?

☐ ☐ ☒ ☐

Source:

GIS, Ordinance No. 460, Section 10.35, Ordinance No. 659, Parks & Open Space Department Review, Riverside County Code Section 16.20.020

Findings of Fact:

a) The proposed project provides park and open space areas (approximately 9.6 acres or 17% of the site) that include a mix of active and passive uses with amenities such as barbecues, a gazebo, community swimming pool and spa areas, open turf areas and walking/jogging trails. A 4.5 acre linear

passive open space park will parallel Varner Road. This passive open space will be designed and landscaped to provide trail linkage connections to the County regional trail system, as well as local walking, jogging, and biking opportunities for community residents. The long-term maintenance of the recreation areas would be the responsibility of the Homeowner's Association (HOA). Construction of these recreational facilities would not have an adverse physical effect on the environment. Additional recreational facilities or the expansion of existing recreational facilities are not proposed or required as part of this project.

b-c) The Quimby Act allows the County to require the dedication of land, the payment of in-lieu fees, or a combination of both for park and recreational purposes as a condition of approval for a Tentative Tract Map. County Ordinance No. 460 requires five acres of land for each 1,000 persons. The intent of this requirement is to provide parks and open space within new developments as well as to provide funds to meet the overall community's needs for parks and open space. Additionally, Riverside County's development impact fee Ordinance No. 659 also collects fees for regional parks, which is intended to offset any incremental increases in the need for regional parks created by new residential development. The Coachella Valley Parks District administers the acquisition, improvement, and operation and maintenance of parks within the project area.

The proposed project would potentially increase the County's population by approximately 1,135 people. Based on the parkland standard of 0.005 acres per resident, the proposed project would be required to devote 5.7 acres of the project site for parkland recreational uses. The proposed project provides 5.1 acres of improved parks and 4.5 acres of open space for a total of 9.6 acres of parkland recreational uses. The long-term maintenance of the recreation areas will be the responsibility of the HOA. The land area of the recreation and open space areas meets the County's parkland standard.

Because the proposed project would create recreational opportunities for its residences within the development itself, the use of existing public parks in the area would be minimized. Nevertheless, residents of the proposed residential community can be expected to utilize public parks and facilities in addition to using their private parkland. Therefore, the proposed project can be expected to result in a slight increase in the use of existing neighborhood/community and regional parks or other recreational facilities. However, with the payment of regional park fees pursuant to Ordinance No. 659 and the provision of the recreation facilities proposed by the project, impacts to public parks is considered less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Recreational Trails	☐	☐	☒	☐

Source:

RCIP WCVAP Figure 8 Trails and Bikeway System

Findings of Fact:

According to the WCVAP Figure 8, a Class I Bike Trail is planned along the north side of Varner Road from Washington Street to the western boundary of the Western Coachella Valley near the Pacific Crest Trail. This planned Class I Bike Trail roughly parallels the I-10 freeway. This Class I Bike Trail will ultimately connect to other trails throughout the County. Bike lanes will also be provided along Varner Road and Avenue 38. The Class I Bike Trail adjacent to the project site is shown on Figure 1, Conceptual Community Trails Plan.

There are no other recreational trails planned or adjacent to the project site. The proposed project includes a total of 9.6 acres of parks and open space. This parks and open space area will include walking and jogging paths. The residential areas are connected by paseos to provide residents with direct access to the recreational and trail amenities. The project is required to pay all development impact fees and regional, which will offset any incremental increase in demand for or usage of bicycle trails. Additionally, the project includes the construction of the Class I Bike Trail along the north side of Avenue 38 and Varner Road north of Avenue 38. Therefore, the potential for impact will be less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

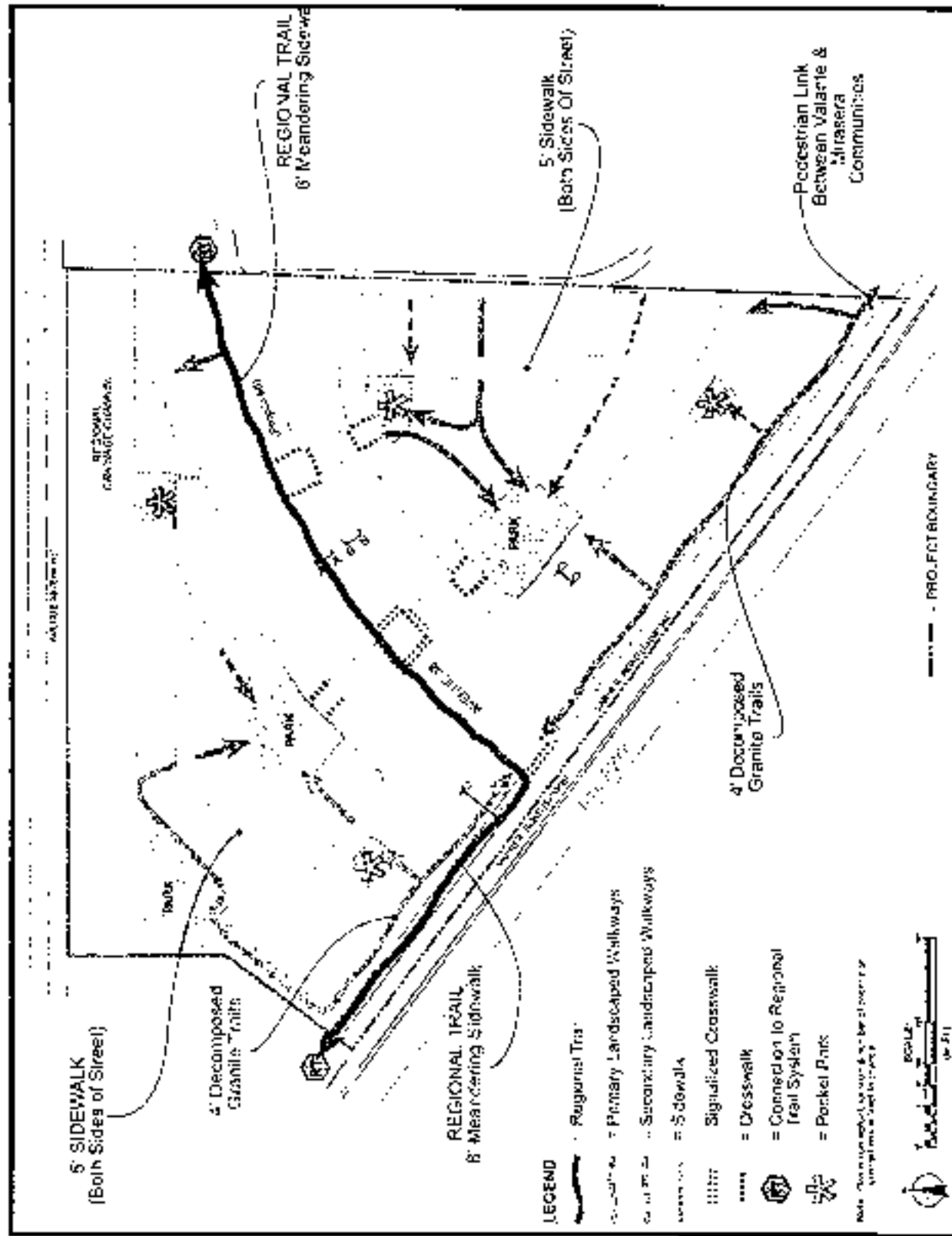


Figure 6 – Conceptual Community Trails Plan

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 General Plan Circulation Element, City of Palm Desert General Plan Update Traffic Study Addendum (Supplemental Analysis) dated September 17, 2003, and County of Riverside Valanté Project Traffic Impact Analysis prepared by Kunzman Associates dated May 26, 2007.

Findings of Fact:

a, c, g) A Traffic Impact Analysis (TIA) was prepared by Kunzman & Associates to evaluate the traffic generation and potential impact of the development of the proposed project. The scope of the analysis was discussed with the County's Transportation Department prior to its preparation. Study objectives included:

- Documentation of existing traffic conditions in the site vicinity;
- Analysis of existing plus ambient plus project traffic conditions;
- Evaluation of traffic conditions for the project opening year (2009);
- Analysis traffic conditions for General Plan Buildout with and without the proposed project; and
- Determination of on-site and off-site improvements and system management actions needed to achieve County of Riverside level of service requirements.

Subsequent to the completion of the TIA, the number of dwelling units in the project description for the Specific Plan changed from 475 DU to 460 DU. The project trip generation will have a corresponding reduction with the change in unit count from 475 to 460 DU since the traffic associated with the 15 homes will not be generated. Nevertheless, because the TIA has analyzed potential traffic impacts under a scenario that would have greater potential impacts than the proposed project, the following analysis has not been changed to reflect the lower dwelling unit count.

The current access to the project site is from Varner Road and Avenue 38. Both streets are minimally improved with two-lanes of asphalt pavement to service local traffic. Varner Road is a frontage road running along the north side of I-10 and connects to Washington Street approximately ¼ miles east of the site and Cook Street approximately 1¼ miles to the west of the site. Washington Street intersects with I-10 and provides on- and off-ramp access. Avenue 38 is located along the northern property boundary and runs east west between Washington Street and intersects with Varner Road approximately ¼ mile west of the site. Existing circulation system in the project vicinity is in Figure 4 above.

The following intersections were analyzed based on their potential to be affected by the proposed project:

- Cook Street (NS) at:
 - Varner Road (EW)
 - I-10 Freeway WB Ramps (EW)
 - I-10 Freeway EB Ramps (EW)
- Avenue 38 (NS) at:
 - Project North Entrance(EW)
 - Project South Entrance (EW)
 - Varner Road (EW)
- Berkey Drive (NS) at:
 - Varner Road (EW)
- Washington Street (NS) at:
 - Avenue 38 (EW)
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- I-10 Freeway WB Ramps (NS) at:
 - Varner Road (EW)

The principal findings of the TIA are:

1. Required Level of Service

Level of service (LOS) data was used to describe the existing traffic conditions for these study intersections. LOS is a rating system used to measure the degree of congestion ranging from LOS A to LOS F. The County has established, as a Countywide target, a Level of Service C on all County maintained roads and conventional State Highways, except that a Level of Service D could be allowed in urban areas only at intersections of any combination of Major Streets, Arterials, Expressways or conventional State Highways within one mile of a freeway interchange and also at freeway ramp intersections. Level of Service D would only be allowed, subject to Board of Supervisor approval, in those instances where mitigation of Level of Service C is deemed to be impractical.

2. Level of Service with Proposed Development

For existing plus ambient plus project traffic conditions, the following study area intersection is projected to operate at unacceptable LOS during the evening peak hour, without improvements:

- o Washington Street (NS) at:
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)

For Opening Year (2009) without project traffic conditions, the following study area intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- o Cook Street (NS) at:
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- o Avenue 38 (NS) at:
 - Varner Road (EW)
- o Berkey Drive (NS) at:
 - Varner Road (EW)
- o Washington Street (NS) at:
 - Avenue 38 (EW)
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)

For Opening Year (2009) with project traffic conditions, the following study area intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- o Cook Street (NS) at:
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- o Avenue 38 (NS) at:
 - Varner Road (EW)
- o Berkey Drive (NS) at:
 - Varner Road (EW)
- o Washington Street (NS) at:
 - Avenue 38 (EW)
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)

For General Plan Buildout without project traffic conditions, the following study area intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- o Cook Street (NS) at:
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- o Avenue 38 (NS) at:
 - Varner Road (EW)
- o Berkey Drive (NS) at:
 - Varner Road (EW)
- o Washington Street (NS) at:
 - Avenue 38 (EW)
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- o I-10 Freeway WB Ramps (NS) at:
 - Varner road (EW)

For General Plan Buildout with project traffic conditions, the following study area intersections are projected to operate at unacceptable LOS during the peak hours, without improvements:

- o Cook Street (NS) at:
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- o Avenue 38 (NS) at:
 - Varner Road (EW)
- o Berkey Drive (NS) at:
 - Varner Road (EW)
- o Washington Street (NS) at:
 - Avenue 38 (EW)
 - Varner Road (EW)
 - I-10 Freeway EB Ramps (EW)
- o I-10 Freeway WB Ramps (NS) at:
 - Varner Road (EW)

3. Level of Service with Proposed Development and With Additional Improvements

For Opening Year (2009) with project traffic conditions, the study area intersections are projected to operate within acceptable LOS during the peak hours, with improvements as shown in the following table.

Intersection	Traffic Control ¹	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
		Northbound			Southbound			Eastbound			Westbound			Morning	Evening
		L	T	R	L	T	R	L	T	R	L	T	R		
Cook Street (NS) at:															
Varner Road (EW)															
- Without Improvements	TS	1	2	0	1	1	1	1	1	0	2	1	1	99.9-F*	99.9-F
- With Improvements	TS	2	2	1>	2	2	1	1	2	2	2	1	1	30.4-C	34.2-C
I-10 Freeway WB Ramps (EW)	TS	0	3	1>>	0	3	0	0	0	0	1	0	1	22.7-C	13.4-B
I-10 Freeway EB Ramps (EW)															
- Without Improvements	TS	0	3	0	1	3	0	1	0	2	0	0	0	20.8-C	99.9-F
- With Improvements	TS	0	3	1	1	3	0	1	0	2>	0	0	0	16.8-B	24.5-C
Avenue 38 (NS) at:															
Project North Entrance (EW)	CSS	0	1	0	0	1	0	0	0	1	0	0	1	10.4-B	10.5-B
Project South Entrance (EW)	CSS	0	1	0	0	1	0	0	0	1	1	1	0	15.2-C	21.8-C
Varner Road (EW)															
- Without Improvements	CSS	0	0	0	0	1	0	0	1	0	0	1	0	99.9-F	99.9-F
- With Improvements	TS	0	0	0	1	0	1	1	1	0	0	1	0	17.7-B	20.3-C
Beckey Drive (NS) at:															
Varner Road (EW)															
- Without Improvements	AWYS	0	0	0	1	1	1	1	1	0	0	2	1	99.9-F	99.9-F
- With Improvements	TS	0	0	0	1	1	1	1	1	1	1	1	1	4.3-A	15.6-B
Washington Street (NS) at:															
Avenue 38 (EW)															
- Without Improvements	CSS	1	2	0	0	2	0	1	0	1	0	0	0	38.6-E	99.9-F
- With Improvements	TS	1	2	0	0	2	0	1	0	1	0	0	0	18.6-B	18.7-B
Varner Road (EW)															
- Without Improvements	TS	2	2.5	1.5>	2	3	0	1	2	0	2	1.5	1.5	99.9-F	99.9-F
- With Improvements	TS	2	2	1>	2	3	1	1	2	1>>	2	2	1	32.1-C	28.8-C
I-10 Freeway EB Ramps (EW)															
- Without Improvements	TS	0	3	0	2	3	0	2	0	1	0	0	0	99.9-F	99.9-F
- With Improvements	TS	0	3	1	2	3	0	2	0	2	0	0	0	21.5-C	39.8-D
I-10 Freeway WB Ramps (NS) at:															
Varner Road (EW)	TS	2	0	1	0	0	0	0	3	1	2	2	0	27.5-C	20.0-B

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; > = Right Turn Overlap; >> = Free Right Turn; I = Improvements

² Delay and level of service has been calculated using the following analysis software: Traffic, Version 7.8.0115 (2006). For the 2000 Highway Cap Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ TS = Traffic Signal; CSS = Cross Street Stop; AWYS = All Way Stop

* 99.9-F = Delay High, Intersection Unstable, Level of Service F

For General Plan Buildout with project traffic conditions, the study area intersections are projected to operate within acceptable LOS during the peak hours, with improvements as shown in the following table.

Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
		Northbound			Southbound			Eastbound			Westbound			Morning	Evening
		L	T	R	L	T	R	L	T	R	L	T	R		
Cook Street (NS) at:															
Vanner Road (EW)															
- Without Improvements	TS	1	2	0	1	1	1	1	1	0	2	1	1	99.9-F ⁴	99.9-F
- With Improvements	TS	2	2	2	1	3	2	2	3	2	2	3	1	40.3-D	43.9-D
I-10 Freeway WB Ramps (EW)	TS	0	3	1>>	0	3	0	0	0	0	1	0	1	14.1-B	20.4-C
I-10 Freeway EB Ramps (EW)															
- Without Improvements	TS	0	3	0	1	3	0	1	0	2	0	0	0	33.3-C	99.9-F
- With Improvements	TS	0	3	1	1	3	0	1	0	2>	0	0	0	17.9-B	27.0-C
Avenue 38 (NS) at:															
Project North Entrance (EW)	CSS	0	1	0	0	1	0	0	0	1	0	0	1	12.3-B	17.0-C
Project South Entrance (EW)	TS	1	1	0	1	1	0	0	0	1	1	0	1	6.7-A	6.4-A
Vanner Road (EW)															
- Without Improvements	CSS	0	0	0	0	1	0	0	1	0	0	1	0	99.9-F	99.9-F
- With Improvements	TS	0	0	0	1	0	1>	2	3	0	0	3	1	18.8-B	23.1-C
Berkley Drive (NS) at:															
Vanner Road (EW)															
- Without Improvements	AWS	0	0	0	1	1	1	1	1	0	0	2	1	99.9-F	99.9-F
- With Improvements	TS	0	0	0	1	1	1	1	1	1	1	1	1	5.8-A	12.8-B
Washington Street (NS) at:															
Avenue 38 (EW)															
- Without Improvements	CSS	1	2	0	0	2	0	1	0	1	0	0	0	99.9-F	99.9-F
- With Improvements	TS	2	2	0	0	2	0	1	0	1	0	0	0	17.5-B	15.3-B
Vanner Road (EW)															
- Without Improvements	TS	2	2.5	1.5>	2	3	0	1	2	0	2	1.5	1.5	32.4-C	99.9-F
- With Improvements	TS	2	3	1>	2	3	1	1	2	1>>	2	2	2	25.5-C	33.3-C
I-10 Freeway EB Ramps (EW)															
- Without Improvements	TS	0	3	0	2	3	0	2	0	1	0	0	0	99.9-F	99.9-F
- With Improvements	TS	0	3	1	2	3	0	2	0	1>>	0	0	0	15.2-B	34.0-C
I-10 Freeway WB Ramps (NS) at:															
Vanner Road (EW)															
- Without Improvements	TS	2	0	1	0	0	0	0	3	1	2	2	0	97.8-F	38.9-D
- With Improvements	TS	2	0	1	0	0	0	0	3	1	2	3	0	11.5-B	10.0-B

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lane(s).

L = Left, T = Through, R = Right > = Right Turn Overlay, >> = Free Right Turn, 1 = Improvements

² Delay and level of service has been calculated using the following analysis software: Traffic Version 7.5.0115(2306). Per the 2000 Highway Capacity Manual, all overall average intersection delay and level of service are shown for intersections with traffic signal or all-way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ TS = Traffic Signal, CSS = Cross Street Stop, AWS = All-Way Stop

⁴ 99.9-F = Delay High, Intersection Unstable, Level of Service F.

The conclusions of the TIA are as follows:

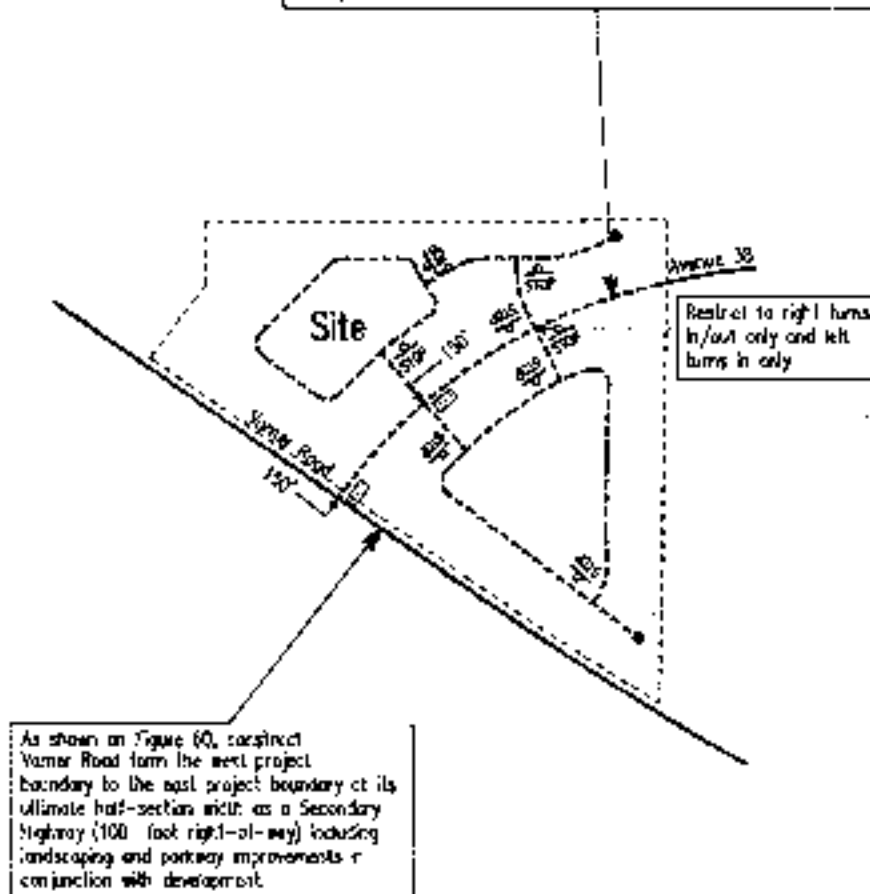
- For existing traffic conditions, a traffic signal appears to currently be warranted at the intersection of Berkey Drive and Varner Road.
- The proposed project would generate approximately 3,677 daily vehicle trips, 284 of which will occur during the morning peak hour and 365 of which will occur during the evening peak hour.
- The proposed project will have access to Avenue 38.
- Cumulative projects in the study area include:
 - o Mirasera Specific Plan
 - o Northstar (SP 343)
 - o PP 21836
 - o TR 26158
 - o TR 29150
 - o TR 29151
 - o TR 29333
 - o TR 30483
 - o TR 30866
 - o TR 33994
- For Opening Year (2009) without project traffic conditions, traffic signals appears are project to be warranted at the following intersections:
 - o Avenue 38 (NS) at: Varner Road (EW)
 - o Washington Street (NS) at: Avenue 38 (EW)
- For Opening Year (2009) with project traffic conditions, a traffic signal is projected to be warranted at the intersection:
 - o Avenue 38 (NS) at: Project South Entrance (EW)

The on-site circulation and access improvements recommended as mitigation in the TIA are shown on Figures 12 and 13 and are listed below:

- Construct Varner Road from the west project boundary to the east project boundary at its ultimate half-section width as a Secondary Highway (100 foot right-of-way) including landscaping and parkway improvements in conjunction with development.
- Construct Avenue 38 from the north project boundary to Varner Road at its ultimate cross-section width as a Major Highway (118 foot right-of-way) including landscaping and parkway improvements in conjunction with development.
- Sufficient on-site parking shall be provided to meet County of Riverside parking code requirements.
- On-site traffic signing/stripping should be implemented in conjunction with detailed construction plans for the project site.

Circulation Recommendations

Construct Avenue 38 from the north project boundary to Varner Road at its ultimate cross-section width as a Major (118 foot right-of-way) including landscaping and parkway improvements in conjunction with development.



Sufficient on-site parking shall be provided to meet County of Riverside parking code requirements.

On-site traffic signing/stripping should be implemented in conjunction with detailed construction plans for the project site.

Sight distance at each project access should be reviewed with respect to standard California Department of Transportation/County of Riverside sight distance standards at the time of preparation of final grading, landscaping, and street improvement plans.

Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

Legend

= Traffic Signal

= Stop Sign

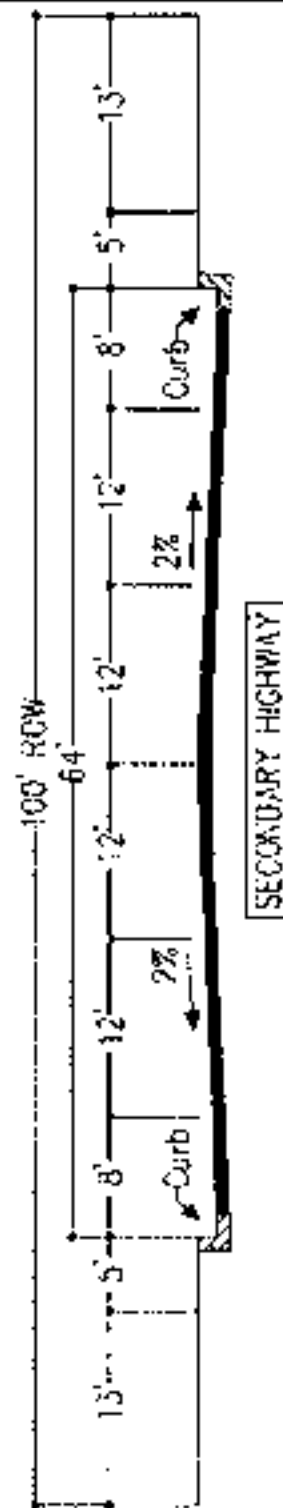
= Left Turn Pocket Length

Kuneman Associates

33516/55

Figure 7 - Circulation Recommendations

Proposed Varner Road Cross-Section



SECONDARY HIGHWAY

100' ROW

Kunzman Associates

Source: County of Ramsey

55310/00

Figure 8 - Proposed Varner Road Improvements

Sight distance at each project access shall be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.

The off-site intersection improvements required as mitigation for General Plan Buildout traffic conditions are as follows:

- o Cook Street (NS) at:
 - Varner Road (EW):
 - Construct NB Left Turn Lane
 - Construct Two NB Right Turn Lanes w/Overlap
 - Construct SB Left Turn Lane
 - Construct Two SB Through Lanes
 - Construct SB Right turn Lane w/ Overlap
 - Construct EB Left Turn Lane
 - Construct Two EB Through Lanes
 - Construct EB Right Turn Lane w/Overlap
 - Construct Two WB Through Lanes
 - I-10 Freeway EB Ramps (EW):
 - Construct NB Right Turn Lane
 - Install NB Right Turn Overlap
- o Avenue 38 (NS) at:
 - Varner Road (EW):
 - Construct SB Left Turn Lane
 - Install SB Right Overlap
 - Construct Two EB Left Turn Lanes
 - Construct WB Through Lane
 - Construct WB Right Turn Lane
 - Install Traffic Signal
- o Berkey Drive (NS) at:
 - Varner Road (EW)
 - Construct EB Right Turn Lane
 - Construct WB Left Turn Lane
 - Install Traffic Signal
- o Washington Street (NS) at:
 - Avenue 38 (EW)
 - Construct NB Left Turn Lane
 - Install Traffic Signal
 - Varner Road (EW)
 - Construct NB through Lane
 - Construct SB Right Turn Lane
 - Construct EB Free Right Turn Lane
 - Construct WB Through Lane
 - I-10 Freeway EB Ramps (EW)
 - Construct NB Right Turn Lane
 - Construct EB Free Right Turn Lane
- o I-10 Freeway WB Ramps (NS) at:
 - Varner Road (EW)
 - Construct WB Through Lane

With all of the on- and off-site improvements above, the study area intersections are projected to operate within acceptable LOS during the peak hours for General Plan Buildout traffic conditions. The developer will be required to participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at Buildout should specifically be interconnected to function in a coordinated system.

The County will also impose the following COA for the proposed project:

- Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673, 10, Trans 03

It is also recommended that the County of Riverside periodically review traffic operations in the project vicinity once the project is constructed to assure that the traffic operations are satisfactory.

Transportation system management actions recommended as mitigation in the TIA include:

- On-site – The developer shall comply with the trip reduction ordinance of the County of Riverside.
- Off-site – The Riverside Transit Agency should consider expanding service within the project area when the area has a sufficient concentration of residents and jobs to cause it to become a major activity area.

b) The proposed project's parking requirements are consistent with the County's parking code standards, which require a two spaces per unit for single-family detached homes and the following for multiple family homes: 1.25 spaces per studio or one bedroom unit, 2.25 spaces per two bedroom unit and 2.75 spaces per three or more bedroom unit. Therefore, project-related parking impacts will be less than significant.

d, e) The privately owned Bermuda Dunes Airport is located over three miles southeast of the proposed project. This airport serves general aviation aircraft. According to the RCIP General Plan, the project site is within the Bermuda Dunes Airport-Influence Area. However, the project site is outside the 55 CNEL contour for the Bermuda Dunes Airport. The project site is located within Zone E of the Bermuda Dunes Airport Land Use Compatibility Plan. Zone E is the least restrictive of all of the airport compatibility zones. Zone E does not restrict residential uses, require a certain amount of open space, or prohibit uses, except for those uses that would be hazardous to flight. The proposed development does not conflict with Zone E land use restrictions; therefore, the project will result in a change in air traffic patterns.

The Southern Pacific railroad track parallels the I-10 Freeway on the opposite side of the freeway from the proposed project. There is no waterborne traffic in the project vicinity. Therefore, the proposed project will not result in a change to air traffic patterns, alter waterborne, rail or air traffic, including either an increase in traffic levels or a change in location that results in substantial safety risks. No mitigation measures are required.

f) The circulation system for the proposed project has been designed in accordance with the County of Riverside circulation and roadway standards and accepted engineering practices. Therefore, the proposed project would not substantially increase hazards due to a design feature or incompatible uses. Sight distance at each project access shall be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans. See mitigation measures (MM-T1, MM-T2, MM-T4, MM-T5, MM-T6, and MM-T7) below that reduce project-related impacts to below a level of insignificance.

h) Construction activities may impact circulation in the project vicinity. However, any impact will be short-term and will not block or close either Avenue 38 or Varner Road. At any one time, only one side of Avenue 38 or Varner Road will be closed in front of and immediately adjacent to the project site. All County and State requirements will be followed to ensure the construction has a limited impact on circulation. Therefore, the potential for impact is less than significant.

i) The proposed project would not result in the closure or blockage of any street, or impair access to and around the surrounding areas. Furthermore, the internal streets created by the proposed project would allow for internal access to the proposed homes and would be designed to meet current County standards to ensure adequate emergency access to the proposed development. Therefore, the proposed project would not result in inadequate emergency access.

j) The proposed project consists of a residential development that would not conflict with adopted policies, plans, or programs supporting alternative transportation. The project does not propose to alter any existing bus turnouts or established alternative transportation programs within the County. As more development occurs in the project vicinity, the Riverside Transit Agency should consider expanding service within the area. The area will eventually have a sufficient concentration of residents and jobs to cause it to become a major activity center.

Mitigation Measures:

MM-T1 - Construct Varner Road from the west project boundary to the east project boundary at its ultimate half-section width as a Major highway (118 foot right-of-way) including landscaping and parkway improvements in conjunction with development.

MM-T2 - Construct Avenue 38 from the north project boundary to Varner Road at its ultimate cross-section width as a Major Highway (118 foot right-of-way) including landscaping and parkway improvements in conjunction with development.

MM-T3 - On-site traffic signing/stripping should be implemented in conjunction with detailed construction plans for the project site.

MM-T4 - Sight distance at each project access shall be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.

MM-T5 - The developer shall participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees.

MM-T6 - The developer shall comply with the trip reduction ordinance of the County of Riverside.

10. Trans 02

Monitoring:

Monitoring shall be done by the County's Transportation Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Bike Trails	☐	☐	☒	☐

Source:

RCIP WCVAP Figure 8 Trails and Bikeway System

Findings of Fact:

According to the WCVAP Figure 8, a Class I Bike Trail is planned along the north side of Varner Road from Washington Street to the western boundary of the Western Coachella Valley near the Pacific Crest Trail. This planned Class I Bike Trail roughly parallels the I-10 freeway. This Class I Bike Trail will ultimately connect to other trails throughout the County. Bike lanes will also be provided along Varner Road and Avenue 38 as shown on Figure 6, Conceptual Community Trails Plan, in Section 40. There are no other recreational trails planned or adjacent to the project site. The proposed project includes 3.1 acres of parks and open space. The residential areas are connected by paseos to provide residents with direct access to the recreational and trail amenities. The project is required to pay all development impact fees and regional park fees, which will offset any incremental increase in demand for or usage of bicycle trails. Therefore, the potential for impact will be less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

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

UTILITY AND SERVICE SYSTEMS Would the project:

43. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐	☐	☒	☐

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐	☐	☒	☐

Source:

Coachella Valley Final Water Management Plan (2002); CVWD Urban Water Management Plan (2005) CVWD website, www.cvwd.org

Findings of Fact:

a-b) The project site will be served by the Coachella Valley Water District (CVWD), the public water system (PWS). The CVWD service area encompasses approximately 637,000 acres. The CVWD serves mostly the desert portion of Riverside County and portions of northern Imperial and San Diego Counties. CVWD provides services for domestic water, irrigation water, sanitation collection, wastewater reclamation and recycling, imported water (recharging), Stormwater protection and agricultural drainage. All CVWD drinking and other domestic water comes from an aquifer with a capacity estimated at 39.2 million acre-feet. Other water sources include imported water, recycled water, and a small amount of surface water. The CVWD imports water from the Colorado River to recharge the aquifer. The aquifer is also recharged from rain and snow in local mountains.

CVWD has a groundwater production capacity of 151 million gallons per day (MGD). Areas serviced with domestic water by CVWD include a portion near Desert Hot Springs, the Indio Hills area, a portion of Cathedral City, Rancho Mirage, Thousand Palms, Palm Desert, Indian Wells, La Quinta, a portion of Indio, Thermal, Mecca, Desert Shores, Salton Sea Beach, Salton City, North Shore, Bombay Beach and Hot Mineral Springs.

CVWD initiated a water management planning process in the late 1990s to address the overdraft conditions in the Aquifer and to ensure adequate water supplies in the future. The 2002 Coachella Valley Water Management Plan (CVWMP) is the product of this planning process. The CVWMP sets goals for improving all areas of water management, including conserving urban, golf course, and agricultural water, controlling the continuing overdraft of the groundwater basin, maintaining water quality, and searching for firm supplies of imported water.

The CVWD also updated the Urban Water Management Plan (UWMP) in 2005. The UWMP includes:

- An assessment of current and projected water supplies
- Identification of sources of supply
- An evaluation of the reliability of water supplies
- A description of conservation measures implemented by the urban water supplier
- A response plan in the event of water shortage
- A comparison of demand and supply projections.

The 2005 UWMP has incorporated the proposed project because the proposed project is in conformance with the County's existing General Plan. Therefore, the demands of this Project are part of the UWMP demand projection and are expected to be 138.6 ac-ft/yr which is only .00017% of the 2015 total anticipated demand or .00015% of the 2035 total anticipated demand as shown on Table 6.

Table 3
Estimated Project Water Service Demands Less Return Flows

Land Use	Units	Quantity (ac)	Demand Factor Less Return Flows (ac-ft/ac/yr)	Demand (ac-ft/yr)	Demand (mgd)
SF Residential	460	25.8	3.61	93.4	.083

Park	9.6	4.78	45.9	.041
Total			139.0	0.124

The estimated project water service demands less return flows is approximately 139 ac-ft/yr or 0.124 MGD. The proposed project will also participate in the goals of the CVWD by incorporating conservation programs such as efficient landscaping practices, etc. The proposed project will also participate via the payment of a Supplemental Imported Water Supply Charge (SIWSC), which will be used to offset costs associated with purchasing new water supplies.

In January 2008 the County of Riverside adopted Water Efficient Landscape Requirements Ordinance 859 (later amended in April 2008). The purpose of the ordinance was:

1. To promote water-efficient landscaping, water use management and water conservation through the use of water-efficient landscaping, wise use of turf areas and appropriate use of irrigation technology and management;
2. To reduce the water demands from landscapes without a decline in landscape quality or quantity;
3. To retain flexibility and encourage creativity through appropriate design;
4. To assure the attainment of water-efficient landscape goals by requiring that landscapes not exceed a maximum water demand of eighty percent (80%) of its reference evapotranspiration (ET_o) or any lower percentage as may be required by state legislation;
5. To eliminate water waste from overspray and/or runoff; and
6. To achieve water conservation by raising the public awareness of the need to conserve water through education and motivation to embrace an effective water demand management program.

The project is required to incorporate water efficient landscaping in compliance with Ordinance 859. Currently a 12-inch water line is located at the southeast corner of the recreational vehicle park, approximately 4,500 feet east of the project site along Varner Road. Development of the adjacent Mirasera Specific Plan will bring water lines up to the boundary of the project site. The closest water treatment plant to the Project site is the Palm Desert Wastewater Treatment Plant. CVWD has indicated that no water shortages are anticipated within the CVWD service area in average/normal year, single dry year and multiple dry year scenarios for the next 20 years. Therefore impacts are considered less than significant.

The CVWD maintains an internet web page (www.cvwd.org) that provides frequently updated Coachella Valley weather conditions, a description of the CVWD water resources, information on CVWD functions, and a guide to the Coachella Valley landscaping, including the use of native plants.

The proposed project is not subject to a Water Supply Assessment (SB 610) and Water Supply Verification (SB 221) because fewer than 500 housing units are proposed.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) Sewer service is also provided by the CVWD. A 24-inch sewer line exists along the northern boundary of the Avenue 38 right-of-way. This line will be connected to the project site. As indicated in Water, No. 43 b) above, CVWD adopted a new UWMP in 2005, which in addition to addressing water needs, also includes projections of wastewater treatment needs. The current 2005 UWMP has also incorporated the proposed project in the UWMP. Development of the adjacent planned community of Mirasera will bring both water and sewer lines adjacent to the project site. Therefore, the potential impact is less than significant.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Solid Waste	☐	☐	☒	☐
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the County Integrated Waste Management Plan)?	☐	☐	☐	☒

Source:

RCIP, County Integrated Waste Management Plan

Findings of Fact:

a) The Riverside County Waste Management Department (RCWMD) permits Waste Management of the Desert Inc. (WM), the franchise-owned waste management/hauler, to provide waste management services for the communities of Cathedral City, Coachella, Indian Wells, Indio, La Quinta, Palm Desert, Rancho Mirage, Salton Sea, Twenty-nine Palms, Yucca Valley, and areas of unincorporated Riverside and San Bernardino Counties. WM provides collection, recycling, and disposal services.

The solid waste from the project area is taken to the Edom Hill Transfer Station, located in Cathedral City, approximately 6 ½ miles from the project site. Solid waste from the Edom Hill Transfer Station is taken to one of three landfills: Lamb Canyon in Beaumont with a projected closure date of 2023, Badlands in Moreno Valley with a projected closure date of 2018 or El Sobrante in Corona with a projected closure date of 2020.

The estimated daily solid waste generation for the proposed project is based on 12.23 lbs/day per DU. At buildout with 460 DU, the proposed project will generate approximately 5,626 lbs/day or 2.8 tons per day. During construction, the project will generate construction waste such as rock, soil, lumber, and packaging materials that can be recycled. The combination of construction and residential waste can be reduced by waste prevention, reuse, recycling and composting.

The project is not expected to significantly contribute to the area's planned solid waste disposal needs because the proposed project is in conformance with the County's General Plan land use designation and there is planned capacity at the above three landfills to dispose of the solid waste generated by the proposed project. Therefore, the potential for impact is less than significant impact.

b) The proposed project would comply with all local, state, and federal requirements for integrated waste management (i.e., recycling) and solid waste disposal, including the CVWD and CIWMP.

Mitigation Measures:

No mitigation measures are required.

Monitoring:

No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐

f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: RCIP

Findings of Fact:

The Imperial Irrigation District (IID) provides electricity for the project area. The Southern California Gas Company (SCG) provides natural gas service in the Coachella Valley. Other utilities including telephone, cable television, and other communications are available in nearby existing development. Development of the adjacent planned community of Mirasera will bring utilities services adjacent to the project site.

Utility and service providers rely upon the land uses identified in the County General Plan to plan for future needs. Development of the site under the existing General Plan land use designation of high-density residential would result in similar demand to these service need projections; therefore, the unanticipated construction of new facilities or expansion of existing facilities will not be required.

Furthermore, the proposed project is not considered an energy intensive land use. Energy consumption levels would not be expected to exceed typical requirements for similar residential development. The project is required to comply with Title 24 of the California Code of Regulations related to energy efficiency standards and will not conflict with adopted energy conservation plans. The project also incorporates other energy efficient building design and materials features. Therefore, the potential for utilities impacts is less than significant impact.

Mitigation Measures:

No mitigation measures are required at this time.

Monitoring:

No monitoring is required.

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

Source: Staff review

Findings of Fact: Not applicable

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

OTHER				
48. Other:	☐	☐	☐	☒

Source: Staff review

Findings of Fact: Not applicable

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

OTHER

49. Other:

☐☐☐☒

Source: Staff review

Findings of Fact: Not applicable

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

Potentially
Significant
Impact

Less than
Significant
with
Mitigation
Incorporated

Less Than
Significant
Impact

No
Impact

MANDATORY FINDINGS OF SIGNIFICANCE

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

☐☐☒☐

Source:

Staff review, Application materials, Topical analysis presented above.

Findings of Fact:

The preceding analyses do not reveal any significant unmitigable impacts to the environment. Based on these findings, the proposed project is not expected to degrade the quality of the environment. As discussed previously in Section 6, Biological Resources, the proposed project would not substantially reduce the habitat of fish, cause a fish to drop below self-sustaining levels, or restrict the range of a rare or endangered plant or animal. As discussed in Sections 7 through 8, no known cultural or historical resources exist onsite. As discussed in Section 9, there are no known paleontological resources on the project site. However, project-related geologic sediments with a high paleontological sensitivity may occur at a depth of ten (10) feet or greater below the surface. Any impacts to paleontological resources would be mitigated to less than significance with the mitigation specified in Section 9.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☐	☒	☐

Source:

Staff review, Application Materials, Topical analysis presented above.

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. All identified impacts have been mitigated to levels considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have impacts that 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, Application materials, Topical analyses presented above.

Findings of Fact:

The potential for cumulative impacts occurs when the independent impacts of the proposed project are combined with the impacts of related projects in proximity to the project site such that impacts occur that are greater than the impacts of the project alone. As discussed in the preceding analysis, for the majority of the environmental topics covered in this EA, it has been determined that the proposed project would have less than significant cumulative impacts. All cumulative impacts would be reduced to a less than significant level with implementation of the proposed mitigation measures. Because many of the mitigation measures for these topics are project-specific, no cumulative impacts would occur. Furthermore, any similar impacts from development of related projects would also implement similar mitigation measures so impacts would not be cumulatively considerable.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Source:

Staff review, Application materials, Topical analyses presented above.

Findings of Fact:

The proposed residential development would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. As discussed in the preceding analysis, all potentially significant impacts can be reduced to less than significant levels with the incorporation of appropriate COA, BMPs, and mitigation measures.

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. California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Riverside County Integrated Project General Plan Program EIR, Certified October 7, 2003.

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

Location:
Planning

Address:
County of Riverside Planning Department
4080 Lemon Street 9th Floor
Riverside, CA 92502-1629



“Exhibit A” GPA NO. 883

CHILD CARE FACILITIES AND SERVICES

Author: Adrienne Rossi
County of Riverside
Urban Regional Planner II

<u>Table of Contents</u>	<u>1-2</u>
<u>(cover) Amendment to Vision Statement for Riverside County</u>	<u>3</u>
Youth in the Community	4
Draft Vision Concepts.....	4
Our Communities and their Neighborhoods	5
Transportation	6
Conservation and Open Space	6-7
Air Quality.....	7
Jobs and economy.....	7-8
Education Facilities.....	8-9
<u>(cover) Amendment to the GPA Land Use Element</u>	<u>10</u>
Background.....	11
Concepts of the General Plan	11
Issues and Policies.....	11-12
Community Design	12
Project Design	13
Infrastructure, Public Facilities & Service Provision.....	13-17
Land Use Compatibility.....	18-19
Fiscal Impacts	19
Air Quality.....	20
Rural.....	20

Open Space	20-21
Residential Area Plan Land Use Designations	21
Community Design	22
Commercial Area Plan Land Use Designation	22
Industrial/Business Park Area Plan Land Use Designations	22-23
Public Facility Area Plan Land Use Designation.....	23
Community Centers Area Plan Land Use Designations	23-25

Color Guide

Red block- section from Land Use Element or Ordinance 348 that is being amended.

Yellow Highlight- newly added language

Red strikethrough followed by yellow highlight- existing language that has been changed

**Amendment to Vision Statement
for Riverside County
(Relating to Child Care)**

Chapter 2: A Vision for Riverside County

Amend the "Youth in the Community" section of the Vision Statement on page V-7 to read as follows:

Youth in the Community

We affirm that the future of our community lies with our children, **from infants to teenagers**, and that their **care**, education and support are essential to community well being. We dedicate ourselves to building and sustaining a network of support for the youth in our community.

Amend the "Draft Vision Concepts" section of the Vision Statement on page V-11 and 12 to read as follows:

Draft Vision Concepts

The most powerful way to state our vision is to place ourselves in the future and see what we have achieved; what our communities are like; what the quality of life means at that point in time. So, if you will "fast forward" to about the year 2020 and look around, you will see our vision.

Because the Riverside County Integrated Plan was adopted and implementation has been underway for almost 20 years...

6. **Community facilities** such as schools, law enforcement related facilities, libraries, fire stations, community centers, **child day care centers, family day care homes** and other facilities essential to providing community services are in place.

9. A full range of housing has been achieved and an ongoing program is in operation to continually meet this need **and to assess the provision of community services, including child care, youth networks and senior programs.**

15. Clusters of similar businesses and industries are created within areas designated for job generating uses and our expanded educational institutions **and child day care centers** provide preparation, training **and child care alternatives** for the new jobs created in these clusters.

Amend the "Our Communities and Their Neighborhoods" section of the Vision Statement on page V-13 and 14 to read as follows:

Our Communities and Their Neighborhoods

*Each community in the County is identified uniquely as a special place. This includes incorporated cities, unincorporated communities, new communities, and tribal holdings. The combination of multipurpose open space systems, transportation networks, **employment bases** and land suitable for development distinguishes those areas that logically fit into future expansion of cities, creation of new communities, and preservation of rural enclaves.*

Cooperative policies and programs are now in place that closely coordinates cities, the County of Riverside, and the Local Agency Formation Commission in concentrating development where it is most appropriate and still allowing considerable choice in location for individual property owners, developers and future residents. This collaboration is widely respected as a means of assuring the integrity of communities within the County, whether they are incorporated, unincorporated, or tribal in status.

*Earlier problems clearly associated with leapfrog development (development that "skips over" developable land and establishes inefficient development patterns) have virtually disappeared. Areas slated for development are clearly identified and mapped. Areas not acceptable for development, based on cause, within the time frame of the General Plan are also clearly identified and mapped. Development proposed at some distance from existing communities occurs because of a conscious commitment to a new community there, and it must demonstrate its self-sufficiency in terms of public facilities and services **such as child care and youth networks**. This may eventually facilitate infill development where that is clearly consistent with planning policy and mapped designations. New communities are demonstrating methods for achieving efficient development and building a sense of community from the very beginning.*

The pattern of development is now leading toward more efficient use of land resources and the incentives for intensification of development are working very effectively. As a result, the initial components of a transit system are in place, and the capability for expansion is preserved through rights-of-ways that can be brought on line as service needs dictate and financial resources permit.

Not only are multipurpose open space areas permanently protected, but also numerous rural areas are likewise assured a continuation of that lifestyle. Limitations on the erosion of this lifestyle are well respected because of the clarity and strength of commitment by the County and other agencies, and because extensive opportunities for more urban and suburban development exist

which are not vulnerable to successful legal challenge regarding their appropriateness.

Amend the "Transportation" section of the Vision Statement on page V-16, 17 and 18 to read as follows:

Transportation

Our transportation system has more than kept pace with the growth in population, employment and tourism and their demands for mobility. New and expanded transportation corridors connect growth centers at key locations throughout the County. Several corridors have built-in transit service and all have expansion capability to accommodate various forms of transit. Some are now providing express bus service to Metro link stations. These same corridors are designed with a high regard for the environment, including provision of critical wildlife corridor crossings so that our open spaces can sustain their habitat value. Air travel access by our residents and businesses is convenient and is an integral part of the Southern California air transportation network with worldwide connections.

2. Strategies of local job creation, **housing and child day care centers** coupled with improvements to the transportation system, allow County residents to have access to a wide range of job opportunities within reasonable commute times.

13. The transportation system now has sufficient financial supported to ensure that what is built can be adequately maintained.

Amend the "Conservation and Open Space Resource System" section of the Vision Statement on page V-18 and 19 to read as follows:

Conservation and Open Space Resource System

The County's conservation and open space resources are preserved and managed to a degree not thought possible 20 years ago. The multi-purpose open space system provides for the preservation of multiple species. This enables the natural diversity of plants and animals to sustain themselves because of the critical relationships between them. Land areas will be preserved, set-aside for this purpose, and linked by corridors of various designs to allow movement between habitat areas. In addition, the public's access to the open space system is significantly expanded for recreation purposes, enabling a variety of active and passive recreation pursuits. Trails provide a means of recreation in themselves,

as well as access for less intensive recreation. Creative and effective means of acquiring open space have enabled establishment of this system so that private property rights are respected and acquisition costs are feasible. This system also provides an effective approach that has eliminated conflict over development activities because of the demonstrated commitment to permanently preserving critical open space resources.

8. Programs educating students **and youth of all ages** about the rich natural environment are available and offered to local schools **and child day care centers**.

Amend the "Air Quality" section of the Vision Statement on page V-19 and 20 to read as follows:

Air Quality

Air quality attainment goals established by the South Coast Air Quality Management District have been more than met despite the substantial growth in the region in the last 20 years. Most of this is a result of significantly improved engine technology and the replacement of more polluting vehicles. However, local initiatives that expanded transit options, concentrated development more efficiently, and increased local employment opportunities have also contributed to air quality improvement.

5. Land use strategies being implemented in the County reflect an improved balance **which include child day care centers** near jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants. **Monitoring systems are in place which provide information regarding the availability and location of child day care centers, commuting times, and motor vehicle pollutants, to assist the county in regularly evaluating the effectiveness of the land use strategies.**

Amend the "Jobs and the Economy" section of the Vision Statement on page V-20 to read as follows:

Jobs and the Economy

Job growth in Riverside County has exceeded the remarkable population growth experienced during the last 20 years. This is a consequence of the natural pattern of jobs following labor force and the extensive efforts by local governments, the business community and educational institutions to stimulate

and reinforce new economic activity. The effort has been aided by the fact that Riverside County offers an outstanding variety of living environments and housing choices and now enjoys a reputation as a highly desirable place for business relocation. The expansion of educational opportunities and complementary programs between education, industry, and the work force has played a significant part in this economic vitality, (e.g., child day care centers and programs).

Amend the "Educational Facilities" section of the Vision Statement on page V-22 to read as follows:

Educational Facilities

The educational system in Riverside County is highly respected as a valued positive force in the County's communities and economic environment. From pre-school through advanced degrees, the educational infrastructure has expanded remarkably in synch with the County's growth. A particularly effective aspect of education's role in the community is the array of partnership programs with the business community and local governments, dealing with child care, job training, environmental resource management, recreation, and a host of other initiatives. Basic educational programs have moved the County's student population near the top ranks in the State as revealed by academic testing.

1. The priority need for quality educational facilities and programs in the County (in order to educate our youth, serve the ongoing educational needs of our existing communities and attract additional industry, business, and quality development) is satisfied through universally established partnerships between school districts, child care advocacy organizations and local governments. This is reflected in cooperative planning for school facilities and child day care centers and access to them.
2. A considerable contribution to the educational excellence within Riverside County has been made by expanded and new facilities at the community college and university levels.
3. There are now numerous examples of arrangements for joint use and financing of school facilities, as well as cooperative community based programs made possible by reduced costs of facilities.
4. Several industrial/office park sectors of the County include community college branch facilities in which job training and employee professional development programs are conducted under a business/college partnership arrangement.

5. The special housing needs of educators and students are recognized through innovative partnerships between developers, communities, and educational institutions to provide a range of residential choices, **including child day care centers and programs**, for this segment of the population.

Amendment to General Plan Land Use Element

(Relating to Child Care)

Chapter 3: Land Use Element

Amend the "Background" section of the Land Use Element on page LU-1 to read as follows:

Background

The Land Use Element functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development. It designates the general distribution, general location, and extent of land uses, such as housing, **child care facilities**, business, industry, open space, agriculture, natural resources, recreation, and public/quasi-public uses. The Land Use Element also discusses the standards of residential density and non-residential intensity for the various land use designations.

Amend the "Concepts of the General Plan" section of the Land Use Element on page LU-11 and 12 to read as follows:

Concepts of the General Plan

- Accommodate strategically located community centers and re-plan existing urban cores with a transit-adaptive, integrated mixture of commercial, residential, employment, **child day care centers**, parks, civic, recreational, and cultural uses within walking distance of transit facilities. These community centers are intended to accommodate a portion of future growth by allowing increased densities and intensities in order to reduce sprawl and the amount of land required for public infrastructure;
- Allow for a balanced mixture of land uses, including commercial, office, **educational and child care (i.e. infants, toddlers, preschool and school age children)**, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments. The land use plan accommodates a variety of housing types, from rural estates to urban apartments;

Amend the "Issues and Policies Countywide Policies" section of the Land Use Element on page LU-17 and 18 to read as follows:

Issues and Policies

The RCIP Vision expresses the desire to become a "family of special communities in a remarkable environmental setting." According to the RCIP Vision and General Planning Principles, this desire can be achieved by several different means, from concentrating future growth and reducing sprawl,

protecting the County's diverse environmental resources and open space systems, providing multi-modal transportation systems that are integrated into the community, making efficient use of infrastructure, services, and resources, ensuring "consistently high" development standards. These goals address every level of land use, from State and regional level issues, to countywide issues, to community and neighborhood level issues **which would include building child care services into the fabric of our communities**, to specific property and parcel level issues. Like an interlocking chain, every link is vital to the ability to achieve the County's vision.

LU 1.5 The County shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, watershed and habitat management, **child care** with cities, local and regional agencies, stakeholders, Indian nations, and surrounding jurisdictions. (AI 4, 16)

Amend the "Community Design" section of the Land Use Element on page LU-20 and 21 to read as follows:

Community Design

This section is intended to focus on the desired aspects, at a community or neighborhood level, that help achieve the RCIP Vision and General Plan Principles. The RCIP Principles state that, *"The General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas."* At this scale, policies focus on achieving compact, transit adaptive development, identifying open space separators to provide edges between communities, **accommodating the provision of child care facilities, youth and senior programs on a countywide level**, and enhancing or creating the distinctiveness of each community.

a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, **child care** and housing.

Encourage the siting of child day care centers compatible with community needs, land use and character, and encourage such centers to be available, accessible and affordable for all economic levels.

Amend the "Project Design" section of the Land Use Element on page LU-22 and 23 to read as follows:

Project Design

Promote the availability of child day care centers including locating such centers at or near work sites, within high density residential projects, and near transportation hubs.

h. Encourage the provision of public art.

Encourage creative use of children's art as public art. An example of this would be a child day care center utilizing appropriate design elements (such as murals made by the children in place of a plain painted wall). If the project area is of historical significance, consider including that element into the project design.

LU 4.3 Create programs to ensure historic preservation. (AI 1)

Encourage the appropriate interpretive use of historic or pre-historic resources for such things as educational kiosks, specially designed play equipment, or historical landscaping. Such resources shall be incorporated into the project design, incorporating Tribal Design Consultation prior to implementation of pre-historic period resources.

Amend the "Infrastructure, Public Facilities & Service Provision" section of the Land Use Element on page LU-24 to read as follows:

Infrastructure, Public Facilities & Service Provision

LU 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, **educational and child day care centers (i.e. infant, toddler, preschool and school age children)**, transportation systems, and fire/police/medical services. (AI 3, 4, 74)

LU 5.2 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (AI 3, 4, 32, 74)

LU 5.2.1 Apply the following policies to develop a comprehensive child care delivery system that builds child care services into the fabric of the County's local communities:

a) Encourage the development of quality child care facilities, including large and small family day care homes and public and private child care facilities, in order to provide a wide range of child care alternatives that meet the diverse needs of the children and parents in Riverside County.

b) Child Care facilities are permitted in the following locations:

i) State law permits Small Family Day Care Homes in any zone where the County permits single family residential uses.

ii) Large Family Day Care Homes are permitted in any zone where the County permits single family residential uses, but are subject to approval by the County through Large Family Day Care Home Permits.

iii) Child Day Care Centers are permitted in all land use designations, except for the following: Open Space - Mineral Resources, Open Space - Conservation Habitat, Open Space – Water, and Community Development – Heavy Industrial.

c) Promote the development of high quality child care and preschool centers in high-need locations, especially in conjunction with schools, church facilities and centers of concentrated employment such as retail centers.

d) Encourage the use of public facilities in conjunction with child care programs, including collaboration between schools, parks, faith- based institutions, community centers and senior centers.

e) Collaborate with appropriate public, private and non-profit agencies (e.g. local, regional and state agencies, such as the Riverside County Child Care Consortium, First-5 Riverside, ABCD Task Force, Department of Public Social Services, Local Planning Council and other similar non-profit organizations) to study the development of child care programs, fill service gaps, increase programs' effectiveness, improve service accessibility, and maximize all available resources in the community.

LU 5.2.2 Apply the following policies to facilitate the location of child day care centers on or adjacent to development proposals:

a) Implement California Government Code Section 65915, which provides for increases in residential density in exchange for location of child care centers on development sites.

b) Encourage child care centers in new housing or office/industrial developments and in larger projects where a nexus between the new development and the need for child care can be reasonably established.

c) Streamline the county's land use application process and reduce the cost of processing applications for child day care centers.

d) Support the siting of child day care centers that are compatible with community needs, land use and character, and encourage such centers to be available, accessible, and affordable for all economic levels.

e) Consider alternative mechanisms for providing child care, including, but not limited to:

i) allowing for a credit to developers for enhanced development opportunities or other considerations as deemed appropriate by the county, instead of or in addition to the provisions of Government Code Section 65915; and,

ii) considering low cost or no cost leases for public programs at vacant or public buildings.

LU 5.2.3 Provide for adequate opportunities for the establishment of a variety of affordable child day care centers to meet the needs of present and future Riverside County residents and those who work in the community.

a) Collaborate with local school districts to offer before-and-after school care as well as off-track care whenever possible.

b) Sponsor the inclusion of space for child day care centers in buildings that house the County government workforce, based on available funding.

c) Establish active partnerships with private sector agencies and groups to facilitate private investments in parks and other shared facilities.

d) Assess the need for child day care centers and plan for the development of them in conjunction with the development of major job centers, retail centers, college sites, large-scale commercial, and mixed-use residential / commercial projects, in order to adequately serve the projected employee base of the respective development areas.

e) Work with the local school districts in the county on appropriate land uses for school sites no longer needed for educational facilities including acquiring closed school sites for child care purposes when and where appropriate.

LU 5.2.4 Address youth and family issues related to land use, while allowing flexibility as youth and family priorities and needs, funding and programs change over the time frame of the General Plan. Related program and budgetary issues should therefore be addressed in the annual budgetary processes of county agencies in order to reflect the overall needs of the community in a timely manner.

a) Monitor child care supply and demand and implement programs to address shortfalls as necessary.

b) Collaborate with child care advocacy organizations to provide information to assist child care providers with licensing and permitting.

d) Ensure that child care facility proposals are compatible with surrounding land uses and that planned land uses adjacent to facilities are reviewed for their compatibility with facility operations.

e) Encourage the development of child care centers in conjunction with new development when needed.

LU 5.2.5 Encourage the establishment and operation of community service programs that are conveniently located, responsive to residents' needs, and integrated with programs and facilities of other agencies, including recreational programs, cultural and fine arts experiences, and child care services.

a) Collaborate with child care advocacy organizations to prioritize and determine unmet community needs and allocate community resources accordingly.

b) Promote the use of schools, churches and community centers as before- and - after school child care centers.

LU 5.2.6 Create an environment where children can grow and develop in secure and supportive families and neighborhoods.

a) Collaborate with parents, youth, schools, libraries, businesses, non-profit agencies, religious organizations, law enforcement and others to prioritize needs, and establish programs and services for children and youth.

b) Promote development of multi-use buildings/community centers that can be utilized for youth and teen activities and child care services.

c) Facilitate cooperative agreements between schools and community-based organizations and youth sports organizations for the purpose of expanding after-school programs.

LU 5.2.7 Develop consistent requirements between cities and the County for the provision of child care facilities.

a) Cooperate with the region's cities through sub-regional planning organizations (i.e. – CVAG; WRCOG) to draft a model ordinance for the processing of permits for child care facilities and to work with the region's cities to develop uniform zoning policies regarding location, parking and other requirements.

Provide safe, quality, affordable and accessible child day care centers and services to those who work in Riverside County and who are in need of those centers and services by implementing programs such as a Child Care Pilot Program for county employees, to the extent that funding is available.

Child Care Facilities and Services

The County of Riverside strives to provide attractive, safe and well functioning communities which offer quality public services and facilities that provide a high quality of life for all residents. A key component towards achieving this vision is the balanced distribution of services and community facilities that meet the needs of the County's diverse and growing population.

The General Plan Land Use Element contains goals, policies, and implementation programs designed to shape the way new development will occur, as well as the ways existing resources will be preserved and/or revitalized.

Changes in demographics and lifestyles are making child care an increasingly critical issue for parents, children, society and the economy.

It is the policy of the County of Riverside that all child care development projects, including, but not limited to, child day care centers, Head Start centers and child development centers shall receive fast track processing as described in Board of Supervisors Policy A-32.

Amend the "Land Use Compatibility" section of the Land Use Element on page LU-24 and 25 to read as follows:

Land Use Compatibility

LU 6.2 Direct public, educational, **child day care centers**, religious, and utility uses established to serve the surrounding community toward those areas designated for Community Development and Rural Community uses on the applicable Area Plan land use maps. These uses may be found consistent with any of the Community Development, Rural Community, or Rural foundation designations, including the Rural Village Overlay, as well as the Open Space – Rural and Agriculture designations, under the following conditions: (AI 1,3).

Sponsor the inclusion of space for child day care centers in buildings that house government workforces, based on available funding.

The County shall serve as a model to local employers by maintaining personnel policies for its own employees which help to meet child care and family needs, and encourage other employers to establish such policies.

Encourage owners of existing commercial shopping centers to include child day care centers, where they could be located in order to be compatible with the existing and planned uses in a shopping center.

All discretionary residential, industrial, office and retail development proposals shall be reviewed to determine whether they would generate a significant level of need for additional child care centers, and whether child care centers could be feasibly located either on the site, or on another site in the vicinity. In order to make these determinations, several factors will be reviewed, including: 1) whether there is a lack of sufficient child day care centers nearby for both the proposed project and the surrounding community; 2) whether a neighborhood park, school, community center, or other community facility exists or is proposed for location on or in the vicinity of the site, and a child day care center could feasibly be located in or adjacent to that facility, to provide for joint usage of facilities or park space; 3) whether there is interest by a child care provider in either working with the project developer, in a private, voluntary arrangement between those parties for the development of a child day care center on the site of the development proposal; and potentially other relevant factors.

In order to facilitate the determinations as to whether a development proposal would generate the need for a child day care center, and whether such a center could be feasibly located on or near the site of the development proposal, the Planning Department, in conjunction with the Economic Development Agency, will initially review the development proposal against the factors stated above. If it is determined that the

development proposal could result in either the significant need for an additional child day care center, or an opportunity for location of such a center on the development site or nearby, the Planning Department will consult with: child care advocacy organizations, recreation and park districts, and other appropriate entities, to determine whether public or quasi-public facilities, child care providers, or other resources should be contacted or used in order to develop a needed child care center on, or near, the project site. Any consultations required by this policy shall be conducted in a timely manner, and shall occur concurrently with the normal development review process associated with the type of development applications involved.

It is the intent of this policy to provide notice to child care advocacy organizations and providers about newly filed development applications, to facilitate their planning for child care centers where growth is expected to occur, and to facilitate discussions they may wish to have with developers and/or public agencies about the possibilities for the development of child care facilities, on a mutually voluntary basis. It is not intent for this policy to result in procedures that would impede the normal progress of a development proposal through the County's development review process, or that would require the approval of any County or other public agency prior to County action to approve a development proposal. In addition, to more effectively assist child care advocacy organizations and providers in evaluating the level of need for child day care centers where growth is expected to occur, the County will explore ways of working with them to use geographic information system databases to illustrate the location, type, and magnitude of growth anticipated in the County, based on the General Plan and approved and in-process development applications.

Amend the "Fiscal Impacts" section of the Land Use Element on page LU-28 to read as follows:

Fiscal Impacts

The County's focus will be on resources providing child care and recreation services to the school-age and teen population. It will develop and implement a plan to expand services to more residents, in cooperation with other community agencies, and will ensure quality programming by providing facilities and working conditions which retain staff. The County will support the provision of child care and early education services for infants and preschoolers by other agencies.

Amend the "Air Quality" section of the Land Use Element on page LU-29 to read as follows:

Air Quality

LU 10.2 Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, **child day care centers** and schools. (AI 3)

Amend the "Rural" section of the Land Use Element on page LU-47 and 48 to read as follows:

Rural

There are a number of methods proposed to achieve this balance, including the creation of community centers, establishment of lot size minimums, consolidation of multiple lots, and the clustering of residential units. These options can be accomplished through a number of means, including programs and incentives. The County of Riverside has a commitment to ensuring that rural uses remain an integral part of the County's future and are protected through the policies of the General Plan, as reflected in the following General Plan Principle statements:

Rural Residential (RR) - The Rural Residential land use designation allows one single family residence per five acres, as well as limited animal-keeping and agricultural activities. For multi-lot developments, the minimum lot size per residential unit is 2.5 acres, though the overall density of the development must not exceed 0.2 dwelling units per acre. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are also allowed within this designation.

Amend the "Open Space section" of the Land Use Element on page LU-49-51 to read as follows:

Open Space

Open spaces also provide the setting for the County's unique and distinctive communities. They help define the unique character of many communities in Riverside County and help to provide edges and separation between developed areas. These open spaces also are an important economic benefit to the County in that they draw thousands of visitors each year. Neighborhood and community parks, recreational fields and also provide important facilities that enhance the quality of life for local residents and visitors. Providing access to these open spaces is a continued goal of the County, as stated in the RCIP Vision:

Due to increasing growth pressures, there is danger that the quality and character of some open space areas may be diminished. The balance between accommodating future growth and preserving the quality of the County's open spaces is one of the most challenging and volatile issues in the County. There are a number of methods proposed to achieve this balance, including implementation of adopted MSHCP's, the creation of community centers, the establishment of lot size minimums, and the clustering of residential units. The County of Riverside has a commitment to ensuring that open spaces remain an integral part of the County's future and is protected through the policies of the General Plan, as reflected in the following General Plan Principle statement:

Open Space-Recreation (OS-R) - The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined on a case by case basis.

Maximize the use and productivity of parks and recreation facilities by encouraging child care day centers to be located adjacent to or nearby to allow children who are under adult care and supervision to utilize the public space.

Amend the "Residential Area Plan Land Use Designations" section of the Land Use Element on page LU-55 to read as follows:

Residential Area Plan Land Use Designations

Residential land uses in Riverside County are the single largest urban use in terms of acreage, and can be found in areas ranging from rugged mountainous terrain to low-lying valleys. Residential land uses accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as churches, schools, parks, **day-care day care** centers, libraries, and other cultural and civic uses that serve as a crucial support element for neighborhoods and communities and help establish focus and identity. The intent of these policies is to accommodate demand for residential land uses, accommodate a range of housing styles, types, densities and affordability, and to ensure that new and rehabilitated residential structures enhance the quality of the neighborhood through sound construction techniques and architectural detail.

The Riverside County Planning Department shall work with project applicants to identify sites that would be suitable for child care or youth-oriented facilities, promoting this type of development in areas where such facilities are lacking.

Work proactively with housing developers to incorporate, where feasible, child care centers that serve families of all incomes and children of all ages.

Amend the "Community Design" section of the Land Use Element on page LU-56 and 57 to read as follows:

Community Design

LU 22.2 Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.

LU 22.9 Require residential projects to be designed to maximize integration with and connectivity to nearby community centers, rural villages, neighborhood centers and.

Amend the "Commercial Area Plan Land Use Designation" section of the Land Use Element on page LU-58 to read as follows:

Commercial Area Plan Land Use Designation

Commercial Office (CO) - The Commercial Office land use designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. Commercial Office uses will be permitted based on their compatibility with surrounding land uses. Floor area ratios range from 0.35 to 1.0.

LU 23.4 Accommodate community-oriented facilities, such as telecommunications center, public meeting rooms, ~~day-care~~ day care centers and cultural uses

LU 23.5 Concentrate commercial uses near transportation facilities and high density residential areas and require the incorporation of facilities to promote the use of public transit, such as bus turnouts. (AI 3)

Amend the "Industrial/Business Park Area Plan Land Use Designations" section of the Land Use Element on page LU-59 and 60 to read as follows:

Industrial/Business Park Area Plan Land Use Designations

Light Industrial (LI) - The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing,

repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

Business Park (BP) - The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, "clean" industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 floor area ratio (FAR)

LU 24.5 Allow for the inclusion of ~~day-care~~, **day care centers**, public meeting rooms, and other community-oriented facilities in industrial districts.

Amend the "Public Facility Area Plan Land Use Designations" section of the Land Use Element on page LU-60 and 61 to read as follows:

Public Facility Area Plan Land Use Designations

Uses within the Public Facilities land use designation provide essential support services to the County. These uses include airports, landfills, flood control facilities, utilities, schools, and other such facilities. Due to the intense nature of many of these activities, potential conflicts with surrounding land uses can thus occur. The intent of these policies is to provide for adequate public facilities within the County and to ensure compatibility with surrounding land uses.

Support development of child day care centers in all communities, at appropriate locations and with adequate safeguards, in order to provide a needed service for working parents and a benefit to the community.

Amend the "Community Centers Area Plan Land Use Designation" section of the Land Use Element on page LU-62-65 to read as follows:

Community Centers Area Plan Land Use Designation

Community centers are purposefully designed to function differently from the typical patterns of individual, segregated land uses. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment that acts as the center of activity for the surrounding area. The design and activity found in community centers helps in creating a strong "a sense of place." Community centers accommodate a variety of residential densities, nonresidential intensities and public spaces that are integrated in a manner that promotes pedestrian activity and minimizes the dominance of the automobile. Public and quasi-public uses such as civic buildings, schools, and open space, recreational and cultural facilities are also integral parts of community centers. Because of their more intense, compact nature of

development, community centers accommodate and enhance the feasibility of providing transit service and other forms of transportation, including pedestrian and bicycle travel.

Village Centers (VC) (2nd paragraph)

Typical uses may include public or quasi-public uses (schools, plazas, cultural centers, parks), neighborhood or community serving retail centers, recreational uses, offices, and courtyard-style or attached residential development. Land use emphasis is generally on uses within the Commercial Retail designation such as a grocery store, drug store, and other retail outlets, and the Commercial Office designation such as professional services and financial institutions. Residential densities range from 5.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.2 to 0.5 FAR.

Town Centers (TC) (2nd paragraph)

The land use emphasis in Town Centers is primarily on retail and office uses. Typical commercial uses may include local and regional serving uses such as restaurants, bookstores, specialty stores, mid-rise office complexes, business support services, medical services, ~~day-care~~ day care centers, and hotels. Appropriate public uses include those associated with a "downtown" core such as libraries, cultural facilities, community centers, sports and recreation facilities, theaters, plazas, and urban parks. Other uses include attached single family and multi-family residences. Densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.5 to 3.0 FAR.

Job Centers (JC) (3rd paragraph)

Support commercial and retail service centers should serve the daily needs of employees and employers. Typical uses include restaurants, dry cleaners, grocery stores, copy centers, printers, telecommunication centers, professional offices, health clubs, ~~day-care~~ day care centers and regional-serving commercial uses such as gas stations, lodging facilities, banks, recreational and other ancillary services. Residential uses include attached single family and multi-family residences such as courtyard homes and apartments. Public/quasi-public and open space uses may include cultural and educational facilities, government facilities, and urban parks. Residential densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.1 to 0.5 FAR.

Encourage the siting of child day care centers within or in close proximity of job centers, recognizing that child care near a parent's place of employment reduces absenteeism, improves employee morale, and allows parents to retain their jobs.

Entertainment Centers (EC) (2nd paragraph)

The land use emphasis in Entertainment Centers is primarily on regional serving, tourist-oriented entertainment and recreational facilities. These uses may include amusement parks, hotels, golf courses, water parks, arcades, sports arenas/stadiums, regional parks, and athletic fields. Other typical land uses within Entertainment Centers include small-lot detached and attached residences, public/quasi-public uses such as a visitors' center or park, local and regional serving commercial retail and service uses, and mid-rise commercial office uses. Typical commercial and office uses may include restaurants, specialty stores, business support services, ~~day-care~~ day care centers and financial institutions. Residential densities range from 8.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.5 to 3.0 FAR.

Community Design

LU 26.4 Include day care ~~day-care~~, public meeting rooms, and other community-oriented facilities in community centers. (AI 3)

Include child care services within community centers whenever feasible, along transit lines and/or major circulation facilities, in locations away from significant noise and air quality generators, in order to enhance accessibility and promote transit ridership.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41593

Project Case Type (s) and Number(s): General Plan Amendment No. 883
Ordinance Amendment No. 348.4595

Lead Agency Name: County of Riverside

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

Contact Person: Adrienne Rossi

Telephone Number: 951-955-6925

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 incorporate the provision of child care facilities (i.e., large family child care homes and child care centers) into the Riverside County General Plan Vision Statement and, more specifically, the Land Use Element through development incentives and density/intensity threshold requirements. All five General Plan Land Use Foundation Components will be amended to allow for large family child care homes and/or child care centers. Specific Land Use Designations which will be amended to allow for large family child care homes and child care centers are: Agriculture (AG); Rural: Rural Residential (RR), Rural Mountainous (RM), and Rural Desert (RD); Rural Community: Estate Density Residential (EDR), Very Low Density Residential (VLDR), and Low Density Residential (LDR); Open Space: Recreation (R)¹ and Rural (RUR)²; Community Development: EDR, VLDR, LDR, Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Highest Density Residential (HHDR), Commercial Retail (CR)¹, Commercial Tourist (CT)¹, Commercial Office (CO)¹, Light Industrial (LI)¹, Business Park (BP)¹, Public Facilities (PF)¹, Community Center (CC)¹, and Mixed Use Planning Area (MUPA)¹.

Associated with this proposal is an amendment to Ordinance No. 348, the ordinance regulating land use in the unincorporated areas of Riverside County, to allow for the development of child care facilities with preparation of a plot plan or conditional use permit in the following zones: Rural Residential (R-R), One-Family Dwelling (R-1), One-Family Dwellings - Mountain Resort (R-1A), Residential Agricultural (R-A), Multiple Family Dwellings (R-2), Limited Multiple Family Dwellings (R-2A), General Residential (R-3), Village Tourist Residential (R-3A), Mobilehome Subdivision and Mobilehome Park (R-T), Mobilehome Subdivision - Rural (R-T-R), Planned Residential (R-4), Open Area Combining Zone - Residential Developments (R-5), Residential Incentive (R-6), General Commercial (C-1/C-P), Tourist Commercial (C-T), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Commercial - Office (C-O), Rubidoux-Village Commercial (R-VC), Industrial Park (I-P), Manufacturing - Service Commercial (M-SC), Manufacturing - Medium (M-M), Manufacturing - Heavy (M-H), Light Agriculture (A-1), Heavy Agriculture (A-2), Citrus/Vineyard (C/V), Commercial Citrus/Vineyard (C-C/V), Controlled Development Areas (W-2), Regulated Development Areas (R-D), Natural Assets (N-A), Controlled Development Area with Mobilehomes (W-2-M), Specific Plan (SP).

¹ Child Care Center only.

² Large Family Child Care Home only.

The proposed project is countywide and affects properties located in the unincorporated areas of Riverside County.

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

C. Total Project Area: N/A

Residential Acres:	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: Countywide			

D. Assessor's Parcel No(s): N/A

E. Street References: N/A

F. Section, Township & Range Description or reference/attach a Legal Description: N/A

G. Brief description of the existing environmental setting of the project site and its surroundings: N/A

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 incorporate the provision of child care facilities (i.e., large family child care homes and child care centers) into the Riverside County General Plan and Zoning Ordinance. State policy prohibits any local restrictions relating to the use of single-family residential homes for child care services (i.e., small and large family child care homes) other than issuance of a non-discretionary permit; therefore, large family child care homes are not subject to the CEQA. However, local jurisdictions may require that an applicant for a large family child care home meet certain specified standards, restrictions and requirements pursuant to Section 1597.46 of the Health and Safety Code. Development of child care centers will require a discretionary permit and, therefore, be subject to subsequent environmental review.
- 2. Circulation:** The project does not propose any Land Use Designation Foundation Component change or development but will incorporate the provision of child care facilities (i.e., large family child care homes and child care centers) into the Riverside County General Plan and Zoning Ordinance. State policy prohibits any local restrictions relating to the use of single-family residential homes for child care services (i.e., small and large family child care homes) other than issuance of a non-discretionary permit; therefore, large family child care homes are not subject to the CEQA. However, local jurisdictions may require that an applicant for a large family child care home meet certain specified standards, restrictions and requirements pursuant to Section 1597.46 of the Health and Safety Code. Development of child care centers will require a discretionary permit and, therefore, be subject to subsequent environmental review.

3. **Multipurpose Open Space:** The project does not propose any Land Use Designation Foundation Component change or development but will incorporate the provision of child care facilities (i.e., large family child care homes and child care centers) into the Riverside County General Plan and Zoning Ordinance. State policy prohibits any local restrictions relating to the use of single-family residential homes for child care services (i.e., small and large family child care homes) other than issuance of a non-discretionary permit; therefore, large family child care homes are not subject to the CEQA. Development of child care centers will require a discretionary permit and, therefore, be subject to subsequent environmental review.
4. **Safety:** The project does not propose any Land Use Designation Foundation Component change or development but will incorporate the provision of child care facilities (i.e., large family child care homes and child care centers) into the Riverside County General Plan and Zoning Ordinance. State policy prohibits any local restrictions relating to the use of single-family residential homes for child care services (i.e., small and large family child care homes) other than issuance of a non-discretionary permit (although the location and construction of existing and/or proposed single-family residences are regulated through the development process and building code). Therefore, large family child care homes are not subject to the CEQA. However, local jurisdictions may require that an applicant for a large family child care home meet certain specified standards, restrictions and requirements pursuant to Section 1597.46 of the Health and Safety Code. Development of child care centers will require a discretionary permit and, therefore, be subject to subsequent environmental review.
5. **Noise:** The project does not propose any Land Use Designation Foundation Component change or development but will incorporate the provision of child care facilities (i.e., large family child care homes and child care centers) into the Riverside County General Plan and Zoning Ordinance. State policy prohibits any local restrictions relating to the use of single-family residential homes for child care services (i.e., small and large family child care homes) other than issuance of a non-discretionary permit; therefore, large family child care homes are not subject to the CEQA. However, local jurisdictions may require that an applicant for a large family child care home meet certain specified standards, restrictions and requirements pursuant to Section 1597.46 of the Health and Safety Code. Development of child care centers will require a discretionary permit and, therefore, be subject to subsequent environmental review.
6. **Housing:** The project does not propose any Land Use Designation Foundation Component change or development but will incorporate the provision of child care facilities (i.e., large family child care homes and child care centers) into the Riverside County General Plan and Zoning Ordinance. Therefore, the proposed project will not result in impacts on housing and is in response to a need created as a result of new housing and/or development. State policy prohibits any local restrictions relating to the use of single-family residential homes for child care services (i.e., small and large family child care homes) other than issuance of a non-discretionary permit; therefore, large family child care homes are not subject to the CEQA. Development of child care centers will require a discretionary permit and, therefore, be subject to subsequent environmental review.
7. **Air Quality:** The project does not propose any Land Use Designation Foundation Component change or development but will incorporate the provision of child care facilities (i.e., large family child care homes and child care centers) into the Riverside County General Plan and Zoning Ordinance. State policy prohibits any local restrictions relating to the use of single-family residential homes for child care services (i.e., small and large family child care homes) other than issuance of a non-discretionary permit; therefore, large

family child care homes are not subject to the CEQA. Development of child care centers will require a discretionary permit and, therefore, be subject to subsequent environmental review

B. General Plan Area Plan(s): N/A

C. Foundation Component(s): N/A

D. Land Use Designation(s): N/A

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: N/A

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: N/A

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: N/A

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that, although the proposed project could have a significant effect on the environment, there

will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **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.

Signature

July 10, 2008

Date

Adrienne Rossi:

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	☐	☐	☐	☒
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☐	☒

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

Findings of Fact: Proposed General Plan Amendment No. 883 (GPA 883) will incorporate the provision of child care facilities (i.e., large family child care homes and child care centers) into the Riverside County General Plan, specifically the Land Use Element through development incentives and density/intensity threshold requirements. Associated with this proposal is Ordinance Amendment No. 348.4596, the ordinance regulating land use in the unincorporated areas of Riverside County, to allow for the development of child care facilities with preparation of a plot plan or conditional use permit. 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. Any future development of a child care center will require subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory	☐	☐	☐	☒
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 855?	☐	☐	☐	☒

Source: Ord. No. 855 (Regulating Light Pollution) and Staff review.

Findings of Fact: Proposed GPA 883 and Ordinance Amendment No. 348.4596 will incorporate the provision of child care facilities into the Riverside County General Plan and land use zoning ordinance

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

and will apply to all unincorporated areas of the County. No development is proposed as part of this project and, as a result, there will be no impacts resulting in interference with the nighttime use of the Mt. Palomar Observatory. Additionally, establishing large family child care homes are non-discretionary actions and, therefore, not subject to the California Environmental Quality Act (CEQA). Future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

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. Any future development of a child care center will require subsequent environmental review.

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" and Staff review.

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

Findings of Fact: Proposed GPA 883 and Ordinance Amendment No. 348.4596 will incorporate the provision of child care facilities into the Riverside County General Plan and land use zoning ordinance, including the A-1, A-2 and C/V zones which are defined agricultural zones under Ordinance No. 348. However, no development is proposed as part of this project and, therefore, no changes will occur resulting in the conversion of Farmland to non-agricultural use. Any future development of a child care center within one of these zones will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

☐ ☐ ☐ ☒

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ ☐ ☐ ☒

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

☐ ☐ ☐ ☒

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

☐ ☐ ☐ ☒

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

☐ ☐ ☐ ☒

f) Create objectionable odors affecting a substantial number of people?

☐ ☐ ☐ ☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Establishing large family child care homes are non-discretionary actions and allowed in any residential zone pursuant to State law and, therefore, not subject to CEQA. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review. Since no development is being proposed under this project, 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.

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
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: WRCMSHCP, CVMSHCP, CVFTLHCP, SKRHCP and Riverside County Oak Tree Management Guidelines

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. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

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

CULTURAL RESOURCES Would the project

7. Historic Resources

- a) Alter or destroy an historic site?
- b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: Staff review

Findings of Fact: The 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 resource will occur. Any future development of a child care center will require approval of a plat plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

8. Archaeological Resources

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

Source: 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. Any future development of a child care center will require approval of a plat plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Paleontological Resources

- a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

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

Findings of Fact: The project does not include any proposed development, therefore, no impact on paleontological resources or the destruction of a unique geologic feature will occur. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones ☐ ☐ ☐ ☒

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? ☐ ☐ ☐ ☒

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

Findings of Fact: No development is being proposed under this project, therefore, no impacts including the risk of loss, injury or death will occur. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

11. Liquefaction Potential Zone ☐ ☐ ☐ ☒

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

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

Findings of Fact: No development is being proposed under this project, therefore, no seismic-related impacts will result from this project. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone ☐ ☐ ☐ ☒

Be subject to strong seismic ground shaking?

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: Proposed GPA 883 and Ordinance Amendment No. 348 4593 will incorporate the provision of child care facilities into the Riverside County General Plan and land use zoning ordinance and will apply to all unincorporated areas of the County. Although all of Southern California has the potential to be subject to strong seismic ground shaking, no development is proposed as part of this project. Therefore, no impacts as a result of strong seismic ground shaking will occur. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

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: The project does not include any proposed development, therefore, no impacts resulting from being located on a geologic unit or soil that is unstable will occur. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

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 does not include any proposed development, therefore, no impacts resulting from being located on a geologic unit or soil that is unstable will occur. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

15. Other Geologic Hazards

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

☐ ☐ ☐ ☒

Source: Staff review

Findings of Fact: The project does not include any proposed development, therefore, no impacts resulting from being within an area subject to seiche, tsunami or volcanic hazard will occur. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Slopes

a) Change topography or ground surface relief features?

☐ ☐ ☐ ☒

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

☐ ☐ ☐ ☒

c) Result in grading that affects or negates subsurface sewage disposal systems?

☐ ☐ ☐ ☒

Source: Riv. Co. 800 Scale Slope Maps, Project application materials

Findings of Fact: The project does not include any proposed development, 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. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

☐ ☐ ☐ ☒

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

☐ ☐ ☐ ☒

Source: Staff review

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

Findings of Fact: The project does not include any proposed development. 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. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Staff review

Findings of Fact: The project does not include any proposed development. Therefore, no change will occur that may modify a river, stream or bed of a lake or increase water erosion on or off site. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact: The project does not propose any development and, therefore, no impacts by or resulting in an increase in wind erosion and blowsand will occur. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to 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 project does not propose any development and, therefore, will not create any hazardous materials, impair an adopted emergency response plan or emit hazardous emissions. Any future development of a child care center will require approval of a plot plan or a conditional use permit and subsequent environmental review to determine whether the proposed project site is included on a list of hazardous materials sites.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21. Airports

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

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

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

Findings of Fact: The project does not propose any development and, therefore, will not be not affected by airport land use plans or other airport-related issues. Any future development of a child care center will require approval of a plot plan or a conditional use permit and subsequent environmental review to determine whether the proposed project site is within an airport influence area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Hazardous Fire Area

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

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

Findings of Fact: The project does not propose any development and, therefore, will not expose people or structures to significant risk of loss, injury or death involving wildland fires. Any future development of a child care center will require approval of a plot plan or a conditional use permit and subsequent environmental review to determine whether the proposed project site is within a High Wildfire Zone.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☐	☐	☒

Source: Staff review

Findings of Fact: No development is being proposed with this project. Therefore, the project will not result in adverse impacts to hydrology or water quality, substantially alter existing drainage patterns, deplete groundwater supplies, increase runoff or place housing within the floodplain. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

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?	☐	☐	☒
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☒
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☒

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

Findings of Fact: No development is being proposed with this project; therefore, the project will not result in adverse impacts to hydrology or water quality, substantially alter existing drainage patterns,

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

increase runoff or place housing within the floodplain. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

25. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

☐	☐	☐	☒

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐	☐	☐	☒

Source: RCIP, Staff review

Findings of Fact: Proposed GPA 883 and Ordinance Amendment No. 348.4596 will incorporate the provision of child care facilities into the Riverside County General Plan and land use zoning ordinance and will apply to all unincorporated areas of the County, potentially affecting land use within a city sphere of influence. However, no development is proposed as part of this project; therefore, the project will not substantially alter the quality of the existing and proposed land uses in the area. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

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

Findings of Fact: Proposed GPA 883 and Ordinance Amendment No. 348.4596 will incorporate the provision of child care facilities into the Riverside County General Plan and land use zoning ordinance

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

and will apply to all unincorporated areas of the County, potentially affecting land use within a city sphere of influence. However, no development is proposed as part of this project; therefore, the project will not disrupt or divide the physical arrangement of an established community. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

27. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

☐ ☐ ☐ ☒

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

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

Findings of Fact: 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. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

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

☐ ☐ ☐ ☐

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

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

Findings of Fact: This project does not propose any development and, therefore, noise impacts from airports are not applicable. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact: This project does not propose any development and, therefore, noise impacts from railroads are not applicable. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Staff review

Findings of Fact: This project does not propose any development. Therefore, noise impacts from highways are not applicable. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Staff review

Findings of Fact: This project does not propose any development. Therefore, impacts from other noise sources are not applicable. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ ☐ ☐ ☒

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐ ☐ ☐ ☒

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ ☐ ☐ ☒

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

☐ ☐ ☐ ☒

Source: Staff review

Findings of Fact: This project does not propose any development. Therefore, impacts on or by the proposed project will not occur. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing

☐ ☐ ☐ ☒

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

Source: Riverside County General Plan Housing Element, Staff review

Findings of Fact: Proposed GPA 883 and Ordinance Amendment No. 348.4596 will incorporate the provision of child care facilities into the Riverside County General Plan and land use zoning ordinance in response to an increased need for such services. However, no development is proposed as part of this project and, therefore, the 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. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review, including whether the development is located in a County Redevelopment Area or impacts local residential land supply.

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. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

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. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Schools

☐	☐	☐	☒

Source: Staff review

Findings of Fact: The project does not propose any development and, therefore, no impacts will result affecting school facilities. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Libraries

☐	☐	☐	☒

Source: RCIP

Findings of Fact: The project does not propose any development and, therefore, no impacts will result affecting libraries. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Health Services

☐	☐	☐	☒

Source: RCIP

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

Findings of Fact: The project does not propose any development and, therefore, no impacts will result affecting health services. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ ☐ ☐ ☒

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ ☐ ☐ ☒

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☐ ☒

Source: 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. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

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. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

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

Source: RCIP

Findings of Fact: The 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. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

42. Bike Trails	☐	☐	☐	☒

Source: RCIP

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

Findings of Fact: The project does not propose any development and, therefore, no impacts will result affecting bike trails. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project _____

43. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐	☐	☐	☒

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐	☐	☐	☒

Source: Staff review

Findings of Fact: The project does not propose any development and, therefore, no increase in the demand for water supply will occur. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐	☐	☐	☒

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐	☐	☐	☒

Source: 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. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

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?

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

Source: RCIP, 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. Any future development of a child care center will require approval of a plot plan or conditional use permit and subsequent environmental review.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

OTHER

47. Other:

☐
☐
☐
☒

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?

☐
☐
☐
☒

Source: Staff review

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 any future development of a child care center will be subject to subsequent environmental review.

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.)

☐
☐
☐
☒

Source: Staff review

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

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. No development is proposed as part of this project and potential impacts resulting from any future development of a child care center will be subject to subsequent environmental review.

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)?	☐	☐	☐	☒

Source: Staff review

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 any future development of a child care center will be subject to subsequent environmental review.

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

Source: Staff review, Project application materials

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. No development is proposed as part of this project and potential impacts resulting from any future development of a child care center will be subject to subsequent environmental review.

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:

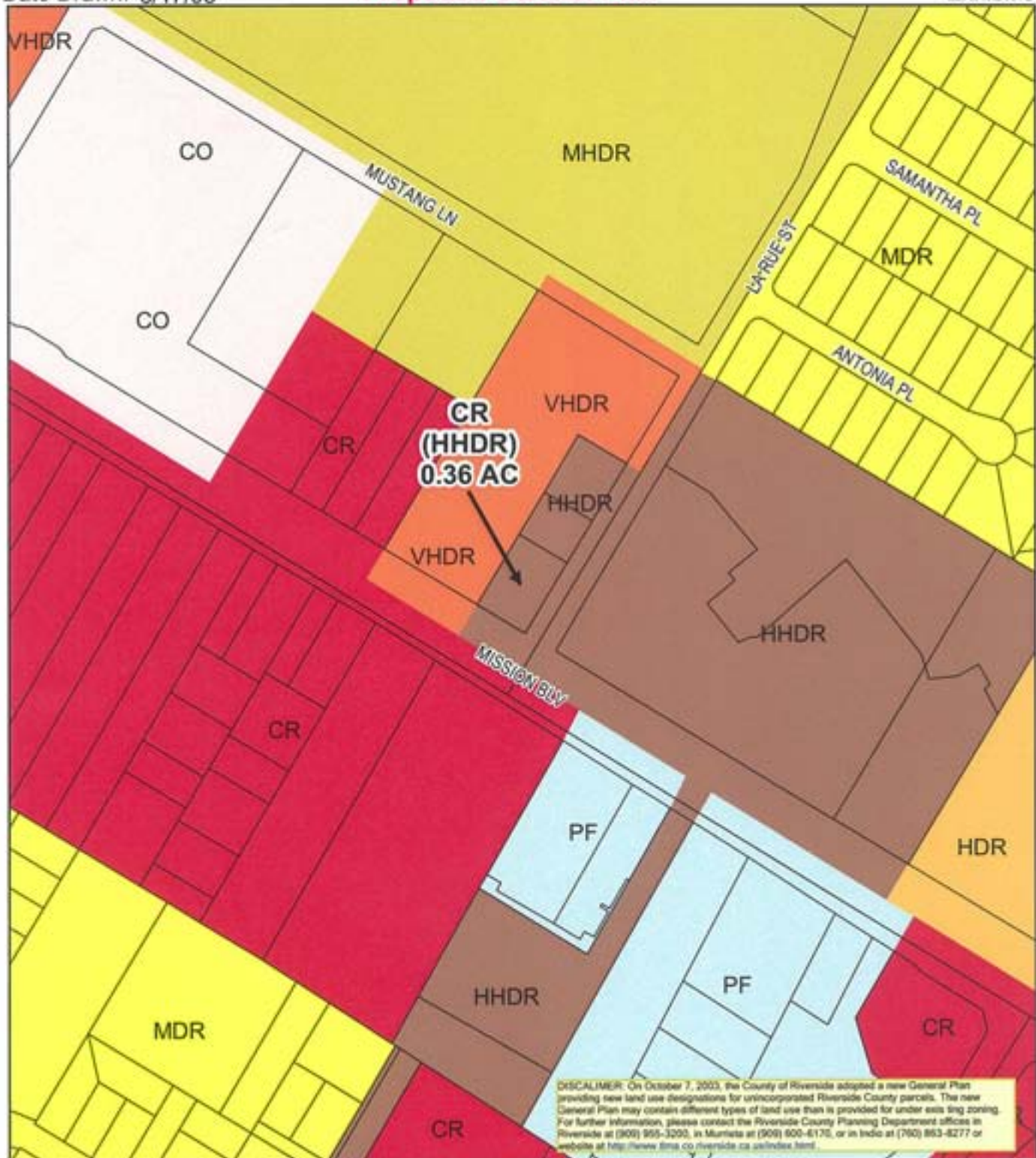
Location Where Earlier Analyses, if used, are available for review:

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

Supervisor Tavaglione
District 2
Date Drawn: 6/17/08

GPA00912
Proposed General Plan

Planner: Andrew Gonzalez
Date: 07/23/08
Exhibit 6



Zone
District: Rubidoux
Township/Range: T2SR5W
Section: 16

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk.Pg. 177-25
Thomas
Bros. Pg. 685 C1



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41725

Project Case Type (s) and Number(s): General Plan Amendment No. 912 and Plot Plan No. 23272

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Russell Brady, Project Planner

Telephone Number: (951) 955-1888

Applicant's Name: Prominent Properties, L.L.C.

Applicant's Address: 14082 Andy Place, Riverside, CA 92508

I. PROJECT INFORMATION

A. Project Description:

The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Designation from Community Development: Highest Density Residential (CD:HHDR) (20 + Dwelling Units per Acre) to Community Development: Commercial Retail (CD:CR) (0.20 + 0.35 Floor Area Ratio).

The Plot Plan proposes the construction of a Community Shopping Center on a 0.36 gross acre lot (0.35 net acres). The proposal includes a 4,359 sq. ft. structure consisting of four (4) suites, 4,637 sq. ft. of landscaping (31%), and twenty (20) parking spaces including one (1) accessible parking space for persons with disabilities.

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

C. Total Project Area: 0.36 Gross Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 0.36	Lots: 1	Sq. Ft. of Bldg. Area: 4,359	Est. No. of Employees: 12
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 177-250-010

E. Street References: Northerly of Mission Boulevard and westerly of La Rue Street

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 16 RHO, Township 2 S, and Range 5 W

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is relatively flat with some native shrubs that are evenly dispersed throughout the site. The project site is surrounded by residential developments to the north, east, south and west, and commercial developments to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the proposed Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) General Plan Land Use Designation. The proposed project meets all other applicable land use policies.
2. **Circulation:** Access to the proposed project is provided by Mission Boulevard to the south and by La Rue Street to the east; therefore, adequate circulation facilities exist, therefore no new facilities are being proposed. The project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the project. The project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located under FEMA flood zone C. The proposed project is not located within any special hazard zone.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project through perimeter walls and landscaping. The proposed project meets all other applicable noise element policies.
6. **Housing:** The proposed project does not include any housing; sufficient housing exists within the project site vicinity. The proposed project meets all other applicable housing element policies of the General Plan.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable policies.

B. General Plan Area Plan(s): Jurupa

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Highest Density Residential (HHDR) (20+ Dwelling Units per Acre)

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

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

G. Adjacent and Surrounding:

- **Area Plan(s):** The proposal is surrounded by the Jurupa Area Plan to the north, east, south, and west.
- **Foundation Component(s):** The proposal is surrounded by the Community Development Foundation Component to the north, east, south, and west.
- **Land Use Designation(s):** The proposal is surrounded by the Highest Density Residential (HHDR) (20+ Dwelling Units per Acre) land use designation to the north and east, the Very High Density Residential (VHDR) (14 – 20 Dwelling Units per Acre) land use designation to the west, and the Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) land use designation to the south.

- Overlay(s) and Policy Area(s): N/A

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: General Commercial (C 1/C-P)

J. Proposed Zoning, if any: N/A

K. **Adjacent and Surrounding Zoning:** The proposal is surrounded by the General Commercial (C-1/C-P) zoning classification to the north, south, and west, and the Residential Incentive (R-6) zoning classification to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

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

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **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.

Signature

12-12-08

Date

Russell Brady

For Ron Goldman, Planning Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- A) The project site is not located within or near a scenic highway corridor; therefore it will not have a substantial effect upon a scenic highway corridor. There will be no impact that will have a substantial effect upon a scenic highway corridor.
- B) The project site has been previously disturbed and there are no scenic resources located on site; therefore, the proposed project will not disturb any scenic resources, including trees, rock outcroppings and unique or landmark features. There will be no impact that will 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

- A) The proposed project is not located within the Mt. Palomar Observatory Area (approximately 54.63 miles away), therefore the proposed project will not interfere with the nighttime use of the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: On-site Inspection, Project Application Description

Findings of Fact:

- A) The project will not create substantial light or glare which would adversely affect day or nighttime views in the project's vicinity and it will not expose residential property to unacceptable levels of light or glare. Development of the proposed project will result in the installation of on-site lighting. Although implementation of the proposed project will result in an incremental increase of lighting and glare, the proposed project will be in conformance with the lighting requirements addressed in County Ordinance 655. All lighting will be shielded and used to provide illumination for the security and safety of on-site areas such as parking, shipping and receiving, pathways and working areas.

- B) The proposed project is located near residential developments, but has been conditioned so that any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way (COA 10.PLANNING, 5). This condition of approval is standard and not considered unique mitigation pursuant to CEQA. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Project Application Materials.

Findings of Fact:

- A) The project site is not located within the boundaries of land designated as prime, unique, or statewide important farmland (designated farmland). The Riverside County Integrated Project (RCIP) designates the project site as Urban and Built-Up Land.
- B) No agricultural uses exist within the project site, and the RCIP indicates that the proposal is not under a Williamson Act Contract.
- C) The project site is not located within 300 feet of any existing agricultural uses; therefore, the proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property.
- D) The RCIP indicates that the proposal is not located on Farmland. Therefore, the proposal will not create impacts that will change the existing environment into a non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

A & B) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP.

Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Blowing dust is also of concern in the dry desert areas where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading (COA 10.BS GRADE. 5). All projects are conditioned to control dust; therefore, this is not considered unique mitigation pursuant to CEQA.

C) As part of adoption of the County of Riverside's General Plan in 2003, the General Plan Environmental Impact Report (EIR) (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the 2003 AQMP. In addition, cumulative air quality impacts associated with the build-out of the County's General Plan was addressed on a regional basis by the County's General Plan EIR. The General Plan EIR concluded that air quality is a significant and unavoidable impact of General Plan implementation. Thus, the proposed project would not result in cumulative air quality impacts beyond those previously discussed in the General Plan EIR.

D) The project will not introduce sensitive receptors into the SCAB, which has non-attainment status for ozone, carbon monoxide, and particulate matter (PM10). No sensitive receptors exist in the project vicinity. Construction and operation of the proposed project would not result

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

in substantial local or regional air pollution impacts and, therefore, would not expose any nearby sensitive receptors to severe air pollution conditions. As such, exposure of sensitive receptors to substantial pollutant concentrations would be less than significant.

- E) The 2003 AQMP provides that the SCAQMD considers point sources to be generally large emitters of air pollution with one or more emission sources at a permitted facility with an identified location, such as power plants and refineries. These point source emitters or similar land uses do not occur within one mile of the site, therefore, no impact is anticipated, and no mitigation measures are required.
- F) Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. SCAQMD Rule 1113 limits the amount of volatile organic compounds from architectural coatings and solvents. Via mandatory compliance with SCAQMD Rules, no construction activities or materials are proposed which would create objectionable odors. Similar uses are found generally to the north, east, and west are not considered uses that emit noxious or objectionable odors and would not include any of the types of uses identified by SCAQMD as being associated with odor complaints. Therefore, the proposed project would not create objectionable odors affecting a substantial number of people during construction or operation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☐ ☒

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☐ ☐ ☒

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and

☐ ☐ ☐ ☒

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

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

An Ecological Resource Specialist from the Riverside County Environmental Programs Department (EPD) has reviewed the proposed project and has determined that the proposal is in compliance with the Western Riverside County Multi Species Habitat Conservation Plan (WRCMSHCP) requirements.

- A) The proposed project is located within a Western Riverside County Multi Species Habitat Conservation Plan (WRCMSHCP); however, the proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- B) The proposed projects will not 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) The proposed project will not 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) The proposed project will not 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&F) The proposed project is not located near any riparian or federally protected wetlands, therefore, the proposed project will not 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.
- G) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as tree preservation since no trees or other biological resources exist on site that warrant preservation

Mitigation: No mitigation measures are required

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

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

7. Historic Resources

a) Alter or destroy an historic site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source: On-site Inspection, Project Application Materials, and Archaeologist Review

Findings of Fact:

The Eastern Information Center (EIC) at the University of California, Riverside has reviewed the project and conducted a records search for any known pre-historic, historic, and archaeological resources and has determined the following:

A & B) The records search conducted by the EIC failed to indicate the presence of any recorded prehistoric or historic resources within the boundaries of the project site. The project site has been previously disturbed, and the surrounding areas are fully developed. It is anticipated that the proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California code of regulations, section 15064.5.

All projects in the County are conditioned to stop all ground disturbances if an inadvertent archeological find occurs, to insure accuracy of any findings, (COA 10.PLANNING.1 & COA 10.PLANNING. 2). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

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

The Eastern Information Center (EIC) at the University of California, Riverside has reviewed the project and conducted a records search for any known pre-historic, historic, and archaeological resources and has determined the following:

A & B) The records search conducted by the EIC failed to indicate the presence of any recorded archaeological resources within the boundaries of the project site. The project site has been previously disturbed, and the surrounding areas are fully developed. It is anticipated that the proposed project would not cause substantial adverse change in the significance of an archaeological resource as defined in California code of regulations, section 15064.5.

C & D) The proposed project will not disturb any human remains, including those interred outside of formal cemeteries and it will not restrict existing religious or sacred uses within the potential impact area, since these uses are non-existent at the project site.

All projects in the County are conditioned to stop all ground disturbances if any human remains or unique cultural resources are encountered during grading (COA10.PLANNING. 1 & COA 10.PLANNING. 2). These are standard conditions of approval and are not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

☐	☐	☒	☐

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

Findings of Fact:

A) Per RCIP, the project site is located within an area of low paleontological sensitivity; additionally, review and comment from the County Archaeologist concluded that the proposal will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature, therefore no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Riverside County Geologic Report (GEO) No. 1993, prepared by Mammoth Soils Laboratories, Inc., dated December 21, 2007

Findings of Fact:

- A) The Geo report submitted for the proposed project determined that the site does not lie within a State of California or County of Riverside established earthquake fault zone and a review of available aerial photos and site mapping did not reveal any indication of active faults either crossing or trending toward the subject site (COA 10.PLANNING, 43). Therefore the potential for this site to be affected by surface fault rupture is considered low; as such, the proposed project will not expose people or structures to potential substantial adverse effects, including injury or death.
- B) The proposed project will not 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. The project site is located 6 miles from the nearest active fault line; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Riverside County Geologic Report (GEO) No. 1993, prepared by Mammoth Soils Laboratories, Inc., dated December 21, 2007

Findings of Fact:

- A) Per the RCIP, the project site is located within an area of moderate Liquefaction potential. The Geo report concluded that there is a potential for liquefaction at the site, however no evidence of geologic hazards such as faults, slippage, or surface rupture was noted which may affect the proposed improvement or adjacent properties (COA 10.PLANNING, 43). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Riverside County Geologic Report (GEO) No. 1993, prepared by Mammoth Soils Laboratories, Inc., dated December 21, 2007

Findings of Fact:

- A) Per the RCIP, the project site is not located within an area subject to seismic ground shaking; therefore, no mitigation measures are required. The Geo report concluded that the potential for surface fault rupture at the site is negligible, based upon research, review of aerial photos and geologic mapping of the site (COA 10.PLANNING. 43). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

☐ ☐ ☐ ☒

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Riverside County Geologic Report (GEO) No. 1993, prepared by Mammoth Soils Laboratories, Inc., dated December 21, 2007

Findings of Fact:

- A) The proposed project is not located in areas where there are unstable soils that may cause landslides. The topography on the site is relatively flat. No manufactured slopes will exceed 30 feet; therefore, there will be no impacts that will create landslides.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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, Riverside County Geologic Report (GEO) No. 1993, prepared by Mammoth Soils Laboratories, Inc., dated December 21, 2007

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

Findings of Fact:

- A) Per RCIP and Geo report, there is a potential for subsidence at the site, however, it occurs at a depth that will not affect the proposed structures (COA 10.PLANNING. 43). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

☐ ☐ ☐ ☒

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- A) For the review conducted by the County Geologist and the Geo report, the project site is not located within an area subject to geologic hazards, such as seiche, mudflow, or volcanic hazard (CO 10.PLANNING. 43). Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

☐ ☐ ☒ ☐

- a) Change topography or ground surface relief features?

- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? ☐ ☐ ☐ ☒

- c) Result in grading that affects or negates subsurface sewage disposal systems? ☐ ☐ ☐ ☒

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

Findings of Fact:

- A) The proposed project will not substantially change the topography of the project site. The project site is already graded and will require a minimal amount of grading for construction of buildings and for additional paving of the site. Impacts associated with these changes to the topography are anticipated to have a less than significant impact.

- B) The proposed project does not propose cut or fill slopes that would exceed 2:1; Therefore, there will be no impact.

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

C) Sewer will be provided by the Jurupa Community Services District; Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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, Project Application Materials, On-site Inspection

Findings of Fact:

A) Per RCIP, the proposed project will not result in substantial soil erosion or the loss of topsoil.

B) The project site is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

☐	☐	☐	☒

b) Result in any increase in water erosion either on or off site?

☐	☒	☐	☐

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

Findings of Fact:

A) The proposed project will not have an impact on the channels of any river, stream or lake bed as a result of any changes from deposition, siltation or erosion.

B) The project will not result in any increase in water erosion either on-site or off-site. The proposed project has been conditioned to comply with the California Building Code and Riverside County Ordinance No. 457, NPDES and SWPPP to reduce the affect the project may have to less than significant. (COA 60.BS GRADE. 4 and COA 60.BS GRADE. 9). Therefore, impacts are considered less than significant with mitigation measures incorporated.

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

Mitigation: The proposed project has been conditioned to comply with the California Building Code and Riverside County Ordinance No. 457, NPDES and SWPPP to reduce the affect the project may have to less than significant. (COA 60.BS GRADE. 4 and COA 60.BS GRADE. 9).

Monitoring: Monitoring of mitigation measures shall be conducted by the Building and Safety Department.

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

Findings of Fact:

A) Per RCIP, the project site is not located within an area subject to wind erosion and blow-sand. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDOUS AND HAZARDOUS MATERIALS Would the project

20. **Hazards and Hazardous Materials** ☐ ☒ ☐ ☐

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? _____

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? _____

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? _____

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? _____

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? _____

Source: Project Application Materials

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

Findings of Fact:

A-C) During construction of the proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The end-users may use potentially hazardous materials, such as fuel, paint products, lubricants, solvents, and cleaning products, which may be used during the course of daily activities. The proposed project may transport and use potentially hazardous materials during construction and operation; however, by complying with the mitigation measures listed below any foreseeable impacts will be mitigated to less than significant.

D) There is no existing or proposed school within a quarter mile of the proposed project; therefore, the proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The areas adjacent to the proposed project site have been previously developed and operate similar and compatible uses. Therefore, no impacts are anticipated.

E) According to the RCIP, no sources of health hazards are known to exist on the project site or in the vicinity. In addition, the project site is not listed as a hazardous materials site therefore, no mitigation is required.

Mitigation: The project has been conditioned to provide a business emergency plan for the storage of hazardous materials, and if further review of the site indicates environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County ordinances (COA 90.E HEALTH. 1, COA 90.E HEALTH. 2, & COA 90.E HEALTH. 3).

Monitoring: Monitoring of mitigation measures shall be conducted by the Department of Building & Safety and the Environmental Health Department.

21. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐ ☐ ☐ ☒

b) Require review by the Airport Land Use Commission?

☐ ☐ ☒ ☐

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☒ ☐

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Airport Land Use Commission (ALUC) review

Findings of Fact:

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

- A) The project is not located within an Airport Master Plan; therefore, there will be no inconsistency with an existing Airport Master Plan.
- B) The project is located within the Flabob Airport Influence Area (Zone E) and as such will require review by the Airport Land Use Commission. ALUC has determined that the project will not adversely affect the Flabob Airport since its design does not violate any policies or regulations of the Flabob Airport Master Plan. Therefore, impacts are considered less than significant.
- C) The project is located within the Flabob Airport Influence Area (Zone E). ALUC has determined that the project will not result in a safety hazard for people residing or working in the project area since its design does not violate any policies or regulations of the Flabob Airport Master Plan. Therefore, impacts are considered less than significant.
- D) The project is not located within the vicinity of a private airstrip, or heliport; therefore, there will be no impact as a result of project implementation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Hazardous Fire Area

☐ ☐ ☐ ☒

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

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

Findings of Fact:

- A) Per the RCIP, the proposed project is not located within a high fire area and will not require fuel modifications along the pad area; as such, no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

☐ ☒ ☐ ☐

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste

☐ ☒ ☐ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
discharge requirements?				
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☒	☐	☐
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☒	☐	☐
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☒	☐	☐

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- A) The project will not 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. The site is protected by the freeway collector channel minor sheet flow type runoff impacts the site from the north. The site currently sheet flows towards the southwest to the existing District's Rubidoux Channel stage 2. Since the development has an adequate outlet, mitigation for increased runoff due to development is not required but mitigation for water quality impacts is required. The WQMP proposes water quality swales along the southern and northern property line as a treatment control BMP. In addition to the swales, the developer is also proposing porous pavement for the northern parking stalls. In concept, these treatment control features would adequately mitigate the impacts to water quality the development of this site would cause. However, in final plan check stage, the developer may need some adjustments as the swale shown on the northern side has 4:1 slope on the curb side while the District standard calls for 4:1 slope along the parking lot (COA 90.FLOOD RI. 3). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- B) The project will not violate any water quality standards or waste discharge requirements since the development has an adequate outlet, mitigation for increased runoff due to development is not required but mitigation for water quality impacts is required (COA 90.FLOOD RI. 3). Therefore, impacts are considered less than significant with mitigation measures incorporated.

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

- C) The project will not 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) since project specific BMPs are being proposed that shall mitigate such impacts (COA 90.FLOOD RI. 3). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- D) The project will not 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. The WQMP proposes water quality swales along the southern and northern property line as a treatment control BMP. In addition to the swales, the developer is also proposing porous pavement for the northern parking stalls. In concept, these treatment control features would adequately mitigate the impacts to water quality the development of this site would cause. Therefore, impacts are considered less than significant with mitigation measures incorporated (COA 90.FLOOD RI. 3).
- E) The project will not 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, since the project is not located within such an area.
- F) The project will not place within a 100-year flood hazard area structures which would impede or redirect flows since it is not located within a 100-year flood hazard area.
- G) The project will not otherwise substantially degrade water quality since it has been conditioned to provide BMPs that will mitigate said impacts (COA 90.FLOOD RI. 3).
- H) Although the project will include new BMPs, they will not result in significant environmental effects. Said BMPs are acceptable to the Riverside County Flood Control District and as such, impacts are considered less than significant with mitigation measures incorporated (COA 90.FLOOD RI. 3).

Mitigation: All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications (COA 90.FLOOD RI. 3)

Monitoring: Monitoring of the mitigation measures shall be conducted by the Riverside County Flood Control District.

24. Floodplains

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

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

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? ☐ ☒ ☐ ☐

b) Changes in absorption rates or the rate and amount ☐ ☒ ☐ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of surface runoff?				
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- A) The project will not substantially alter the existing drainage pattern of the site or area, including 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. Since the development has an adequate outlet, mitigation for increased runoff due to development is not required but mitigation for water quality impacts is required (COA 90.FLOOD RI. 3)
- B) The project will not change the absorption rate or the rate and amount of surface runoff due to proposed structural BMPs that will address those impacts (COA 90.FLOOD RI. 3). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- C) The project will not 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 since it is not located in an area where flooding exists.
- D) The project will not change the amount of surface water in any water body since it is not located near a water body.

Mitigation: All structural BMPs described in the project-specific WOMP shall be constructed and installed in conformance with approved plans and specifications (COA 90.FLOOD RI. 3)

Monitoring: Monitoring of the mitigation measures shall be conducted by the Riverside County Flood Control District.

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

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

A) The project will not result in a substantial alteration of the present or planned land use of an area. The project will continue the present and future logical development of the area. The commercial retail center will provide necessary services for the area. Therefore, impacts are considered less than significant.

B) The project is not located within a city sphere of influence. Therefore, the project will not affect the land use within a city sphere of influence within an adjacent city or county.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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, GIS database

Findings of Fact:

A) The project is consistent with the existing General Commercial (C-1/C-P) zoning classification since it is proposing a commercial retail shopping center. Therefore, impacts are considered less than significant.

B) The project is consistent with the General Commercial (C-1/C-P) zoning classification that surrounds it to the north, west, and south. Therefore, impacts are considered less than significant.

C) The project is compatible with the existing and planned surrounding land uses. The project is surrounded by commercial developments to the west and south. Therefore, impacts are considered less than significant.

D) The project is consistent with the Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) land use designation. The proposal is consistent with the adopted policies of the Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio) land use designation and other applicable adopted RCIP policies. Therefore, impacts are considered less than significant.

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

- E) The project will not disrupt or divide the physical arrangements of an established community including a low-income or minority community. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

☐	☐	☒	☐

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐	☐	☒	☐

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐	☐	☒	☐

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐	☐	☒	☐

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

Findings of Fact:

A & C) Per the RCIP, no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. No impacts are anticipated as a result of the implementation of the proposed project.

B & D) The proposed project will not result in the loss of locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Furthermore, the proposed project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

☐	☐	☒	☐

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

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, Airport Land Use Commission (ALUC) review

Findings of Fact:

- A) The proposed project is not located within an airport land use plan but is located within the Flabob Airport Influence Area - Zone E. ALUC has reviewed the project and has determined that it is consistent with all applicable policies of the Flabob Airport Influence Area - Zone E since the use and its design will only create less than significant impacts for the zone.
- B) The project site is not located within the vicinity of a private airstrip or heliport. Although the project is located within the Flabob Airport influence Area - Zone E, ALUC has reviewed the project and has determined that it is not anticipated that the project will expose people residing or working in the project area to excessive noise levels. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site inspection

Findings of Fact:

- A) The proposed project is not proposing a railroad and therefore will not cause railroad noise, nor will it be impacts by an existing or proposed railroad. No impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- A) The project is not proposing a highway and is not located in an area near a highway. Therefore, the project will not result in highway noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☒ ☐

Source: Project Application Materials, GIS database

Findings of Fact:

- A) The project will not result in other noise since it is proposing a use that is similar to those to the south of the project site. Although residences surround the project to the north and west, the proposed 6' CMU wall that surround the project site along those areas shall be sufficient to mitigate any ambient noise created by the commercial shopping center.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 Application Materials

Findings of Fact:

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

- A) The proposed project will increase the ambient noise levels of the area throughout project build-out, but such increase will cease after project build-out. Therefore, the proposed project will not significantly increase ambient noise levels in the project vicinity.
- B) The proposed project will create unavoidable incremental ambient noise in the project vicinity through construction activities; however, the increase in ambient noise levels will be less than significant because the project site boundaries are developed and similar uses operate with similar noise levels.
- C & D) Persons might be exposed to groundborne vibration or groundborne noise levels during construction of the project; however, to minimize ambient noise levels during construction of the proposed project, grading and construction shall be restricted to daylight hours. Construction equipment shall be maintained in good working order and cannot be serviced or repaired on site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐	☐	☐	☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐	☐	☐	☒

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐	☐	☐	☒

d) Affect a County Redevelopment Project Area?

☐	☐	☒	☐

e) Cumulatively exceed official regional or local population projections?

☐	☐	☐	☒

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐	☐	☒	☐

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

A,B) The proposal will not displace any existing housing since the project site is existing. The proposed project will contribute to an increase of population growth in the area and the demand for housing by adding new business and creating new jobs. However, the proposed project's impact will be insignificant with the total growth of the area.

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

- C) The proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- D) The proposed project is located within the Rubidoux Redevelopment Area. The proposal has been reviewed by the Riverside County Economic Development Agency and has concluded that the proposal is consistent with the adopted policies of the Redevelopment Area. Per the Economic Development Agency, the proposal is a "value-added" development that meets all applicable criteria of the Rubidoux Redevelopment Area. Therefore, impacts that will affect a County Redevelopment Project Area are considered to be less than significant.
- E & F) The proposed project will cumulatively add population growth to the area; however, the proposed project's impact will be insignificant with the total growth of the area and therefore will not cumulatively exceed official regional or local population projections; therefore, no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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:

- A) The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time; therefore, the project would not create substantial adverse physical impacts associated with the provision of new or physically altered government facilities because they are not needed at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659 (COA 90.PLANNING. 29). Any project subject to Ordinance 659 will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services ☐ ☐ ☒ ☐

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

Source: RCIP

Findings of Fact:

- A) The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time; therefore, the project would not create substantial adverse physical impacts associated with the provision of new or physically altered government facilities because they are not needed at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659 (COA 99.PLANNING, 29). Any project subject to Ordinance 659 will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools ☐ ☐ ☒ ☐

Source: Jurupa Unified School District correspondence, GIS database

Findings of Fact:

- A) The proposed project is located within the Jurupa Unified School District. The project will not require the provision of new or altered government facilities at this time.

The project is conditioned for the payment of standard school impact fees in accordance with the state law. Any project subject to state law will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation measures are required (COA 80.PLANNING,18)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries ☐ ☐ ☒ ☐

Source: RCIP

Findings of Fact:

- A) The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time; therefore, the project would not create substantial adverse physical impacts associated with the provision of new or physically altered government facilities because they are not needed at

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

this time. This increase is less than significant as the project will pay standard fees (COA 90.PLANNING. 29).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

☐ ☐ ☒ ☐

Source: RCIP

Findings of Fact:

- A) The proposed project will not require the provision of new or altered facilities at this time since adequate facilities exist within the project's vicinity.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation

☐ ☐ ☒ ☐

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ ☐ ☐ ☒

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☐ ☒

Source: GIS 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:

- A) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities.

The proposed project is not located within the vicinity of a recreational facility; therefore, no trail improvements or expansions will be required for this project

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

B) The proposed project is not located within the vicinity of a neighborhood or community park; therefore, the proposed project will not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated

C) The proposed development is located within Jurupa Area Recreation & Parks District, which is responsible for the collection of Quimby fees; however, the proposed project is a commercial project which is exempt from such fees.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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:

A) Per the RCIP, the project is not located within or near a recreational trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?				
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, Transportation Department Review

Findings of Fact.

- A & C) The Transportation Department has not required a traffic study for the proposed project; therefore, the proposed project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system nor exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.
- B) The project is proposing 20 parking stalls, which is a number that is consistent with the requirement of Riverside County Ordinance No. 348. Therefore, the project will not result in inadequate parking capacity. No mitigation measures are required.
- D & E) The proposed project does not include any services or demands for air, rail, or waterborne traffic; therefore, the proposed project will not 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 or Alter waterborne, rail or air traffic.
- F) The project will not substantially increase hazards to a design feature or incompatible uses since the design is acceptable to the Transportation Department. Therefore, impacts are considered less than significant.
- G) The project will case a need for altered roads. Mission Boulevard along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 8" concrete curb and gutter located 49 feet from existing centerline to curb line, 8" curbed edge of pavement landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60 foot half-width dedicated right-of-way in accordance with County Standard No. 92 (49'/60') (Modified for improvements and reduced right-of-way from 64' to 60'.) NOTE: A 5' sidewalk shall be constructed adjacent to curb line within the 11' parkway (COA 90.TRANS. 5 and COA 90.TRANS. 9). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- H) The proposed project will temporarily increase traffic during construction; however, due to the size of the project site, such traffic shall be less than significant.
- I) The project will not result in inadequate emergency access or access to nearby uses since the design is acceptable to the Riverside County Transportation and Fire Department. Therefore, impacts are considered less than significant.
- J) The project will not conflict with adopted policies supporting alternative transportation (E.G. bus turnouts, bicycle racks) since it is proposing a commercial retail development that encourages bicycle use and walking. Therefore, impacts are considered less than significant.

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

Mitigation: Mission Boulevard along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 8" concrete curb and gutter located 49 feet from existing centerline to curb line, 8" curbed edge of pavement landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60 foot half-width dedicated right-of-way in accordance with County Standard No. 92. (49/60") (Modified for improvements and reduced right-of-way from 64' to 60'.) NOTE: A 5' sidewalk shall be constructed adjacent to curb line within the 11' parkway (COA 90.TRANS. 5 and COA 90.TRANS. 9).

Monitoring: Monitoring of the mitigation measures shall be conducted by the Riverside County Transportation Department and the Building and Safety Department.

42. Bike Trails

☐	☐	☒	☐

Source: RCIP

Findings of Fact:

- A) Per the RCIP, the project site is not located along an existing or proposed bike trail; therefore, the proposed project will not impact any bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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:

- A) The proposed project will not require the construction of new water treatment facilities or the expansion of existing facilities because such facilities are available in the area. The surrounding area is currently developed and is composed of industrial uses; all infrastructures to the area have been upgraded previously.

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

- B) The proposed project will have sufficient water supplies available to serve the project; the project site is located within the area of service for the Rubidoux Community Services District (RCSD).

All projects are required to submit a "Will Serve" letter from the appropriate water purveyor for the area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐ ☐ ☒ ☐

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ ☐ ☒ ☐

Source: Department of Environmental Health Review

Findings of Fact:

- A) The proposed project will not require the construction of new wastewater treatment facilities, including septic systems or expansion of existing facilities because such facilities are available in the area. The surrounding area is currently developed and is composed of industrial uses; all infrastructures to the area have been upgraded previously.
- B) The proposed project will not exceed the capacity of the sewer system as proposed. The project site is located within the area of service for the Rubidoux Community Services District (RCSD).

All projects are required to submit a "Will Serve" letter from the appropriate sewer purveyor for the area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?				

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

A & B) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan and all other applicable federal, state, and local regulations. The solid waste produced by this development will be sent to the El Sobrante Land Fill.

The project has been conditioned to comply with the requirements of the Riverside County Waste Management District (COA 80.PLANNING.16). This is not considered a unique condition of approval pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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

Source: RCIP

Findings of Fact:

A - H) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities (such as drainage facilities and wastewater collection and treatment systems (Rubidoux Community Services District) that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. The

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

project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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, or eliminate important examples of the major periods of California history or prehistory?

☐ ☐ ☒ ☐

Source: Staff review, Project 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 impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

☐ ☐ ☒ ☐

Source: Staff review, Project Application Materials

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

49. 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.

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any

- RCIP: Riverside County Integrated Project
- GIS Database
- Riverside County Conditions of Approval
- Jurupa Area Plan
- Riverside County Ordinance No. 348
- Riverside County Ordinance No. 658
- Riverside County Ordinance No. 655
- Riverside County Ordinance No. 457
- Jurupa Unified School District correspondence
- Project Application Materials
- Waste Management District Correspondence
- Riverside County Geologic Report (GEO) No. 1993, prepared by Mammoth Soils Laboratories, Inc., dated December 21, 2007

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

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

RB:bc

Y:\Planning Case Files-Riverside office\PP23272\PC Planning\PP23272-EA-11725-12-11 08) doc

Supervisor Tavaglione
District 2
Date Drawn: 6/16/08

GPA00971

Planner: Andrew Gonzalez

Date: 07/23/08

Exhibit 6

Proposed General Plan



Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk.Pg. 152-05
Thomas
Bros. Pg. 713 D1



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41800

Project Case Type (s) and Number(s): Conditional Use Permit No. 3587, General Plan Amendment No. 871, and Change of Zone No. 7632

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Russell Brady, Project Planner

Telephone Number: (951) 955-1888

Applicant's Name: Hamner Retail, L.L.C.

Applicant's Address: 8401 Jackson Road, Sacramento, CA 95826

Engineer/Representative's Name: KWC Engineers

Engineer/Representative's Address: 1880 Compton Avenue, Suite 100, Corona, CA 92881

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 971 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 - 5 Dwelling Units per Acre) to a Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) land use designation.

Change of Zone No. 7632 proposes to change the project site's existing Zoning Classifications from Heavy Agriculture - 10 Acre Minimum (A-2-10) and Heavy Agriculture - 5 Acre Minimum (A-2-5) to General Commercial (C-1/C-P).

Conditional Use Permit No. 3587 proposes to construct a Retail Shopping Center consisting of four (4) single-story structures on a 5.53 gross acre parcel. The project proposal includes a 17,340 sq. ft. Drug Store, a 9,300 sq. ft. structure for retail shops consisting of seven (7) suites, an 8,800 sq. ft. structure for retail shops consisting of six (6) suites, and a 13,969 sq. ft. market. Additionally, the project proposes the sale of beer, wine, and distilled spirits for consumption off the premises where sold (ABC Type-21) for the proposed drug store and the sale of beer and wine for consumption off the premises where sold (ABC Type-20) for the proposed market. The project consists of 49,409 sq. ft. of building area, 32,969 sq. ft. (15%) of landscaping and 233 parking stalls including 14 accessible stalls for persons with disabilities and 21 compact spaces.

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

C. Total Project Area: 5.53 Gross Acres (CUP03587)

Residential Acres: N/A

Lots: N/A

Units: N/A

Projected No. of Residents: N/A

Commercial Acres: 5.53

Lots: 1

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: 40

Industrial Acres: N/A

Lots: N/A

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Other: N/A

D. Assessor's Parcel No(s): 152-050-047

E. Street References: northerly of A Street, easterly of Raymond Drive, southerly of Schleisman Road, and westerly of Hamner Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 36, Township 2 South, Range 7 West

Brief description of the existing environmental setting of the project site and its surroundings: The project site has been previously graded and contains an existing uninhabited structure on-site. The site contains shrubs native to the area and a few trees. The project site is adjacent to residential developments to the north, south, east, and west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets all of the applicable policies of the proposed Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation. The projects are consistent with all other land use policies.
2. **Circulation:** The proposed project will provide greater opportunities for pedestrians and therefore reduce the reliance on automobiles for transportation. Adequate circulation facilities exist and are proposed to serve the proposed projects. The proposed projects meet with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the project. The project meet all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located under FEMA flood zone C. The proposed projects are not located within any special hazard zone. The projects meets all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed projects meet all other applicable noise element policies.
6. **Housing:** The proposed project is not proposing any housing, but is located in an area that has a sufficient amount of housing according to current market trends. The proposed projects meet 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 all other applicable policies.

B. General Plan Area Plan(s): Eastvale

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Eastvale Area Plan to the north, east, south, and west
2. **Foundation Component(s):** Community Development to the north, south, east, and west
3. **Land Use Designation(s):** Medium Density Residential (MDR) (2 - 5 Dwelling Units per Acre) to the north, south, east, and west
4. **Overlay(s):** N/A
5. **Policy Area(s):** Santa Ana River Policy Area to the southeast

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:** Heavy Agriculture - 10 Acre Minimum (A-2-10) and Heavy Agriculture - 5 Acre Minimum (A-2-5)
- J. **Proposed Zoning, if any:** General Commercial (C-1/C-P)
- K. **Adjacent and Surrounding Zoning:** Heavy Agriculture - 5 Acre Minimum (A-2-5) to the north, One Family Dwellings (R-1) to the east and south, and Planned Residential (R-4) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

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

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **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.

Signature

10/14/08

Date

Russell Brady

For Ron Goldman, Planning Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project site is not located within a scenic highway corridor; therefore they will not have a substantial effect upon a scenic highway corridor and impacts are considered less than significant.
- b) The project site has been previously disturbed; therefore, the proposed project will not disturb any scenic resources, including trees, rock outcroppings and unique or landmark features. The project will not obstruct any scenic vista or view open public to an aesthetically offensive site. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

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

☐ ☐ ☐ ☒

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

Findings of Fact:

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

- a) The proposed project is not located within the Mt. Palomar Observatory Area; therefore the proposed project will not interfere with the nighttime use of the Mt. Palomar Observatory and no impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project will not create substantial light or glare which would adversely affect day or nighttime views in the area. Lighting will be hooded and shielded in accordance with county requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. Less than significant impacts are anticipated.
- b) The project will not expose residential property to unacceptable levels of light or glare. While the adjacent properties are vacant or currently have residences, the ambient light this project would create will not significantly adversely impact those residences. Lighting will be hooded and shielded in accordance with county requirements to prevent spillover onto adjacent properties, particularly the existing larger lot residences to the south. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐	☐	☒	☐

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

Source: Riverside County General Plan, Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project is located within farmland that is considered Prime Farmland. The proposed project is not currently designated on the General Plan for agricultural use. The project will contribute to the cumulative loss of farmland in the County. The impacts of converting properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the Riverside County Integrated Project, adopted October 7, 2003. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. Since this project is consistent with and implements the General Plan, less than significant impacts are anticipated.
- b) The proposal will not conflict with an existing agricultural use, or a Williamson Act contract. Therefore, no impact is anticipated.
- c) The project is located near properties that are zoned Heavy Agriculture – 5 Acre Minimum (A-2-5). As such, the project will cause development of non-agricultural uses within 300 feet of agriculturally zoned property, but said impacts have been accounted for in a Certified Environmental Impact Report previously prepared for the Riverside County Integrated Project, adopted October 7, 2003. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. Since this project is consistent with and implements the General Plan, less than significant impacts are anticipated.
- d) This project is an extension of existing suburban development and will most likely promote future development of a similar nature. Any conversion would be required to be consistent with the General Plan. Therefore, there would be not significant impact to conversion of farmland to non agriculture uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts

- a) Conflict with or obstruct implementation of the

☐	☐	☒	☐

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

- a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by these projects will not obstruct the implementation of the 2003 AQMP; therefore, impacts are less than significant.
- b,c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed projects, would cumulatively contribute to these pollutant violations.

The projects are consistent with the County's General Plan and the Jurupa Area Plan land use designations. The Riverside County General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed projects would not exceed emissions projected by the County's Air Quality Element. The County is charged with implementing the policies in its General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts

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

to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

The projects would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the projects would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures (COA 10.BS GRADE. 5) and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard county requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, less than significant impacts are anticipated.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The projects will not generate significant odors. Therefore, less than significant impacts are anticipated.
- e) The project sites are not located within close proximity to a substantial point source emitter. Therefore, no impacts are anticipated.
- f) The projects will not create objectionable odors affecting a substantial number of people. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☒ ☐

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☒ ☐ ☐

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☒ ☐ ☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☒ ☐ ☐

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☒ ☐ ☐

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☒ ☐

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☐ ☒ ☐

Source: GIS database, WRCMSHCP, On-site Inspection,

Findings of Fact:

- a) Per the review conducted by the Environmental Programs Department (EPD), the project sites do not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts are considered less than significant.

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

- b) Per the review conducted by the EPD, the project may 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). The projects have been conditioned to submit a Burrowing Owl Survey and a Nesting Bird Survey prior to grading permit issuance (COA 60.EPD. 1 and COA 60.EPD. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- c) Per the review conducted by the EPD, the project may 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. The project has been conditioned to submit a Burrowing Owl Survey and a Nesting Bird Survey prior to grading permit issuance (COA 60.EPD. 1 and COA 60.EPD. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- d) Per the review conducted by the EPD, the project may 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. The project has been conditioned to submit a Burrowing Owl Survey and a Nesting Bird Survey prior to grading permit issuance (COA 60.EPD. 1 COA 60.EPD. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- e) Per the review conducted by the EPD, the project may 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 since it is not located within or near a riparian habitat or other sensitive natural community. The project has been conditioned to submit a Burrowing Owl Survey and a Nesting Bird Survey prior to grading permit issuance (COA 60.EPD. 1 and COA 60.EPD. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- f) Per the review conducted by the EPD, the project will not 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 since it is not located within or near a federally protected wetland. Therefore, impacts are considered less than significant.
- g) Based on the review conducted by the EPD, the project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, impacts are considered less than significant.

Mitigation: Prior to grading permit issuance a burrowing owl survey and a nesting bird survey shall be submitted (COA 60.EPD. 1 and COA 60.EPD. 2).

Monitoring: Monitoring of mitigation measures shall be conducted by the EPD.

CULTURAL RESOURCES Would the project

7. Historic Resources

☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) <u>Alter or destroy an historic site?</u>				
b) <u>Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?</u>	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project site has previously been disturbed and does not contain any historical structures. Therefore, no impacts are anticipated.
- b) The proposed project will not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

- a) Per the review conducted by the Riverside County Archaeologist, the proposed project will not alter or destroy an archaeological site. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed (COA 10.PLANNING. 2). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, less than significant impacts are anticipated.
- b) Per the review conducted by the Riverside County Archaeologist, the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed (COA

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

10.PLANNING. 2). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, less than significant impacts are anticipated.

- c) Per the review conducted by the Riverside County Archaeologist, the proposed project will not disturb any human remains, including those interred outside of formal cemeteries. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 (COA 10.PLANNING. 1). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, less than significant impacts are anticipated.
- d) The proposed project will not restrict existing religious or sacred uses within the potential impact area. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Paleontological Resources

☐ ☐ ☒ ☐

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

Findings of Fact:

- a) Based on the review conducted by the Riverside County Archaeologist, although the subject parcels are designated as HIGH A for paleontological resources, but have been previously disturbed, the projects will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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

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: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) Per the review conducted by the Riverside County Geologist, the project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. GEO No. 2016 concluded that no faulting has been mapped on the site or noted during the consultant's geologic investigation of the site. Also, the potential for surface fault rupture on the site is considered negligible (COA 10.PLANNING. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.
- b) Based on the review conducted by the Riverside County Geologist, the project will not 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. GEO No. 2016 concluded that the closest active fault to the site is at least 4.5 miles away; no faulting has been mapped on the site or noted during the consultant's geologic investigation of the site. Also, the potential for surface fault rupture on the site is considered negligible (COA 10.PLANNING. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

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

☐	☐	☒	☐

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) Based on GEO No. 2016, the potential for liquefaction on the project site is considered negligible (COA 10.PLANNING. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required

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

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

☐
☐
☒
☐

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), GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) Based on GEO No. 2016, the projects will not be subjected to strong seismic ground shaking. The closest active fault is 4.5 mile away from the site. The potential for surface fault rupture on the site is considered negligible (COA 10.PLANNING, 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

☐
☐
☒
☐

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) Based on GEO No. 2016, the project is not 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 rock-fall hazards (COA 10.PLANNING, 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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,

☐
☐
☒
☐

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

and potentially result in ground subsidence?

Source: Resolution No. 94-125, GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) Based on GEO No. 2016, the projects will not 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 (COA 10.PLANNING. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

☐ ☐ ☒ ☐

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

Source: On-site Inspection, Project Application Materials, and GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) Based on GEO No. 2016, the projects will not be subject to geologic hazards, such as seiche, mudflow, or a volcanic hazard (COA 10.PLANNING. 3). This condition of approval is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

☐ ☐ ☒ ☐

- a) Change topography or ground surface relief features?

- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

☐ ☐ ☐ ☒

- c) Result in grading that affects or negates subsurface sewage disposal systems?

☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact:

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

- a) The project will change the topography or ground surface relief features of the project site, but project design will mitigate any potential impacts that this may create. The design and safety of proposed slopes has been reviewed by the Building and Safety Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- b) The project does not propose slopes greater than 2:1 or higher than 10 feet. Therefore, there will be no impact as a result of the project.
- c) Grading will not negate or affect the subsurface sewage disposal systems. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Project Application Materials, On-site Inspection, GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007

Findings of Fact:

- a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- b) The geologic report prepared for the project did not identify any expansive soils on the surface of the site. California Building Code (CBC) requirements pertaining to residential development will mitigate any potential impacts to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

- a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there will be no impact as a result of the project.
- b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Existing flood control facilities will provide adequate capture of these increased flows. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 480, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The project's site lies within a high area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. A condition has been placed on the project to control dust created during grading activities (COA 10.BS GRADE. 5). This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

- a) The project proposes a commercial shopping center land use; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Through the implementation of project conditions of approval and standard county requirements, the projects will have a less than significant impact from hazardous materials.
- b) The project proposes a commercial shopping center land use; however, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard. Therefore, impacts are considered less than significant.
- c) The project will provide adequate access to the proposed commercial shopping center land use, and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there will be no impact as a result of the projects.
- d) The project proposes a commercial shopping center land use and no schools are located within one-quarter mile of the project site. Therefore, the projects will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, there will be no impact as a result of the projects.

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

- e) The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment. Therefore, there will be no impact as a result of the projects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The project is not located within an Airport Master Plan. Therefore, there will be no impact as a result of the projects.
- b) The project is not located within an airport or an airport influence area. As such, review by ALUC is not necessary and there will be no impact as a result of the project.
- c) The project is not located within an airport land use plan or within two miles of a public airport or a public use airport. As such, no safety hazard will be posed to people residing or working in the project areas because of the projects being located within an airport land use plan or within two miles of a public airport or a public use airport. Therefore, there will be no impact as a result of the projects.
- d) The project is not located within the vicinity of a private airstrip, or heliport, and, as such, will not pose a safety hazard for people residing or working in the project areas because of a private airstrip or heliport. Therefore, there will be no impact as a result of the projects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

22. Hazardous Fire Area

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

☐ ☐ ☒ ☐

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

Findings of Fact:

- a) The proposed projects are not located within a high fire hazard area. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

☐ ☒ ☐ ☐

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☒ ☐

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☒ ☐

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ ☐ ☒ ☐

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☒ ☐

g) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

☐ ☐ ☒ ☐

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) Based on the review conducted by the Riverside County Flood Control District (Flood), the project will not 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 (COA 10.FLOOD RI. 1). To ensure that this does not occur in the future, CUP03558 has been conditioned to submit a copy of the improvement and grading plans for reference prior to grading permit issuance (COA 60.FLOOD RI. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- b) Based on the review conducted by Flood, the project will not violate any water quality standards or waste discharge requirements since all such standards and requirements have been accounted for in the design of the project. Therefore, impacts are considered less than significant.
- c) Based on the review conducted by Flood, the project will not 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). The project has taken into account possible depletion of groundwater supplies and recharge in its design. Therefore, impacts are considered less than significant.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff (COA 10.FLOOD RI. 1). Therefore, impacts are considered less than significant.
- e) Based on the review conducted by Flood, the project will not 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 since it is not located within such an area. Therefore, impacts are considered less than significant.
- f) Based on the review conducted by Flood, the project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. The Riverside County Flood Control District Flood Hazard report concluded that the development of this site shall not block flows (COA 10.FLOOD RI. 1). Therefore, impacts are considered less than significant.
- g) Based on the review conducted by the Riverside County Flood Control District, the proposal will not otherwise substantially degrade water quality. Therefore, impacts are considered less than significant.
- h) The project will not 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). The Riverside County Flood Control District has concluded that the project contains sufficient landscaped areas, pervious paved area, and specially prepared sub-grade beneath

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

the pavement that it is sufficient for BMP purposes (COA 10.FLOOD RI. 1). Therefore, impacts are considered less than significant.

Mitigation: The project has been conditioned to submit a copy of the Improvement and grading plans for reference prior to grading permit issuance (COA 60.FLOOD RI. 2)

Monitoring: Monitoring of mitigation measures shall be conducted by the Riverside County Flood Control District.

24. Floodplains

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

NA - Not Applicable ☒	U - Generally Unsuitable ☐	R - Restricted ☐
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☒
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☒
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☒

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- Based on the review conducted by the Riverside County Flood Control District (Flood), the project will not 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. To ensure that this does not occur in the future, the project has been conditioned to submit a copy of the improvement and grading plans for reference prior to grading permit issuance (COA 60.FLOOD RI. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- Based on the review conducted by the Flood, the project will not change absorption rates or the rate and amount of surface runoff. Therefore, impacts are considered less than significant.
- Based on the review conducted by Flood, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the

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

failure of a levee or dam (Dam Inundation Area) since they are not located within or near a levee or dam. Therefore, impacts are considered less than significant.

- d) Based on the review conducted by the Riverside County Flood Control District, the project will not change the amount of surface water in any water body since none is located within or near the vicinity of the projects. Therefore, impacts are considered less than significant.

Mitigation: The project has been conditioned to submit a copy of the improvement and grading plans for reference prior to grading permit issuance (COA 60.FLOOD RI. 2).

Monitoring: Monitoring of mitigation measures shall be conducted by the Riverside County Flood Control District.

LAND USE/PLANNING Would the project

25. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

☐	☐	☒	☐

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐	☐	☐	☒

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project will not result in a substantial alteration of the present or planned land use of an area since it is proposing a use, a commercial shopping center, that is consistent with nearby commercial developments. Therefore, impacts are considered less than significant.
- b) The project is not located within a city sphere of influence and is not adjacent to a city or county boundary. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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)?

☐	☐	☒	☐

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

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

Findings of Fact:

- a) The project is consistent with the proposed General Commercial (C-1/C P) zoning classification. Therefore, impacts are considered less than significant.
- b) Although the project is not a residential development, the project is proposing a commercial shopping center that will serve residential developments that have been developed within the existing surrounding residential zoning. The project will be compatible with existing surrounding zoning since it is proposing a use that serves the uses within the existing surrounding uses. Therefore, impacts are considered less than significant.
- c) The project will be compatible with existing and planned surrounding land uses since it is proposing a use that will serve future residential developments that are located in the project vicinity. Therefore, impacts are considered less than significant.
- d) The project is proposing to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) to a Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio). The project site is located at the corner of a major intersection of Hammer Avenue and the future realignment for Schleisman Road. Although the project is surrounded by existing and proposed single family residences on three sides, the project site is ideal for commercial development and the project has been designed to be compatible with the existing and surrounding land uses. The project is consistent with all applicable policies of the proposed Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) land use designation and with applicable policies of the Comprehensive General Plan. Therefore, impacts are considered less than significant.
- e) The project will not disrupt or divide the physical arrangement of an established community (including low-income or a minority community) since the project site has been previously disturbed and is designed to continue the current and future logical development of the area. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	☐	☐	☒	☐
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☒	☐

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

Findings of Fact:

- a) Per the RCIP and the review conducted by the Riverside County Geologist, the project site is located within Mineral Zone MRZ-3; however, no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. Therefore, impacts are considered to be less than significant.
- b) Per the review conducted by the Riverside County Geologist, the development of the proposed project will not result in the loss of availability of a locally-important mineral resource recovery site. Therefore, impacts are considered to be less than significant.
- c) Per the review conducted by the Riverside County Geologist, the project site is not located adjacent to a State classified or designated area or existing surface mine. Therefore, impacts are considered less than significant.
- d) Per the review conducted by the Riverside County Geologist and application materials, the project does not propose or is located within existing or abandoned quarries or mines. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 ☐

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

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

Findings of Fact:

- a) Per the RCIP, the project site is not located within an airport land use plan or within two miles of a public airport or a public use airport that would expose people working in the project site to excessive noise levels. Therefore, there will be no impacts as a result of the projects.
- b) Per the RCIP, the project site is not located within the vicinity of a private airstrip that would expose people working in the project sites to excessive noise levels. Therefore, there will be no impacts as a result of the projects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact:

- a) The project site is not located near an active railroad line and are not proposing one. Therefore, there will be no impacts as a result of the projects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project is not located near a highway and is not proposing one. Therefore, there will be no impact as a result of the project

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, GIS database

Findings of Fact:

- a) No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 Application Materials

Findings of Fact:

- a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. The cumulative ambient noise from these projects and those surrounding it are also considered less than significant.
- b) The project may create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the projects above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, impacts are considered less than significant.
- c) The project will not expose people to a generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Noise impacts from mobile sources on the project sites were determined to be non-

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

significant under the Highway Noise section. In addition, the County's General Plan indicates that measures must be implemented along affected roadways in the project areas to minimize noise impacts from cumulative traffic on these roads. Therefore, impacts are considered less than significant.

- d) The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels. Any excessive ground-borne vibration may result from construction related to grading of the commercial development, but will be short-term and negligible. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐ ☐ ☒ ☐

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☒ ☐

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☒ ☐

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐ ☐ ☒ ☐

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The project site consists of primarily disturbed vacant land. The projects will not displace any housing and will not result in additional impacts.
- b) The project will not create a demand for additional housing since it is proposing a commercial shopping center. Therefore, impacts are considered less than significant.
- c) The project will not displace any people since it is located within previously disturbed vacant land. Therefore, there will be no impact as a result of the projects.

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

- d) The proposed project is not located within a County Redevelopment Project Area. Therefore, there will be no impact as a result of project implementation.
- e) The project will not cumulatively exceed official regional or local population projections since it is consistent with the projections of the General Plan. Therefore, impacts are considered less than significant.
- f) The project could encourage additional residential developments in the area, but the development would have to be consistent with the General Plan; therefore, the projects would not induce substantial population growth. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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:

- a) The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The projects will not directly physically alter existing facilities or result in the construction of new or 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. The projects have 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 (COA 90.PLANNING. 31).

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services ☐ ☐ ☒ ☐

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

Source: RCIP

Findings of Fact:

- a) The proposed project 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. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project areas are serviced by the Riverside County Sheriff's Department. The proposed projects 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. The projects have 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 (COA 90.PLANNING. 31).

Additionally, the projects will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

☐ ☐ ☒ ☐

Source: Corona-Norco Unified District correspondence, GIS database

Findings of Fact:

- a) The projects will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed projects are located within the Corona-Norco Unified School District. Any construction of new facilities required by the cumulative effects of these projects and surrounding projects would have to meet all applicable environmental standards. These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 80.PLANNING. 17). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

☐ ☐ ☒ ☐

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

Source: RCIP

Findings of Fact:

- a) Library services for existing residences near the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The projects 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 these projects and surrounding projects would have to meet all applicable environmental standards. These projects have been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 90.PLANNING. 31).

Additionally, the projects will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

☐	☐	☒	☐

Source: RCIP

Findings of Fact:

- a) The use of the proposed project 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 these projects and surrounding projects would have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation

☐	☐	☒	☐

- a) Would the project include recreational facilities or require the construction or expansion of recreational

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

Source: GIS 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:

- a) The project will not include recreational facilities or require the construction or expansion of recreation facilities which might have an adverse physical effect on the environment. Therefore, impacts are considered less than significant.
- b) The project will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, impacts are considered less than significant.
- c) Per Ordinance No. 460, commercial and industrial projects are exempt from Quimby fees. Therefore, impacts are considered less than significant with mitigation incorporated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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:

- a) The project does not include a recreational trail and has not been conditioned by the Riverside County Regional Park and Open Space District to provide one. Therefore, there will be no impact as a result of the projects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

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

Source: RCIP

Findings of Fact:

a, c) The Transportation Department did require a traffic study for the proposed project. The project will create an additional amount of traffic to the surrounding roads, but at a less than significant level. The traffic study determined that with the proposed road improvements, adequate levels of service will be provided at the following intersections:

1. Hamner Avenue at Limonite Avenue
2. Hamner Avenue at 65th Street
3. Hamner Avenue at 68th Street
4. Hamner Avenue at Schleisman Road
5. Hamner Avenue at Schleisman Road/A Street
6. Hamner Avenue at Norco Drive/6th Street
7. Hamner Avenue at Project Driveway 1
8. Hamner Avenue at Project Driveway 2
9. Schleisman Road/A Street at Project Driveway 3

The project will be required to provide dedication and road improvements to the project frontage, turning lanes, and traffic signals at Hamner Avenue at Schleisman Road/A Street and Hamner Avenue at Project Driveway 1. With the incorporated mitigation measures, impacts are anticipated to be less than significant.

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

b) The proposed project will not result in inadequate parking capacity. Therefore, less than significant impacts are anticipated.

d-e) The project will not result in a change in air traffic patterns or alter waterborne, rail or air traffic. Therefore, less than significant impacts are anticipated.

f) The project will not substantially increase hazards to a design feature. The surrounding roads are generally straight and do not contain any large concealed areas that create blindspots. Therefore, less than significant impacts are anticipated.

g) The project will be providing improvements to the project frontage on Hamner Avenue and Schleisman Road/A Street. Standard Development Impact Fees and Transportation Department fees will provide for the incremental increase in maintenance for these roads. Therefore, less than significant impacts are anticipated.

h) Minor traffic delays may result during project and road construction, but these are anticipated to be minimal and less than significant. Therefore, less than significant impacts are anticipated.

i) A fire station is proposed to be constructed on the parcel directly north of the proposed project. With the incorporated mitigation measures the project will not result in inadequate emergency access or access to nearby uses. With the incorporated mitigation measures, impacts are anticipated to be less than significant.

j) The project is providing a bus turnout on Hamner Avenue in accordance with Riverside Transit Agency's request. The proposal will not conflict with adopted policies supporting alternative transportation. With the incorporated mitigation measures, impacts are anticipated to be less than significant.

Mitigation: The project will be required to provide traffic signals at Hamner Avenue at Schleisman Road/A Street and Hamner Avenue at Project Driveway 1. In addition, the proposed traffic signal at Hamner Avenue and Project Driveway 1 design and construction will be required to coordinate with the proposed fire station to the north. The street improvement plans shall show the requested bus turnout from RTA. (COA 80.TRANS.1, 80.TRANS.2, 80.PLANNING.27, 90.TRANS.1)

Monitoring: Monitoring will be provided by the Transportation Department and the Building and Safety plan check process.

42. Bike Trails

☐	☐	☐	☒

Source: RCIP

Findings of Fact:

- a) The project is not located adjacent to any proposed bike trails and are not required to provide any bike trails. Therefore, there will be no impact as a result of the projects.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are 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:

- a) Based on the review conducted by the Department of Environmental Health, the project will not 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. Therefore, impacts are considered less than significant
- b) Based on the review conducted by the Department of Environmental Health, the project will have sufficient water supplies available to serve the project from existing entitlements and resources. The project has been conditioned to provide a "will serve" letter from the Jurupa Community Services District prior to building permit issuance (COA 80.E HEALTH. 1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

Mitigation: The project has been conditioned to provide a "will serve" letter from the Jurupa Community Services District prior to building permit issuance (COA 80.E HEALTH. 1).

Monitoring: Monitoring of mitigation measures shall be conducted by the Department of Environmental Health and by the Building & Safety Department through the plan check process.

44. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐
☐
☒
☐

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐
☒
☐
☐

Source: Department of Environmental Health Review

Findings of Fact:

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

- a) Based on the review conducted by the Department of Environmental Health, the project will not 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. Therefore, impacts are considered less than significant.
- b) Based on the review conducted by the Department of Environmental Health, the project may 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. The projects have been conditioned to provide a "will serve" letter from the Jurupa Community Services District prior to building permit issuance (COA 80.E HEALTH. 1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

Mitigation: The project has been conditioned to provide a "will serve" letter from the Jurupa Community Services District prior to building permit issuance (COA 80.E HEALTH. 1).

Monitoring: Monitoring of mitigation measures shall be conducted by the Department of Environmental Health and by the Building & Safety Department through the plan check process.

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, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be served by the Desert Center Sanitary Landfill in Corona, CA. The Desert Center Sanitary Landfill has sufficient capacity to accommodate the project's solid waste disposal needs. Therefore, impacts are considered less than significant.
- b) Based on the review conducted by the Riverside County Waste Management District, the project will be consistent with the County Integrated Waste Management Plan. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: RCIP

Findings of Fact:

- a-c) The proposed project is within the service boundaries of Southern California Edison for electricity service, Southern California Gas Co. for gas service and SBC/Pacific Bell for communication system service. These utilities are available adjacent to the sites and connections to the service lines would not require physical impacts beyond the boundaries of the projects disturbance area footprint or roadway rights-of-way. Therefore, impacts are considered less than significant.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts are considered less than significant with mitigation measures incorporated.
- e) Street lighting installed by the project would not cause physical impacts beyond the boundaries of the projects' disturbance area footprint or adjacent roadway rights-of-way. Therefore, impacts are considered less than significant.
- f) The project will construct new roads requiring maintenance. Maintenance of these roadways would not cause physical impacts beyond the boundaries of the projects disturbance area footprint or adjacent roadway rights-of-way. Therefore, impacts are considered to be less than significant.
- g) No other known government services would be adversely affected by development of the project. Therefore, impacts are considered to be less than significant.
- h) The proposed project will not be regarded as an energy-intensive land use and as such, would not result in a conflict with adopted energy conservation plans. Development would be required to comply with Title 24 of the California Code of Regulations regarding energy efficiency. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

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

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, or eliminate important examples of the major periods of California history or prehistory?

☐	☐	☐	☒

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed projects 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 impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

☐	☐	☐	☒

Source: Staff review, Project Application Materials

Findings of Fact: The projects do not have impacts which are individually limited, but cumulatively considerable.

49. 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 projects would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

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:

- GEO No. 2016 prepared by Southern California Geotechnical, Inc. dated April 10, 2007
- Riverside County Integrated project (RCIP)
- Riverside County Ordinance No. 457
- ALUC Review
- Riverside County General Plan Figure C-9 "Scenic Highways"
- Ord. No. 655 (Regulating Light Pollution)
- County General Plan Figure OS-2 "Agricultural Resources"
- Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"
- Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slopes"
- Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"
- Riverside County General Plan Figure S-11 "Wildfire Susceptibility"
- Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones"
- Figure S-10 "Dam Failure Inundation Zone"
- Riverside County General Plan Figure OS-5 "Mineral Resources Area"
- Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications)
- Ord. No. 659 (Establishing Development Impact Fees)

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

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

RB/bc

Y:\Planning Case Files\Riverside\0106\CUP03587\11-5-08 PC\CUP03587-EA41800-(09-26-08).doc

Planner: Alisa Krizek
Date: 8/06/08
Exhibit 6



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41889

Project Case Type (s) and Number(s): General Plan Amendment No. 1047, Change of Zone No. 7639, Tentative Parcel Map No. 32749

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Alisa Krizek, Project Planner

Telephone Number: (951) 955-9075

Applicant's Name: Dan McLaughlin

Applicant's Address: 37730 Robertson Lane, Temecula, CA 92592

Engineer's Name: CG Consulting

Engineer's Address: 28751 Rancho California Road, Suite 208, Temecula, CA 92592

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 1047 proposes to amend the site's General Plan land use designation from Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to Rural: Rural Residential (R: RR) (5 Acre Minimum).

Change of Zone No. 7639 proposes to change the site's zoning classification from Light Agriculture - 10 Acre Minimum (A-1-10) to Light Agriculture - 5 Acre Minimum (A-1-5).

Tentative Parcel Map No. 32749 proposes a Schedule II subdivision of 10.12 gross acres into two (2) residential parcels with a minimum parcel size of five (5) gross acres.

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

C. Total Project Area: 10.12 Gross Acres

Residential Acres: 10.12	Lots: 2	Units: 2	Projected No. of Residents: 6
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 924-040 008

E. Street References: The project site is located on the northwest corner of Robertson Way and Mesa Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 17 Township 7 South, Range 1 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site consist of a single family residence on the southern portion of the site and groves on the remaining portion. Site topography consists of a portion of the south facing slope of a larger hillside landform with elevations ranging from 1855 feet above sea level to 1,905 feet above sea level. A natural watercourse dissects the southeast corner of the site; the watercourse contains riparian habitat. Surrounding land uses include single-family residences on large lots of five (5) acres or more to the north, south, east, and west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project proposes General Plan Amendment No. 1047 to amend the site's current General Plan land use designation from Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to Rural: Rural Residential (R: RR) (5 Acre Minimum). The Administration Element of the general Plan explains that two (2) required findings must be made and at least one of the five additional findings must be made to justify an entitlement/policy amendment. The appropriate findings have been made; therefore, the proposed project meets the requirements for the proposed Rural: Rural residential (R: RR) (5 Acre minimum) land use designation and all applicable land use policies.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The natural watercourse shall remain undisturbed. The proposed project has been conditioned to pay the appropriate park mitigation fees pursuant to the Guimby Act. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed project is not located within any special hazard zone (including fault zone, dam inundation zone, flood zone, hazardous fire area, high liquefaction, etc.). The proposed project has allowed for the sufficient provision of emergency response services to the future residences of this project. The proposed project meets all other applicable Safety Element policies.
- 5. Noise:** The proposed project meets with all applicable Noise Element policies.
- 6. Housing:** The proposed project meets with 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 all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Mountainous (RM) (10 Acre Minimum)

E. Proposed Land Use Designation(s): Rural Residential (RR) (5 Acre Minimum)

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

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

H. Adjacent and Surrounding:

- 1. Area Plan(s):** Southwest Area Plan

2. **Foundation Component(s):** Rural

3. **Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum) to the north, east, and west and Rural Residential (RR) (5 Acre Minimum) to the south

4. **Overlay(s):** N/A

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

I. 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

J. Existing Zoning: Light Agriculture -10 Acre Minimum (A-1-10)

K. Proposed Zoning, if any: Light Agricultural - 5 Acre Minimum (A-1-5)

L. Adjacent and Surrounding Zoning: Light Agriculture -10 Acre Minimum (A-1-10) to the north and west, Light Agriculture -5 Acre Minimum (A-1-5) to the south, and Residential Agricultural - 5 Acre Minimum (R-A-5) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

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

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **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.

Signature

Alisa Krizek, Project Planner

Printed Name

October 14, 2008

Date

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	☐	☐	☐	☒
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☒	☐

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact: a) The project site is located on the northwest corner of Robertson Way and Mesa Road. Figure C-9 of the RCIP, indicates that the project site is not located adjacent to or near a scenic highway corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact: a) According to the RCIP, the project site is located 16.45 miles away from the Mt. Palomar Observatory, which is within the designated 45-mile (ZONE B) Special Lighting Area that:

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

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. With 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. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50 PLANNING.24) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Project Application Description

Findings of Fact: a-b) The project is not forecast to create substantial light and glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The proposed use is residential, and the project site is located in immediate proximity of other similar uses. Further, the project must comply with Ordinance No. 655 due to its location within 15 miles of Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

☐ ☐ ☐ ☒

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

conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials, General Plan EIR

Findings of Fact: a) The proposed project site is located within an area that is designated 'Prime Farmland, Farmland of Local Importance, and Unique Farmland.' The project site does not currently facilitate any agriculture activity. The General Plan Land Use designation has already been analyzed and addressed through the General Plan EIR and by the Board of Supervisors, which found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. Pursuant to CEQA Guidelines Section 15162 (a) the project will not result in any new significant environmental effects not identified in the General Plan EIR, nor will it substantially increase the severity of the environmental effects identified in the General Plan EIR. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation for the loss of Prime Farmland is required for this project.

b) The project site is located within Agricultural Preserve Rancho California #2. Pursuant to the Land Conservation Act of 1965, the subsequent property owner of Assessor's Parcel No. (APN) 924-040-002 and 924-040-003 filed a notice of non-renewal on September 24, 1984, which was recorded on September 27, 1984, as Instrument No. 209956, and, as a consequence, the land conservation contract as it applies to the subject parcels expired on January 1, 1994. Under both the County's Rules and Regulations Governing Agricultural Preserves and the Comprehensive General Plan's Williamson Act Program (i.e., Land Conservation Act of 1965), a landowner may apply to have property removed from the boundaries of an agricultural preserve, once the contract has expired. The land conservation contract having expired, the current property owners of APN 924-040-007 and APN 924-040-008, (came from APN# 924-040-002 and 924-040-003) have now applied to have the property removed from the boundaries of the agricultural preserve. Prior to recordation, the project shall receive a Certificate of Final Cancellation for Agricultural Preserve Case No. 999 (COA 50.PLANNING.23)

c) The project proposes to maintain the existing zoning classification of Light Agriculture (A-1), which allows agricultural uses. However, the A-1 zone also permits non-agricultural uses. With incorporation of the notification requirements of the Riverside County Ordinance No. 625 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within 300 feet of existing agriculturally zoned property. (50.PLANNING.17, 50.PLANNING.20) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

d) The project will not contribute to the cumulative loss of farmland in the County.

Mitigation: Prior to recordation, the project shall receive a Certificate of Final Cancellation for Agricultural Preserve Case No. 999. (COA 50.PLANNING.23)

Monitoring: Monitoring will be conducted by the Survey Department.

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional Air Quality Management Plan (AQMP) to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 AQMP. The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Blowing dust is also of concern where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. (COA 10.BS GRAD.F.4) This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA.

c) The project will not 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.

d) Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers,

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

retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☐ ☒

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☐ ☐ ☒

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and 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?

☐ ☐ ☐ ☒

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

Source: GIS database, WRCMSHCP, PDB05456 – Habitat Assessment, prepared by Paul A. Principe Principe & Associates, dated August 8, 2008

Findings of Fact: a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project required a MSHCP Compliance report.

b) No state or federally listed Threatened or Endangered species are expected to occur nor would the implementation of the proposed project result in take of any state or federally listed Threatened or Endangered species. Thus, the project will not 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.

c) During the field survey, no burrowing owls or suitable nesting opportunities were observed onsite; therefore, no further survey is required.

d) A natural watercourse dissects the southeast corner of the site, however the project will not 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-f) The natural watercourse is classified as an ephemeral drainage and appears to qualify as a U.S. Army Corps of Engineers (corps) jurisdictional "Waters of the U.S."

The natural watercourse contains riparian/riverine habitat. The project does not propose to disrupt this watercourse. To ensure preservation, the project has been conditioned to record an Environmental Constraints Sheet (ECS) mapping the watercourse and noting that area not to be disturbed.

g) There are oak tree components to the Riparian Area, which are subject to Riverside County Oak Tree Management Guidelines. The oak trees are located in the areas to be preserved; the project will not conflict with oak tree preservation.

Mitigation: Prior to recordation, the ECS shall delineate the MSHCP Riverine/Riparian Area and note that these drainages shall be kept free of toxins and will not be disturbed.

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process and the Environmental Programs Department.

CULTURAL RESOURCES Would the project

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

Source: Project Application Materials

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

Findings of Fact: a) No cultural resources study has been completed for the project site. According to the Eastern Information Center (EIC) of the State Office of Historic Preservation, a Phase I cultural resources study is recommended based on a potential for the presence of cultural resources in the area.

The project site contains one existing residence located on proposed Parcel 2 and groves located on both proposed parcels. The existing residence was not built over 50 years ago and is therefore not considered a historical building.

b) The proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5 as no historical resources are known to be located on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact: a) No cultural resources study has been completed for the project site. According to the Eastern Information Center (EIC) of the State Office of Historic Preservation, a Phase I cultural resources study is recommended based on a potential for the presence of cultural resources in the area.

The project site contains one existing residence located on proposed Parcel 2 and groves located on both proposed parcels. Since ground disturbance has already occurred, and no significant disturbance is required for the project, the likelihood of the project altering or destroying an archaeological site is less than significant. If, however, during ground disturbing activities unique historical resources are discovered, all ground disturbing activities shall be halted for further review. (COA 10.PLANNING.2) This is a standard condition of approval and not considered mitigation pursuant to CEQA.

b) The proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code 7050.5 if human remains are discovered during ground

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

disturbing activities. (COA 10.PLANNING.1) This is a standard condition of approval and is not considered mitigation pursuant to CEQA

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Paleontological Resources

☐	☐	☒	☐

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

Findings of Fact: According to Figure OS-8, the project site is located within an area of low potential for uncovering paleontological resources. Therefore the project will have a less than significant impact on paleontological resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

b) The project site is not within an Alquist-Priolo Earthquake Fault Zone. The nearest fault is the Elsinore-Temecula Fault Zone. The project site is not subject to rupture of a known earthquake fault.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

☐	☐	☐	☒

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

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

Findings of Fact: According to the Riverside County Land Information System (RCLIS), the project is not located within an area subject to liquefaction. Thus, no impacts will occur from the proposed development.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

☐	☐	☒	☐

Be subject to strong seismic ground shaking?

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)

Findings of Fact: There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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", Slope Analysis

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

Findings of Fact: a) The project site is relatively flat with a gently sloping topography. According to the slope analysis prepared by the engineer, 0.4 percent of the project site contains slopes greater than 25 percent; therefore there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain; therefore the project is not subject to rockfall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: RCIP Figure S-7 "Documented Subsidence Areas"

Findings of Fact: According to figure S-7, the project site is not located in an area that is susceptible to subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

☐	☐	☐	☒

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

Source: Project Application Materials

Findings of Fact: The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact: a-b) The project site is relatively flat with gently sloping topography. Portions of the existing groves will be removed to accommodate the proposed pad. The pad will be graded to match the natural terrain. The slopes will not be greater than 2:1.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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, Project Application Materials

Findings of Fact: a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

☐	☐	☒	☐

b) Result in any increase in water erosion either on or off site?

☐	☐	☒	☐

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

Findings of Fact: a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake as no rivers, streams or lakes are located within the vicinity of the project site.

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

b) The development of the project site may have the potential to increase water erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would affect this project. Current levels of wind erosion on adjacent properties that would affect this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

☐ ☐ ☒ ☐

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ ☐ ☒ ☐

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐ ☐ ☐ ☒

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☐ ☒

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to

☐ ☐ ☐ ☒

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

Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact: a-b) The proposed subdivision will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc. but the nature and volume significant public or environmental hazard.

c) The proposed subdivision will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The proposed subdivision will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The proposed subdivision is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact: a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within any public or private airport; therefore, will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

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

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Hazardous Fire Area

☐ ☐ ☐ ☒

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

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

Findings of Fact: According to GIS, the project site is not located within a high fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

☐ ☐ ☒ ☐

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☐ ☒

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☐ ☒

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☐ ☒

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐ ☒

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact: a) The proposed project consists of well-defined ridges natural watercourses that traverse the property. The existing residences and proposed pad are located on hilltops and outside of the natural watercourses. As the existing and proposed pads are located outside the natural watercourses, the proposed project will not result in an alteration of the natural drainage patterns of the area. (COA 10.FLOOD RI.1)

b) The project is not proposing more than nine (9) residential units; therefore, a Water Quality Management Plan (WQMP) was not required for the proposed project. The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

e-f) The project is not located within a 100-year flood hazard area; therefore, the project will not place housing or structures 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.

g-h) The project will not degrade water quality in any manner not addressed in the above comments. The project will not include any flood control facilities which would result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Floodplains

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

NA - Not Applicable ☒	U - Generally Unsuitable ☐	R - Restricted ☐
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☒
b) Changes in absorption rates or the rate and amount	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of surface runoff?				
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact: a) The proposed project consists of well-defined ridges natural watercourses that traverse the property. The existing residences and proposed pad are located on hilltops and outside of the natural watercourses. As the existing and proposed pads are located outside the natural watercourses, the proposed project will not result in an alteration of the natural drainage patterns of the area. (COA 10.FLOOD R1.1)

b) The project will not substantially change absorption rates or the rate and amount of surface runoff.

c) The project will not 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 as the project is not located in a dam inundation area.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact: a) The project proposes General Plan Amendment No. 1047 to amend the site's current General Plan land use designation from Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to Rural: Rural Residential (R: RR) (5 Acre Minimum); therefore the proposed project will result in an alteration of the present and future planned land use of the area. The Rural Mountainous (RM) land use designation only applies to areas of at least 10 acres, where a minimum 70% of the area has slopes of 25% or greater. However, only 0.4% of project site contains slopes greater than 25% thus the Rural Mountainous (RM) land use designation is not justified by the topography. Additionally, the properties to the east and south are located on parcels of five (5) acres or more. Therefore, the proposed land use change is compatible with the surrounding land uses.

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

b) The proposed project is not located within a city sphere of influence.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are 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, GIS database

Findings of Fact: a) The project proposes to change the site's zoning classification from Light Agriculture - 10 Acre Minimum (A-1-10) to Light Agricultural - 5 Acre Minimum (A-1-5). The project proposes lots with a minimum lot size of five (5) acres; therefore, the project is consistent with the site's proposed zoning.

b) The surrounding zoning is Light Agriculture -10 Acre Minimum (A-1-10) to the north, south, and west and Residential Agricultural - 5 Acre Minimum (R-A-5) to the east. The project will be compatible with the surrounding zoning.

c) The surrounding land uses include single-family residences on large lots of five (5) acres or more to the north, south, east, and west. The project will be compatible with the surrounding land uses.

d) The project proposes General Plan Amendment No. 1047 to amend the site's current General Plan land use designation from Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to Rural: Rural Residential (R: RR) (5 Acre Minimum); therefore the proposed project will result in an alteration of the current land use designations and policies of the Comprehensive General Plan of the area. However, the properties to the east and south are located on parcels of five (5) acres or more. Therefore, the proposed land use change is compatible with the surrounding land uses.

e) The surrounding land uses include single-family residences on large lots of five (5) acres or more to the north, south, east, and west. The project will be compatible with the surrounding land uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
27. Mineral Resources	☐	☐	☐	☒
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

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

Findings of Fact: Classification of land within California takes place according to a priority list that was established by the State Mining and Geology Board (SMGB) in 1982, or when the SMGB is petitioned to classify a specific area. The SMGB has also established Mineral Resources Zones (MRZ) to designate lands that contain mineral deposits.

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

b) The RCIP identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroachment on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the Project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however the project will not result in the permanent loss of significant mineral resources.

c) The project will not 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.

d) The project will not 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.

The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact: a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact: The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 Application Materials

Findings of Fact: a) The proposed project will not create permanent additional noise because the addition of two (2) single-family residences is not considered a substantial noise generator.

b) Through adherence to County Ordinance No. 847, grading and construction shall be restricted to daylight hours. Construction equipment shall be required to be maintained in good working order and cannot be serviced or repaired at the site. The construction of single-family residences will result in an increase of noise levels, but these increased noise levels will be less than significant.

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

c) Long-term noise generation from the site will not exceed standards established in the RCIP, noise ordinance, or other applicable standards.

d) Excessive ground-borne vibration or ground-borne noise levels are not a typical impact of single family home construction.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: The project proposes the creation of two residential lots.

a) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing.

b) The project will not create a demand for additional housing.

c) The project will not displace any people.

d) The project is not in or near a County Redevelopment Project Area.

e) The project will not exceed official regional or local population projections.

f) The project will not induce substantial population growth in an area

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 area is serviced by the Riverside County Fire Department. Any potential 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 facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.16) This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 10.PLANNING.16) This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

☐	☐	☒	☐

Source: Temecula Valley Unified School District correspondence, GIS database

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

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 Temecula 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. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA 80.PLANNING.8) As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

☐	☐	☒	☐

Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 10.PLANNING.16) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

☐	☐	☒	☐

Source: RCIP

Findings of Fact: The use of the proposed 10.12-acre gross parcel 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. 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: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation

☐	☐	☐	☒

a) Would the project include recreational facilities or require the construction or expansion of recreational

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

Source: GIS 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: a-b) The proposed project does not create a substantial increase in demand for recreational facilities.

c) The project is located within County Service Area No. 152, which is responsible for the collection of Quimby fees. With incorporation of the recommended mitigation measures, the project will not have a significant impact on parks or recreational facilities. The project has been conditioned for the payment of development impact fees and payment of Quimby fees. (COA 50.PLANNING.7, 90.PLANNING.4) Any project located within a County Service Area or recreation and park district will be conditioned to pay Quimby fees; as no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: According to figure C-7; no county designated trails are located on or adjacent to the project site, therefore, the proposed project will not impact any regional or local trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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)?				

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

Source: RCIP

Findings of Fact: The Transportation Department has not required a traffic study for the proposed project. It has been determined that the project is exempt from traffic study requirements.

a) The addition of a residential lot will not cause a substantial increase in traffic in relation to the existing traffic load and capacity of the street system.

b) The proposed project will comply with Section 18.12 Parking Requirements; therefore, the project will not result in inadequate parking capacity.

c) According to the Western Riverside County Transportation Fee Nexus Study, future development within the Western Riverside County and the cities therein will result in traffic volumes exceeding the capacity of the Regional System, resulting in substantial traffic congestion in all parts of Western Riverside County and unacceptable levels of service throughout. In order to meet the demands of development, the Transportation Uniform Mitigation Fee (TUMF), pursuant to Ordinance No. 824, shall be collected prior to building final inspection (COA 90.TRANS.1) This is a standard Condition of Approval and not considered mitigation pursuant to CEQA.

d) The project will not result in a change in air traffic patterns.

e) The project will not alter waterborne, rail or air traffic.

f) The project will not substantially increase hazards to a design feature.

g) No additional onsite right-of-way or road improvements shall be required on Mesa Road since adequate right-of-way exists; therefore, the project will not alter the existing maintenance of existing roads.

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

h) Project construction should not impede traffic flow.

i) The project has been conditioned for emergency access in the typical manner required by the Fire Department. These standard requirements are not considered mitigation for CEQA implementation purposes.

j) The project will not conflict with adopted policies supporting alternative transportation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Bike Trails

☐	☐	☐	☒

Source: RCIP

Findings of Fact: According to figure C-7; no county designated trails are located on or adjacent to the project site; therefore, the proposed project will not impact any regional or local trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 served by Rancho California Water District (RCWD) with water facilities pursuant to the arrangement of financial agreements.

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Department of Environmental Health Review

a-b) The project will not result in the construction of new wastewater treatment facilities as two existing septic systems currently service the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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, Riverside County Waste Management District correspondence

Findings of Fact: a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?				
a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐

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

Source: RCIP

Findings of Fact: a-g) The project is expected to create incremental impacts on the demand for the above checked facilities. However, utility services are adequate and available to serve this project. Therefore, impacts on utility services are less than significant.

h) The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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, Project 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 Materials

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

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. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

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 Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

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:

PDB05456 Habitat Assessment, prepared by Paul A. Principe Principe & Associates, dated August 8, 2008

RCIP

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

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

Potentially
Significant
Impact

Less than
Significant
with
Mitigation
Incorporated

Less
Than
Significant
Impact

No
Impact

Riverside, CA 92505

Y:\Planning Case Files-Riverside office\PM 32749\DH-PC-BOS Hearing\PM32749 EA41889.doc