

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore, there is no impact.

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD

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**Findings of Fact:**

- a) The proposed project as a general plan amendment would not conflict with or obstruct implementation of the applicable air quality plan due to nature of project with likely future static billboards by separate plot plan (Plot Plan Nos. 25549 and 25550) to be in compliance with California Building Code.
- b) The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) The proposed 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors).
- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor 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

**7. Wildlife & Vegetation**

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

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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, CV-MSHCP, Environmental Programs Department review

Findings of Fact: The site is not within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). Based upon habitat and geographic ranges, no listed species or special status species meeting CEQA guidelines for a mandatory finding of significance is likely to occur; therefore, the project will not:

- 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.



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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: Project Application Materials

Findings of Fact:

a-b) The project is not affected by historic resources since the proposed general plan amendment is for Entitlement/Policy Amendment and Technical Amendment to establish general plan land use designation and correct map figures. Any potential impacts as result of future construction may be addressed by conditions such as cultural resource monitoring under Plot Plan Nos. 25549 and 25550 for two (2) new billboards. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**9. Archaeological Resources**

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

Source: Project Application Materials

Findings of Fact:

a-e) The project is not affected by archaeological resources since the proposed general plan amendment is for Entitlement/Policy Amendment and Technical Amendment to establish general plan land use designation which involves mapping changes to the County's General Plan. Any potential impacts as result of future construction may be addressed by conditions such as cultural resource monitoring under Plot Plan Nos. 25549 and 25550 for two (2) new billboards. Therefore, impacts would be less than significant.



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Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**10. Paleontological Resources**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**GEOLOGY AND SOILS** Would the project

**11. 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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS Database

Findings of Fact: There are no known active or potentially active faults that traverse the site. The potential for active fault rupture at this site is considered very low. The site is likely to be subjected to moderate ground shaking during the expected life span of the project. The nearest active fault is the local segment of the San Andreas Fault Zone, referred to as the San Bernardino strand. Therefore, the proposed project will not:

- 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**12. 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:

a) Liquefaction potential is considered to be moderate at this site. Liquefaction potential from strong ground shaking is considered to be very low. Since the site contains existing billboard with no human occupancy structures and any future construction would comply with California Building Code, no impacts are expected.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**13. 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. The proposed general plan amendment involves mapping changes to the County's General Plan with no construction, therefore no impacts expected. Any future construction would be reviewed in accordance with California Building Code.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. 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"

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**Findings of Fact:**

a) According to the GIS Database, landslides are not a potential hazard to the site. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**15. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** GIS database

**Findings of Fact:**

a) According to GIS database, the site is susceptible to ground subsidence. However, subsidence will not cause any differential settlement or cracking subject to building codes for any future development such as OAD's or billboards, and will therefore have a minimal impact. No impacts are expected.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Project Application Materials

a) According to the GIS Database, tsunamis and seiching are not potential hazards to the site. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riv. Co. 800 Scale Slope Maps



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**Findings of Fact:** The proposed project site will not:

- 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.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials

**Findings of Fact:**

- a) The project site will not result in substantial soil erosion or the loss of topsoil. Therefore, there is no impact.
- b) The project site will not be located on expansive soil creating substantial risks to life or property since any future development are subject to California building codes.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Flood Control District review, Project Application Materials

**Findings of Fact:**

- a) This 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 is no impact.

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- b) The proposed project will not result in an increase in water erosion either on or off since the site is developed with existing billboard and any future development such as future billboards (Plot Plan Nos. 25549 and 25550) relating to this general plan amendment would have minimal exposed foundation and negligible impervious surface. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. 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) This project will not be impacted by or result in a substantial increase in wind erosion and blow sand, either on or off-site, since any future development as result of the mapping change with the GPA would require PM10 dust control measures during any future construction (Plot Plan Nos. 25549 and 25550). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

- a) Due to the nature of the project as a general plan amendment intended for future static billboards by separate plot plan (Plot Plan Nos. 25549 and 25550), no greenhouse gas emissions are expected.

- b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there is no impact.

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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: The project will not:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials due to the nature of the project as a general plan amendment to correct mapping within the County's General Plan, and for future development of potential static billboards (Plot Plan Nos. 25549 and 25550). Therefore, there is no impact.
- 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.



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**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) The project site is not located within an Airport Influence Area, the project will not result in an inconsistency with the Airport Master Plan. Therefore, there is no impact.
- b) The project site is located within the vicinity of the Banning airport; but 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.
- 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.

**24. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

**Findings of Fact:**

- a) The project site is located in a high fire area, but no impact is anticipated as result of the general plan amendment to change mapping with the County's General Plan and for potential future unmanned billboards (Plot Plan Nos. 25549 and 25540).

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**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

**Source:** GIS Database

**Findings of Fact:**

- a) The site is within the Whitewater Rivershed but would not substantially alter the existing drainage pattern of the area due to proposed general plan amendment to change mapping within the County's General Plan and potential future unmanned billboards (Plot Plan Nos. 25549 & 25540). No impacts are expected.
- b) The proposed project will not violate any water quality standards or waste discharge requirements.

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- c) The proposed 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).
- d) The proposed 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 due to potential future development as result of the proposed general plan amendment or future billboards.
- e) The proposed project does not contain housing related 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. Therefore, there would be no impact.
- f) The proposed project will not place structures within a 100 year flood zone or redirect flows since proposed general plan amendment involves no immediate construction and is to change mapping within the County's General Plan.
- g) The proposed project will not substantially degrade water quality since no immediate construction and is to change mapping within the County's General Plan.
- h) The proposed 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).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

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



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

**Findings of Fact:**

- a) The project will not substantially alter the existing drainage pattern of the area since general plan amendment is to change mapping and create land use designation with future potential unmanned billboards by separate plot plan (Plot Plan Nos. 25549 and 25550).
- b) The project will not cause a change in absorption rates and the rate and amount of surface runoff.
- c) The project will not expose people or structures to a significant risk, loss, injury or death involving flooding.
- d) The proposed project will not change 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

**27. Land Use**

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

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

**Findings of Fact:**

- a) The proposed project would not result in a substantial land use alteration of the present land use of the land. The present land use of the subject property is currently "Not Designated" and is proposed to be changed to "Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)" by General Plan Amendment (Entitlement/Policy and Technical Amendment). The subject property is 10.23 acres consisting of narrow strip of land owned by Southern Pacific Railroad adjoining Interstate 10 intended for potential future commercial and industrial related development such as OAD's or billboards that would be reviewed by separate development applications (Plot Plan Nos. 25549 and 25550). The present land use of the area includes vacant land and existing billboard on the subject site. Impacts would be less than significant.
- b) The project is not located within a city sphere of influence, therefore there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

**Source:** Riverside County General Plan Land Use Element, Staff review, GIS database

**Findings of Fact:**

a-b) The proposed project is compatible with existing and surrounding zoning consisting of Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-10) since any future development related to this general plan amendment would be reviewed for compliance with development standards of subject zoning designations. Therefore, impacts would be less than significant.

c) The subject 10.23 acre property is mostly vacant except for existing billboard. Any future development such as potential OAD's or billboards (Plot Plan Nos. 25549 and 25550) on the subject narrow strip of land would be subject to applicable zoning standards and would be compatible with existing and planned surrounding land uses based on compliance with those zoning standards. Therefore, impacts would be less than significant.

d)The proposed project is consistent with the proposed "Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)" land use designation in that the proposed designation allows commercial and industrial type uses which would be reviewed by separate development application. Therefore, impacts would be less than significant.

e)The project does not Disrupt or divide the physical arrangement of an established community (including a low-income or minority community) and there would be no impact.

**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
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**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The proposed project will not:

- 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. Therefore, there is no impact.
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- 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.

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

**30. 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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 proposed project is not located within an airport land use plan. While within approximately two miles of a public airport or public use airport to the west (Banning Municipal Airport) it will not expose people residing or working in the project area to excessive noise levels since it is very likely to be an unmanned commercial or industrial type project on narrow strip of land adjacent to Interstate 10. Therefore, there is no impact.
- b) The proposed project is not within the vicinity of a private airstrip; therefore, will not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**31. 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:** While the project is located on land owned by Southern Pacific Railroad with existing railroad tracks, it will not be impacted by railroad noise due to likely unmanned industrial nature of any future project such as for billboards. Therefore, there is no impact.

**Mitigation:** No further mitigation required.

**Monitoring:** No further monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:** The proposed project will not be impacted by highway noise due to industrial nature 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
<b>33. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: The proposed project will not be impacted by other noise impacts.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

- a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- b) The proposed project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- c) The proposed project would not cause exposure of persons to or generation of significant noise levels as result of the general plan amendment in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Impacts would be less than significant with any future construction as result of any future implementing project as a result of the general plan amendment.
- d) The proposed project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

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

Monitoring: No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The scope of the development will not displace existing housing since it consists of proposed industrial land with no existing housing units and will not necessitate the construction of replacement housing elsewhere. Therefore, there would be no impact.
- b) The project will not create a demand for additional housing particularly housing affordable to households earning 80% or less of the County's median income since project involves no new housing. Therefore, there would be no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is located within the Cabazon Redevelopment Area.
- e) The project will not cumulatively exceed official regional or local population projections.

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
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**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:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. The project area shall maintain current fire codes, comply with required standards and inspections, with any future construction as result of general plan amendment and future zoning permits such as a plot plan for future OAD's or billboards (Plot Plan Nos. 25549 and 25550). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area as result of future construction as result of the general plan amendment. There is no Crime Prevention Through Environmental Design (CPTED) issues for the proposed project. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Banning Unified School District. Future impacts such as school fees as result of any future commercial construction would 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
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**39. Libraries**

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create an incremental demand for library services. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

Findings of Fact: The use of the proposed area would not cause an incremental impact on health services. The site is located within the service parameters of County health centers. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. 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 Community Service Area (CSA) 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 would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project would 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, there is no impact.

c) The project is not located within a county service area, but is located within the Riverside County Open Space and Recreation District. However, no new park impacts are anticipated due to nature of the project as a general plan amendment for future non-residential type development.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map

Findings of Fact: No impacts are anticipated as the site is located within existing land owned by the Southern Pacific Railroad adjacent to Interstate 10. Therefore, there is no impact.

Mitigation: No Mitigation measures are required.

Monitoring: No Monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) 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?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The existing adjacent right of way for the project is partially improved and allows access to site including for future project such as for billboards (Plot Plan Nos. 25549 and 25550). Impacts would be less than significant.
- b) 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. Therefore, there would be no impact.
- c) The proposed project will not alter waterborne, rail or air traffic. Therefore, there would be no impact.
- d) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there would be no impact.
- e) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there would be no impact.
- f) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: No connection is available for a Class I Bikeway adjacent to Interstate 10. Therefore, there would be no impact.

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

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. 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 is unlikely to require or result in the construction of new water treatment facilities or expansion of existing facilities as result of the general plan amendment or related implementing project such as for billboards (Plot Plan Nos. 25549 and 25550). No impacts are expected.
- b) The proposed project is unlikely to require future water supplies as result of future entitlements. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. 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 that would cause significant environmental effects. No impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not 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. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

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

Source: General Plan

Findings of Fact:

- a) The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs including any future construction wastes. Impacts are less than significant.
- b) The project will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities. Any impacts from future construction as result of land use designation from this general plan amendment would less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

**Source:** General Plan

a-b) The proposed project will not conflict with any adopted energy conservation plans.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

51. Does the project have 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 past projects, other current projects and probable future projects)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

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

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

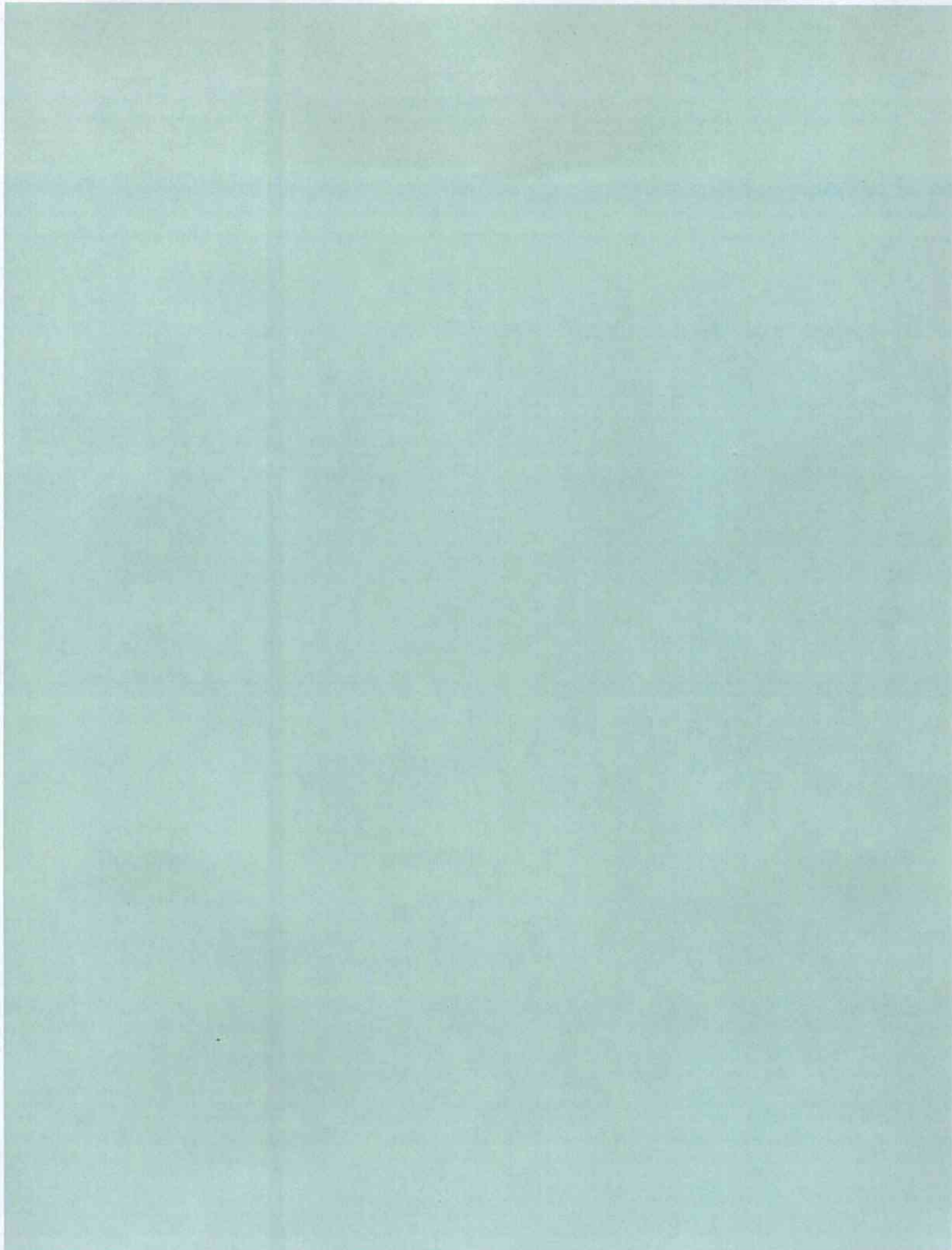
- Riverside County General Plan
- Riverside County Zoning Ordinance No. 348

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

Location: County of Riverside Planning Department  
77588 El Duna Court  
Palm Desert, CA 92211

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

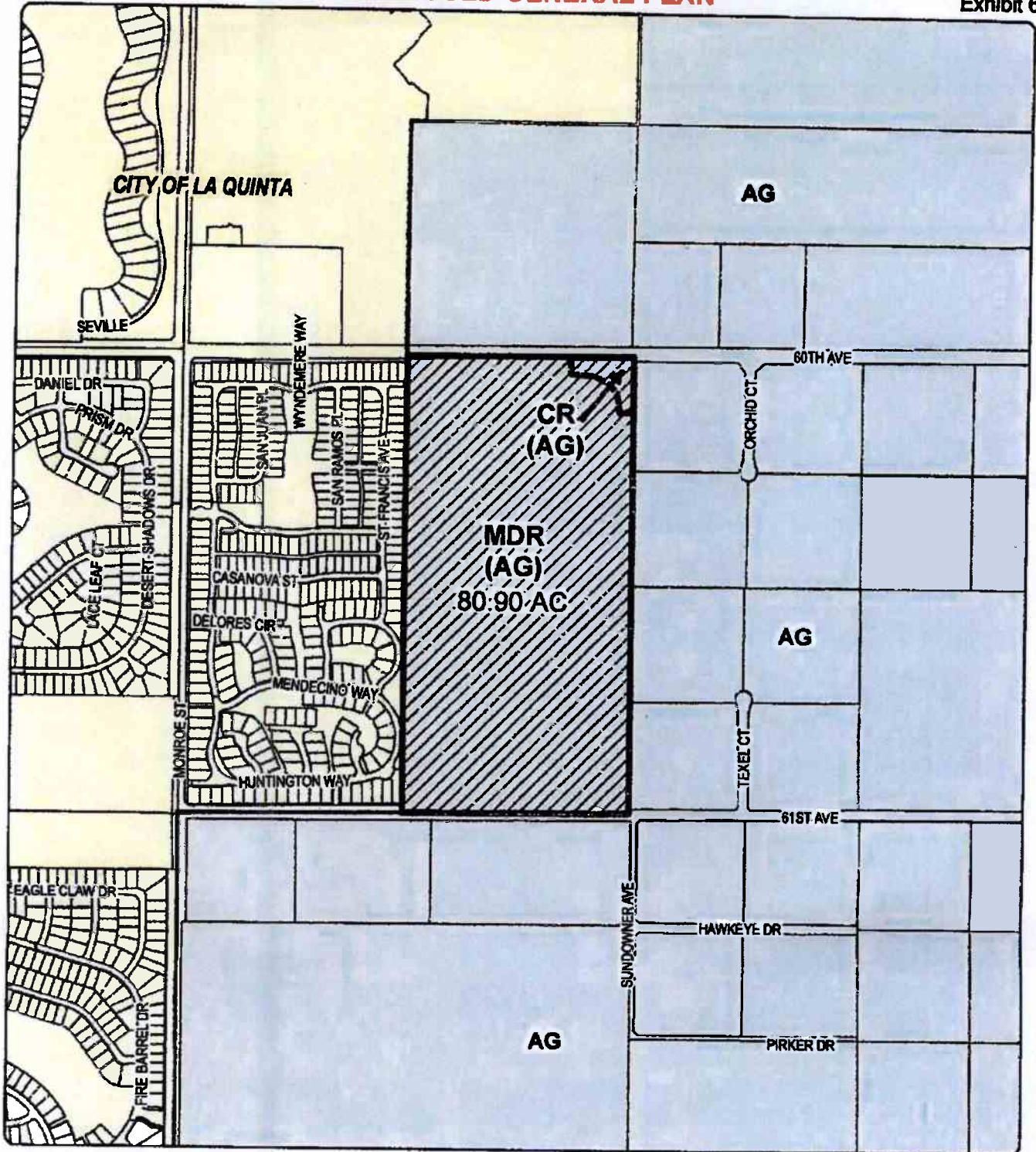




RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ07814 GPA01125 TR36590 SP00385**  
**PROPOSED GENERAL PLAN**

Supervisor Benoit  
 District 4

Date: 08/20/2014  
 Exhibit 6



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen

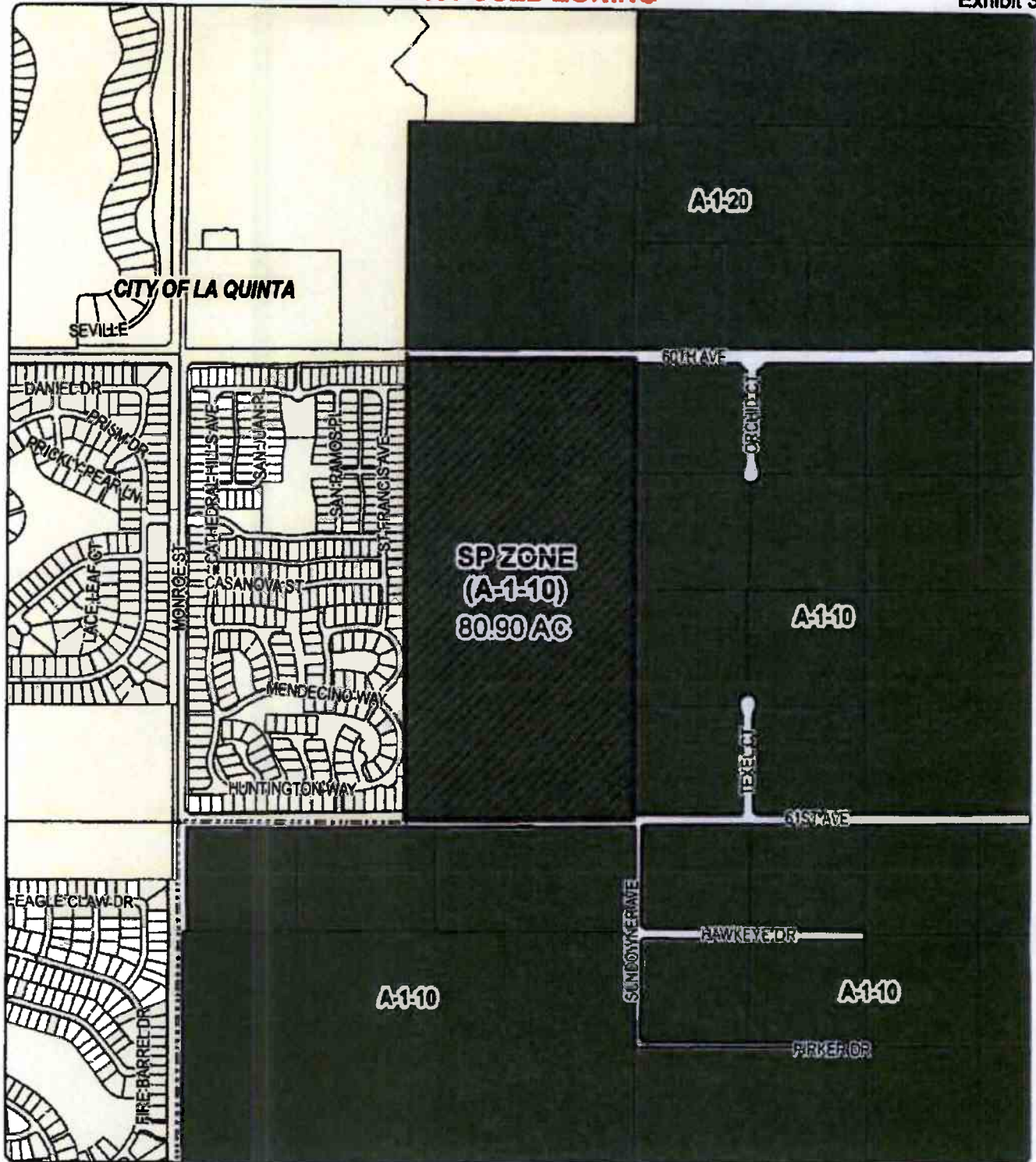


DISCLAIMER: On October 7, 2003 the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)965-3200 (Riverside County) or in Palm Desert at (760)963-6277 (Eastern County) or Website <http://planningonline.org>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07814 GPA01125 TR36590 SP00385**  
**PROPOSED ZONING**

Supervisor Benoit  
 District 4

Date: 08/20/2014  
 Exhibit 3



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 965-2500 (Riverside County) or in Palm Desert at (760) 943-8277 (Eastern County) or Website <http://planning.rctdug.ca.gov>



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42633

**Project Case Type (s) and Number(s):** General Plan Amendment No.1125, Specific Plan No. 385, Change of Zone No. 7814, Tentative Tract Map No. 36590

**Lead Agency Name:** County of Riverside Planning Department

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

**Contact Person:** Paul Rull, Contract Planner

**Telephone Number:** (951) 955-3200

**Applicant's Name:** Cal Thermal Real Estate LLC

**Applicant's Address:** 4675 MacArthur Ct., Suite 1550, Newport Beach, CA 92660

### I. PROJECT INFORMATION

#### A. Project Description:

The Vista Soleada Specific Plan (Specific Plan) provides for a rural, equestrian-themed residential and commercial retail community on 80.9 gross acres in eastern Coachella Valley, California. The project is located within unincorporated Riverside County south of Avenue 60 and west of Monroe Street in the Vista Santa Rosa Policy Area, adjacent to the City of La Quinta.

The Vista Soleada Project will contain 230 residential units with multiple community parks, citrus themed country lanes, and a 100 foot wide perimeter grove of date palm trees. The project also consists of commercial retail on the northeastern corner of the project site for a rural market which will serve the community. Residential density within the project averages approximately 2.8 dwelling units per gross acres (du/ac) consisting of 211 smaller residential lots (4,000 s.f. minimum, 6,000 s.f. average) at the core of the project, known as Citrus Orchard Villas or Planning Area 1, and 19 larger estate lots (3/4 acres minimum) that surround those, known as Date Palm Orchard Estates or Planning Area 2. The smaller lots abut a similarly sized residential project along the western boundary transitioning to larger estate lots and then the date palm buffer, known as Planning Area 4, as the project moves outward toward the northern, southern, and eastern edges. Community parks for joint recreation, stormwater retention, and community garden uses are interspersed throughout the project to provide common open space and convenient locations for outdoor community gatherings and activities. Planning Area 3 will consist of the Rural Market which intends to reserve and zone land for a small, local convenience market which could include a feed and tack shop, neighborhood food market, restaurant/tavern, veterinary, farrier, vegetable stand, and other conveniences.

Two main entries to the project site are connected by a central axis road with traffic circles at intersections. To achieve a rural character within the community, the project proposes custom rural road sections and street standards with reduced centerline radii, hammerhead turnarounds rather than cul-de-sacs, traffic circles rather than standard T-intersections, and turf-lined drainage swales in place of concrete curb and gutter.

The construction period for the project is anticipated to consist of three phases and will last approximately three to five years, subject to market demand. Construction is estimated to begin in 2015 and be completed in 2020. Phasing extends from north to south and will be accompanied by the orderly extensions of roadways, public facilities, and infrastructure needed to serve each phase. Phase I will involve the construction of 79 Citrus Orchard Villa lots and nine Date Palm Orchard Estate lots. Phase II will consist of construction of 72 Citrus Orchard



Villa lots and three Date Palm Orchard Estate lots. Phase III will consist of construction of 60 Citrus Orchard Villa lots and seven Date Palm Orchard Estate lots. The project may or may not be phased subject to market conditions. The development of the rural market area will depend on market factors and purchase by an owner/operator with a site-specific development proposal. Until this occurs, the parcel will be planted with date palms and owned/maintained by the Homeowner's Association (HOA) as part of the perimeter date grove buffer.

Vista Soleada proposes a network of 8-inch water lines within the interior private street systems to convey domestic water to residences throughout the community. This interior system transitions to 18-inch waterlines as it extends north to south onto 60<sup>th</sup> Avenue and 61<sup>st</sup> Avenue, ultimately connecting with existing water mains to create a looped system. The Specific Plan also proposes a system of 8-inch sewer mains within interior private streets to serve the community. This interior system will connect at the southern end of the project to a 10-inch sewer main extending east in 61<sup>st</sup> Avenue, transitioning to a 15-inch main extending south on Jackson. The offsite extensions will end at a point of connection with existing sewer at the intersection of 62<sup>nd</sup> and Jackson.

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

**C. Total Project Area:** 80.9 gross acres

Residential Acres:	46.5	Lots:	230	Units:	230	Projected No. of Residents:	736
Commercial Acres:	1.8	Lots:		Sq. Ft. of Bldg Area:		Est. No. of Employees:	
Industrial Acres:		Lots:		Sq. Ft. of Bldg Area:		Est. No. of Employees:	
Other: Open Space:	29.6 Acres						

**D. Assessor's Parcel No(s):** 764-290-003

**E. Street References:** Northerly of Avenue 61, southerly of Avenue 60, easterly of Monroe Street, and westerly of Jackson Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 6 South, Range 7 East, Section 35

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is comprised of approximately 81 acres of farmland that is currently being used to grow carrots. The land is topographically flat and level at an elevation ranging 81 to 88 feet below mean sea level. A system of tile agricultural drains are located approximately eight to ten feet below ground surface.

The surrounding area is a mixture of farmland and vacant land uses. There is vacant land north of Avenue 60, vacant unimproved land in the City of La Quinta west of Jackson Street, a date farm packaging plant and vacant residential building south of Avenue 61, and vacant land and some agricultural uses east of Monroe Street.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** A General Plan Amendment is required to change the current Agriculture designation to the proposed Community Development: Medium Density Residential and Commercial Retail designation. The project is consistent with the Medium Density Residential land use designation (2-5 DU/ac density), Commercial Retail land use

designation (0.20-0.35 FAR), and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

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

**C. Foundation Component(s):** Agriculture

**D. Land Use Designation(s):** Agriculture (AG)

**E. Overlay(s), if any:** Community Development Overlay

**F. Policy Area(s), if any:** Vista Santa Rosa Land Use Concept Plan

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Eastern Coachella Valley
2. **Foundation Component(s):** Agriculture to north, south, and east. City of La Quinta to west.
3. **Land Use Designation(s):** Agriculture to north, south, and east. City of La Quinta to west (project site is within the City of La Quinta Sphere of Influence).
4. **Overlay(s), if any:** Community Development Overlay to north and south. Vista Santa Rosa Policy Area to north and south.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Light Agriculture-10 acre minimum

J. Proposed Zoning, if any: Specific Plan

K. Adjacent and Surrounding Zoning: Agriculture to the north of Avenue 60, east of the project site, south of Avenue 61; Medium Density Residential as designated by the City of La Quinta 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.

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

### 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

\_\_\_\_\_  
Date

Paul Rull  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For Juan C. Perez, Interim 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 10 "Scenic Highways"

Findings of Fact:

a) The project is located approximately 6.5 miles west of State Route 111, which is a State designated scenic corridor, but is not located within the state eligible scenic highway corridor; therefore, the project will not have substantial effect upon this scenic highway.

b) The project site is located in an unincorporated area of Riverside County, immediately east of the City of La Quinta, and is currently being used for farming. The existing character of the project site is topographically flat, with views of the Santa Rosa Mountains to the west and the Mecca Hills and the edge of Joshua Tree National Park to the northeast.

Project development will include the construction of 230 residences with six private parks within the Vista Santa Rosa Community. The residences will be a maximum of 24 feet in height. The Vista Santa Rosa Specific Plan indicates "Sight Line Analyses" were conducted to analyze the visual impacts of the project. The analyses were conducted from the automobile driver's viewpoint on west bound lanes of 60<sup>th</sup> Avenue, east bound lanes of 61<sup>st</sup> Avenue, and pedestrian's viewpoint from the agricultural property adjacent to the eastern perimeter of Vista Soleada. The results show that the project was able to maintain and frame mountain views and vistas that surround the planned residential community. Therefore the project does not obstruct any scenic vistas surrounding the project site and implementation of the project will not obstruct the views of these mountains from areas adjacent to the project site.

The 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. In addition, the project will not result in the creation of an aesthetically offensive site open to public view. The northern perimeter of the project site will be visually buffered when viewing south from the center of Avenue 60 by 110-feet of right-of-way, the 100-foot date palm orchard, and the setbacks of the residences from the edge of the Date Plan Orchard Estate residential lots. The southern perimeter of the site will be visually buffered when viewing north from the center of Avenue 61 by the northern 50 feet of right-of-way, the 100-foot date palm orchard, and the setbacks of the residences from the edge of the Date Plan Orchard Estate residential lots. Therefore, impacts will be less than significant on scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 40.5 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655, including the use of low landscape bollard lights near the entry gates to the site, at roundabouts, and at hammerhead intersections. With incorporation Ordinance No. 655 lighting requirements into the proposed project, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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: MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The new structures will result in a new source of light and glare from the addition of residential lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types,



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The project will also incorporate a 100-foot wide Medjool date palm buffer, landscaping and open space which will minimize offsite light intrusion. The project includes no reflective surfaces that could result in substantial glare during the night. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding residences to less than significant.

b) The project has been designed to include the use of bollard lighting at the entrances and along the roundabouts and internal streets for nighttime safety. These lights include low sodium bulbs and are directed downwards to minimize light spill offsite. Therefore, the project will not expose residential property to unacceptable light levels and impacts will be reduced to less than significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST 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 zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

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; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3

Findings of Fact:

a) According to the General Plan, the project is located within the Eastern Coachella Valley Area Plan of the Vista Santa Rosa Land Use Concept Plan and designated as Agriculture with a Community Development Overlay. The map of Important Farmland in California (2010) prepared by the Department of Conservation identifies the project site as being Prime Farmland. However, the Riverside County General Plan Land Use Element includes the Agricultural Foundation Component, which identifies and preserves areas where agricultural uses are the long-term desired use. The Agriculture Foundation Amendment cycle allows up to 7 percent of all land designated as Agriculture to change to other foundation and land use designations. The proposed Amendment of converting

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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80.9 acres from agriculture to residential will not result in exceeding the 7 percent threshold. The project will not significantly alter or affect the overall agricultural identity of the County. Therefore, impacts related to the zone change will be less than significant.

b) According to the County GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is surrounded by agriculturally zoned land along the eastern boundary. The Specific Plan provides a 100 foot wide date palm orchard around the northern, southern, and eastern perimeter of the site and places lots at a minimum of 110 feet away from the eastern edge of the parcel where the nearest agricultural use is located. According to the Riverside County Ordinance 625.1, the "Right to Farm Ordinance," potential buyers of the Date Palm Orchard Estate residential lots will be notified that active farming is conducted within 300 feet of the residence east of the site. The project design and notification required by Ordinance 625.1 will result in a less than significant impact.

d) The project is currently zoned as Agriculture with a Community Development Overlay. Though the project is identified as prime farmland, it is consistent with the Agricultural Foundation Amendment policies discussed within the Riverside County General Plan Land Use Element. As discussed in Section 4a, the Agricultural Foundation allows up to 7 percent of land, or 2,947 acres of existing agricultural land uses to be transferred to another foundation land use. The General Plan Amendment will provide a transition between residential uses, located immediately on the western boundaries of the project site, and agricultural uses, located on the eastern boundaries of the site, within the County. Therefore impacts will 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
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Eastern Coachella Valley Area Plan "Land Use Map"

Findings of Fact:

a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Eastern Coachella Valley Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

**Source:** SCAQMD CEQA Air Quality Handbook; Meridian Consultants, *Technical Air Quality & Greenhouse Gas Emission Report for the Vista Soleada Specific Plan*, January 2014.

**Findings of Fact:** CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.<sup>1</sup> Consistency review is presented below:

(1) The project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in Table 1 of this report; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves a General Plan Amendment and Specific Plan, and is therefore considered a *significant project*.

The project site is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2020 anticipated a population of 471,500. The project will generate approximately 736 residents. The project will account for approximately one percent of the anticipated growth of residents within the area between 2012 and 2020. This total is within the growth projections adopted by SCAG and the 2012 AQMP. The project will be consistent with the projections with any applicable air quality plans and impacts will be less than significant.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations.

Project-related emissions were analyzed in the *Technical Air Quality and Greenhouse Gas Emission Report for the Vista Soleada Specific Plan*, conducted by Meridian Consulting in January 2014. The analysis concludes that construction emissions, operational emissions, and other project-related emissions will not exceed thresholds projected by SCAQMD. Table 1 provides a summary of construction and operational emissions from the project. Impacts will be less than significant.

**Table 1  
Project Emissions**

<sup>1</sup> South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

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

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<i>Maximum Construction Emissions</i>						
Summer	40.12	29.90	76.25	0.13	9.38	5.06
Winter	39.32	29.92	70.04	0.12	9.38	5.06
<b>SCAQMD Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Maximum Operational Emissions</i>						
Summer	57.70	19.84	103.45	0.17	11.32	3.60
Winter	56.24	21.22	104.96	0.16	11.32	3.60
<b>SCAQMD Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Source: Technical Air Quality and Greenhouse Gas Emission Report for the Vista Soleada Specific Plan by Meridian Consulting in January 2014</i>						
<i>Note: Volatile organic compounds are measured as reactive organic compounds</i>						

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 because operational emissions do not exceed SCAQMD thresholds as shown in Table 1. In addition, the projects-specific localized significance thresholds (LST) are shown in Table 2, LST Worst-Case Emissions, and indicates that emissions will be well below the SCAQMD localized significance thresholds. Therefore, the long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be less than significant.

**Table 2**  
**LST Worst-Case Emissions (pounds/day)**

Source	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
<i>Construction</i>				
Total Mitigated Max Emissions	37.97	51.67	9.38	5.07
LST Threshold	80	498	14	8
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Operational</i>				
Area/Energy Emissions	1.94	19.8	0.54	0.54
LST Threshold	304	2,292	4	2
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Source: Technical Air Quality and Greenhouse Gas Emission Report for the Vista Soleada Specific Plan by Meridian Consulting in January 2014</i>				

e) As indicated in Table 2, the project will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact will occur.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed residential development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose Open Space Element; James W. Cornett Ecological Consultants, *General Biological Resources Assessment*, November 2013



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a) The project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Area. According to the Conservation Area Map (Figure 4-1) of the CVMSHCP, the project site does not lie within a Conservation Area. Because the project is located within the CVMSHCP Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the CVMSHCP area. However, 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. Therefore, impacts will be less than significant.

b-c) A General Biological Resources Assessment has been prepared in compliance with Riverside County Planning Departments Biological Report Guidelines. According to the *General Biological Resources Assessment*, conducted by James W. Cornett Ecological Consultants in November 2013, no sensitive biological resources were identified on the project site and surrounding area. There was no presence of rare, endangered, threatened, candidate, sensitive or special status plant species on or adjacent to the project site. No additional plant surveys are recommended and impacts on sensitive plant species will be less than significant.

Surveys were conducted to determine the presence of sensitive wildlife species including insect species, amphibians, reptiles, birds, and mammals. The burrowing owl, Casey's June beetle, Desert Tortoise, or Loggerhead shrike were not observed or detected during the biological surveys. However, there is still the potential for the Burrowing Owl to occupy the project site and perimeter prior to grading due to suitable habitat for the species. Therefore, prior to issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, burrowing owl clearance surveys shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered (COA 60, EPD 2). Typical mitigation includes fencing active nests from disturbance until the young have fledged. Furthermore, other birds not observed on the project site but protected by the Migratory Bird Treaty Act (MBTA) and/or California Department of Fish and Wildlife (CDFW) codes have the potential to occur because of the existence of native vegetation and mature trees. While nesting birds were not located during the onsite Biological Habitat Assessments, nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur (COA 60, EPD 1). Avoidance measures will be required if nesting birds are found. Impacts will be less than significant with mitigation incorporated.

d) Surveys were conducted for the *General Biological Resources Assessment* to determine the presence of wildlife corridors around the project set. No regularly used wildlife corridors could be detected through sign or observation. The project does 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. No impacts will occur.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, no impacts will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** 7a. Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbance shall be conducted outside of the avian nesting season (February 1<sup>st</sup> through August 31<sup>st</sup>). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not being within 30 days of the report date, a second survey must be conducted. (COA 60. EPD 1)

7b. Prior to grading or any ground disturbance activities a biologist who holds an MOU with the County of Riverside must conduct burrowing owl clearance surveys. The biologist shall prepare a report, documenting the results of the focused surveys, to the County Planning Department, Environmental Programs Division (EPD) for review and approval. If owls are found to be present on the site appropriate mitigation measures will have to be carried by a qualified biologist prior to the issuance of a grading permit. The burrowing owl clearance survey must be carried out within 30 days of ground disturbance. If ground disturbance does not occur within 30 days of the clearance survey a follow up survey will have to be conducted. (COA 60. EPD 2)

**Monitoring:** Department of Building and Safety Grading Division, Planning Department (County Biologist)

**CULTURAL RESOURCES** Would the project

<b>8. Historic Resources</b>				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** McKenna et al., Phase I Cultural Resources Investigation of Tract 36590 (The Vista Santa Rosa Community), April 2014; Applied Earthworks, *Phase II Investigation of Tentative Tract 36590 for the Proposed Vista Soleada Project, unincorporated Riverside County, Vista Santa Rosa Community, Coachella Valley, California*, October 2014

**Findings of Fact:**

a) *Phase I Cultural Resources Investigation of Tract 36590* did not identify the project site as historic. Therefore project implementation will not alter or destroy any historic site. No impacts will occur.

b) No structures are present on the project site. The Cultural Resources Investigation did not identify historical structures or other historical resources as defined in the California Code of Regulations, Section 15064.5 No impacts will occur.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**9. Archaeological Resources**

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

**Source:** McKenna et al., *Phase I Cultural Resources Investigation of Tract 36590 (The Vista Santa Rosa Community)*, April 2014; Applied Earthworks, *Phase II Investigation of Tentative Tract 36590 for the Proposed Vista Soleada Project, unincorporated Riverside County, Vista Santa Rosa Community, Coachella Valley, California*, October 2014

**Findings of Fact:**

a-b) The Phase I archaeological survey prepared for the site identified the project area as a previously operating cemetery/crematorium associated with a large and significant Cahuilla Village. Destruction of on-site archaeological resources (including historic or pre-historic human remains) during proposed earthmoving activities constitutes a potentially significant impact due to the potential loss of important information related to the Cahuilla, other Native American tribes, and/or California history.

In order to accommodate for a September 10, 2014 carrot planting schedule, a partial Phase II Testing Program was designed to quickly and efficiently determine whether cultural deposits and/or discrete cultural features associated with CA-RIV-5211/H extend into the project area. Phase II investigations of the project area failed to identify any intact cultural deposits or features on site. However, Phase II investigations have not completely eliminated the possibility that intact cultural deposits and/or features associated with the project site may still be present underlying the disturbed plow zone sediments within portions of the project area. Tribal representatives from the Torres Martinez Band of Cahuilla Indians recommend an extended Phase II testing program to be conducted at the end of the 2015 carrot harvest (est. mid-April) to avoid potential cemetery-related features being unearthed during construction activities.

The recommendations from County Planning Staff and tribal representatives have been incorporated as Mitigation Measure 9a. In addition, the Phase I archaeological survey and partial Phase II survey ensures that the site was fully evaluated and is appropriate to determine the project as a Mitigated Negative Declaration. Impacts will be less than significant with mitigation incorporated.

c) The archaeological survey conducted for the Phase I report indicated the project site was previously used as a cemetery. The partial Phase II investigations also concluded that there are no intact cultural deposits or features within the project area but the investigations have not completely eliminated the possibility that intact cultural deposits and features may still be present. While both the Phase I and Phase II reports and on site investigations determined no significant archaeological



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resources are located on site, the County is recommending additional future mitigation based upon stringent requirements and testing of the site to ensure the impacts remain less than significant. To accommodate the 2014 carrot planting schedule, a partial Phase II was conducted and an extended Phase II testing program will be conducted at the end of the 2015 carrot harvest. The analysis and mitigation discussed in this section pertains to the surveys completed at this time. As indicated in mitigation measure 9a, an extended Phase II Investigations program will be conducted and appropriate procedures will be followed to avoid damage to any human remains uncovered during construction. With proposed mitigation, the project will be less than significant.

d) The project will not restrict any religious or sacred uses within the project site. No impacts will occur.

**Mitigation: 9a. PRIOR TO GRADING PERMIT FINAL:** The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

9b. Prior to map recordation, grading, or building permit whichever occurs first, extended PHASE II Testing is required. At the conclusion of the 2015 carrot harvest (est. mid-April) completion of the Phase II investigations will be required within the current boundary of site CA-RIV-5211 as identified in the cultural report submitted by Applied Earthworks in October 2014. A Post-harvest Testing Plan shall be developed by the Project Archaeologist and approved by the County Archaeologist. Should any cemetery related features be identified, specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. If the remains are determined to be of Native American origin, they will be avoided through project design and preserved in place in perpetuity unless decided otherwise by the Most Likely Descendant (MLD) designated by the Native American Heritage Commission (NAHC). This will necessarily require a revision of the Tract Map and potentially the Specific Plan.

9c. Prior to recordation, POST HARVEST PHASE II TESTING: A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

- 9d. Prior to recordation, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor. 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. 3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
- 9e. Prior to map recordation, the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.
- 9f. The applicant shall notify the County Archaeologist a minimum of one week in advance of the extended Phase II testing and site grading operations to allow the County



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Archaeologist the opportunity to arrange to observe the related cultural resources field activities.

- 9g. Recovered archaeological materials collected during field studies will be returned to the laboratory of the Project Archaeologist for initial processing and characterization of the recovered assemblage. Materials will be cleaned, sorted by class for material identification, analyzed, and briefly described. The recovered assemblage will be subjected to special analyses with the Tribe's approval. The special studies may include morphological analysis of flaked and ground stone tools, faunal analyses, ceramic analyses, botanical studies, shell artifact analyses, and radiocarbon assays. Upon completion of the project, and following analysis, cultural materials recovered during this project will be turned over to the Torres Martinez in accordance with a Treatment and Reburial of Remains Agreement entered into between the project proponent and the Torres Martinez Band. This shall include all cultural materials collected during all investigations related to this project.

Monitoring: Planning Department; County Archaeologist

**10. 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"; McKenna et al., Phase I Cultural Resources Investigation of Tract 36590 (The Vista Santa Rosa Community), April 2014; Applied Earthworks, *Phase II Investigation of Tentative Tract 36590 for the Proposed Vista Soleada Project, unincorporated Riverside County, Vista Santa Rosa Community, Coachella Valley, California*, October 2014

Findings of Fact:

a) The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan and Phase I cultural assessment. A formal paleontological survey was not conducted in any manner other than in conjunction with the archaeological field survey. A recent paleontological overview completed for a nearby project, by Dr. Samuel McLeod of the Natural History Museum of Los Angeles County, identified the area consists primarily of younger Quaternary deposits that are unlikely to contain any evidence of significant vertebrate fossils. However, lacustrine and fluvial deposits (lake and stream channel deposits associated with the northern extend of Lake Cahuilla) and dating to the late Pleistocene or Holocene (less than 10,000 years of age) is likely to be present beneath the younger deposits. Therefore, a paleontological monitoring program is required to mitigate for potential impacts (COA 60. PLANNING 1). The Paleontological Resource Impact Mitigation Program (PRIMP) shall be developed by a qualified paleontologist that identifies the level of monitoring, methods to salvage fossils is unearthed, sediment sampling, and methods for curation of discoveries, and reporting requirements. Implementation of mitigation will ensure that any paleontological discoveries are not substantially impacted or destroyed With implementation of mitigations, the project impacts will be less than significant.

Mitigation: 10a Throughout construction, the requirements of a Paleontological Resource Impact Mitigation Program (PRIMP) will be implemented (COA 60. PLANNING 1).



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** Department of Building and Safety Grading Division, Planning Department, County Geologist

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act

**Findings of Fact:**

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) According to the Riverside County General Plan, the project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. However, the County Geologic Report, GEO02347, identifies there are "unclassified geologic lineaments" within the project site. As indicated in mitigation measure 11a, the "unclassified geologic lineaments" will be fully investigated, assessed, and appropriately mitigated prior to approval. Therefore, impacts will be less than significant with mitigation incorporated.

**Mitigation:** 11a The potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

**Monitoring:** Department of Building and Safety Grading Division, Planning Department (County Geologist)

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Earth Systems Southwest, *Geotechnical Engineering Report Proposed Vista Soleada Tentative Tract 36590*, September 2013

**Findings of Fact:**

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur.

The Geotechnical Engineering Report, prepared by Earth Systems Southwest in September 2013, identifies recommendations to minimize seismic related ground failure, including liquefaction through moisture conditioning, over-excavation, and compaction of onsite soils. The project will be required to adhere to the 2010 CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. Impacts, with proposed mitigation, will be less than significant.

**Mitigation:** 12a. All grading and earthwork recommendations from the Geotechnical Engineering Report must be incorporated into the final project design, including the final grading, drainage, and erosion control plans, or other plans deemed necessary by the County Geologist and must ensure they meet the County's Building Code requirements set forth in the CBC. All grading activities must be supervised by a certified engineering geologist: final grading, drainage, and erosion control plans must be reviewed and approved by the County Geologist before the County issues a grading permit.

**Monitoring:** Department of Building and Safety Grading Division, Planning Department (County Geologist)

**13. 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, with the closest fault located four miles west in the City of La Quinta. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Some CBC requirements include specific guidelines for foundation construction, fire protection and earthquake protection systems, and so forth. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

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

Monitoring: No mitigation measures are required.

**14. 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: Earth Systems Southwest, *Geotechnical Engineering Report Proposed Vista Soleada Tentative Tract 36590*, September 2013

Findings of Fact:

a) The project site is topographically level and the potential for liquefaction induced lateral spreading under the project is considered low therefore impacts are less than significant. Potential for collapsible soil exists but impacts will be less than significant with implementation of Mitigation Measure 12a that requires appropriate earthwork, foundation, and structural design to reduce the potential for building collapse.

Mitigation: Implementation of Mitigation Measure 12a will reduce impacts from collapsible soil.

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Geologist)

**15. 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: Earth Systems Southwest, *Geotechnical Engineering Report Proposed Vista Soleada Tentative Tract 36590*, September 2013

Findings of Fact:

a) The project area is in an area where multiple aerial photograph lineaments have been identified. The origin of these lineaments is unknown by may be the result of past tensional stresses related to areal subsidence of deep sediment profiles due to groundwater withdrawal. Currently, the effects of subsidence in the project area are considered to be stable as recharging of the aquifer is occurring locally. However, in the event that groundwater withdrawal and pumping patterns change in the future, the effects of areal subsidence and associated tensional stresses could include surface fissuring similar to those which have occurred in the southeast La Quinta area. Implementation of Mitigation Measure 15a will reduce potential lineament and fissuring impacts from subsidence to less than significant levels.

Mitigation: Refer to Mitigation Measure 11a.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** Department of Building and Safety Grading Division, Planning Department (County Geologist)

**16. Other Geologic Hazards**

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

**Source:** Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"

a) 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.

**17. Slopes**

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

Grading Review, GEO No. 1367

**Findings of Fact:**

- a) The project is topographically flat and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. The project is not anticipated to create any steep slopes during future construction activities. Impacts will be less than significant.
- b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impacts will occur.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**18. Soils**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013; Earth Systems Southwest, *Geotechnical Engineering Report Proposed Vista Soleada Tentative Tract 36590*, September 2013

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project Geotechnical Engineering Report indicates soils tested on site were determined to have a very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is not proposing the use of septic systems. Full sewer service will be provided. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. Erosion</b>				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Earth Systems Southwest, *Geotechnical Engineering Report Proposed Vista Soleada Tentative Tract 36590*, September 2013

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs such as the use of gravel bags and sediment filters during construction activity will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"

Findings of Fact:

a) The site is located in an area of Moderate to High Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Meridian Consultants, *Technical Air Quality & Greenhouse Gas Emission Report for the Vista Soleada Specific Plan*, January 2014

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO<sub>2e</sub>) for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. The use of two air quality emission model runs comparing 2011 levels and project buildout levels, which results in a 25 percent reduction of GHG emissions from the 2011 model run, is discussed in the *Technical Air Quality & Greenhouse Gas Emission Report for Vista Soleada*. Table 3, Comparison of Operational Greenhouse Gas Emissions, summarizes the 2011 construction and operational sources and proposed project construction and operational sources. Both the 2011 and project GHG emissions will exceed the screening threshold but the proposed project construction and operational sources are 25% less than the 2011 construction and operational sources because the proposed project incorporated water conservation measures and energy conservation measures into the design as required by 2013 CALGREEN requirements pursuant to the CBC. CBC requirements are applicable to all development in the state and are therefore not considered mitigation pursuant to CEQA. Because the project results in greater than 25 percent reduction in GHG emissions with respect to the 2011 GHG emissions, impacts will be less than significant.

**Table 3  
Comparison of Operational Greenhouse Gas Emissions**

2011 GHG Emissions Source	2011 Emissions (MTCO <sub>2e</sub> /year)	Proposed Project GHG Emissions Source	Proposed Project Emissions (MTCO <sub>2e</sub> /year)
Construction	90.0	Construction	74.3
Operational Sources	4,700.5	Operational Sources	3,777.9
Subtotal	4,790.5	Subtotal	3,814.7
<b>Annual Difference (reduction)</b>			<b>975.9 (25.6%)</b>

b) Because the project will reduce GHG emissions from 2011 levels by 25 percent, the project will assist the County in reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013; Shaw Environmental, Inc., Phase I Environmental Site Assessment, March 2012; Earth Systems Southwest, Phase I Environmental Site Assessment Update, May 2014

Findings of Fact:

a) The proposed residential and commercial project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes from construction activity will be less than significant.

b) The project will not 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 because residential uses do not engage in activities with risk of upset. If any accidents occur during construction activity that will create a significant hazard to the public or the environment like oil spills, all standard hazardous remediation and removal procedures shall be implemented.

A Phase I Environmental Site Assessment (ESA) was conducted in March 2012 and the report determined that there was evidence of a recognized environmental condition (REC) in the form of pesticides and fertilizers. A Phase I (ESA) Update was conducted in May 2014 concluded that there are no new RECs on site other than the ones discussed in the previous impact. Prior to the issuance of a grading permit, a Phase II ESA report shall be submitted to the Riverside County Department of Environmental Health, Environmental Cleanup Program (RCDEH-ECP) for review and approval. (COA.60 E Health 1). The Phase II ESA will identify the exact extent of agricultural contamination and provide adequate methods for remediation. Impacts will be less than significant with mitigation incorporated. While no impacts are anticipated due to contaminated soils from prior agricultural uses, if any contaminated soils are located during the course of construction for the proposed project, all standard hazardous remediation and removal procedures shall be implemented.

c) The project includes adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. In addition, construction impacts are not anticipated to cause significant impacts to emergency access or routes of travel during construction or operations of the proposed project. No impacts will occur.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed project is not located within one quarter mile of an existing or proposed school. The nearest schools to the project site are Westside Elementary, located at 82225 Airport Boulevard in Thermal, approximately 2.25 miles north, and Coachella Valley High School, located at 83800 Airport Boulevard in Thermal, approximately 2.75 miles northeast of the project site. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Diesel particulate matter will be emitted during construction but based on distance from any sensitive receptors, no significant impacts will be anticipated. No impact will occur.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

**Mitigation:** Prior to the issuance of grading permits, a Phase II Environmental Site Assessment report shall be submitted to the RCDEH-ECP for review and approval (COA 60.E Health 1).

**Monitoring:** Riverside County Department of Environmental Health

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area"; GIS database

a) The project site is not located within the vicinity of any public or private airport. The closest airport to the project site is the Thermal Airport, approximately 3.5 miles to the northeast. According to the Area Plan, the proposed project is located outside of the airport influence policy area. Therefore, the project could not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. No impact will occur.

c) The project is not located within an airport land use plan and will not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and will 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
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. 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, Eastern Coachella Valley Area Plan, Figure 13 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the Area Plan, the proposed project site is located in an area designated as low for wildfire susceptibility. The proposed project will not 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. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** MSA Consulting, Inc., Project Specific Preliminary Water Quality Management Plan, June 2014; Riverside County General Plan, Eastern Coachella Valley Area Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

**Findings of Fact:**

- a) The project site is generally flat and post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite through stormwater BMPs. Therefore, the project shall 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 impact is considered less than significant.
- b) The construction of the project will implement BMP measures to reduce off-site water quality issues by including non-structural, structural, and treatment BMPs to minimize the potential for contaminated stormwater discharges and the potential for downstream pollutant loading. The project includes an on-site stormwater drainage system with drainage swales and retention basins, designed in accordance with the NPDES program, as demonstrated in the project Preliminary Water Quality Management Plan (WQMP). The retention basins will conform to the MS4 Whitewater River Watershed Municipal Stormwater Program. Impacts will be less than significant.
- c) The project site is located within a groundwater recharge area where groundwater levels are currently rising. The project will result in less water demand than that required for existing farm operations. Therefore, the project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level. Impacts will be less than significant.
- d) The project has been designed to include a comprehensive drainage system that collects storm flows, retains the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.
- e) The project is located within a 100-year flood hazard area. The Coachella Valley Stormwater Channel intercepts and conveys surface water flows in the Lower Whitewater River Subbasin of the Whitewater River Watershed to the Salton Sea. This channel is designed to convey 100 year flood



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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event, in accordance with CBC, and the on-site storm drain system will convey these flows through the site. Impacts will be less than significant.

f) The project will be designed in accordance with the CBC to include building pad heights above the 100-year flood hazard area and will include an on-site storm drainage system that retains the post-development flow and discharges surface water at pre-development levels to protect on-site residences and downstream properties. Impacts will be less than significant.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. No impacts will occur.

h) The project will be designed to treat stormwater runoff via drainage swales and retention basins in accordance with the MS4 Whitewater River Watershed Municipal Stormwater Program. On-site drainage facilities will be managed by the Vista Soleada Homeowners Association to minimize vector population and/or odors. Impacts will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**26. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

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

Source: MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013; Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, east of the City of La Quinta and is currently being used for farming carrots. The construction of storm drain and/or other flood control devices are required by the Riverside County Flood Control and Water Conservation District. The project will not substantially alter the existing drainage pattern of the site or area, including



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 will result in flooding on- or off-site. Impacts will be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements as discussed in Section 25b. Impacts will be less than significant.

c) The project site is located in an unincorporated area of Riverside County, east of the City of La Quinta, within the Vista Santa Rosa Community. According to the General Plan, the closest dam to the project site is located in La Quinta. The General Plan also designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. No impact will occur.

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

**27. 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:** Riverside County General Plan, GIS database, Project Application Materials, Environmental Assessment No. 38875

**Findings of Fact:**

**Source:** Riverside County General Plan, Eastern Coachella Valley Area Plan, Vista Santa Rosa Community; Riverside County Land Information System; City of La Quinta General Plan, Exhibit II-1, "Land Use"

**Findings of Fact:**

a) The project is located in an unincorporated area of Riverside County, immediately east of the City of La Quinta, within the Vista Santa Rosa Policy Area and within the City of La Quinta Sphere of Influence. The project site is designated as Agriculture with a Community Development Overlay (CDO), which will allow for an overall density range of 1-3 dwelling units per acre for residential development and 0.20-0.35 FAR for commercial development. The CDO will allow changes from the Agricultural land use to the Residential and Commercial land uses. Implementation of the project will require a General Plan Amendment to change the land use designation from Agriculture to Community Development: Medium Density Residential and Commercial Retail. The project will provide a residential density of 2.8 dwelling units per acre, provide 1.8 acres of commercial retail, provide 29.9 acres of open space (approximately 37 percent of the site), and conform to the policies in the Vista Santa Rosa Land Use Concept Plan. Therefore the project will not result in a substantial alternation to the present land use of the area and impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to the Riverside County Land Information System and the City of La Quinta General Plan, the project site is located within the City of La Quinta Sphere of Influence. The City of La Quinta designates the project site as low density residential, which is appropriate for single family residential development and allowing for up to 4 dwelling units per square acres (du/ac). Residential density within the project will average 2.8 du/ac, consisting 211 Citrus Orchard Villa residential lots ranging from 4,000 to 6,000 sq. ft. in the middle of the site and 19 Date Palm Orchard Estate residential lots ranging in size from 0.75 to 1 acre in size on the edges of the site on Avenue 60, along the eastern perimeter, and Avenue 61. The smaller lots abut similar sized residential lots along the western boundary, transitioning to larger estate lots, then to the date palm buffer on the northern, southern, and eastern edges. The project will also be located west of an approved residential subdivision project which will construct 133 residential units. Therefore, project development will be in accordance with land use designations of the City of La Quinta and impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Land Use Element; Riverside County General Plan, Eastern Coachella Valley Area Plan; MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013

Findings of Fact:

a-b) The project is zoned Light Agriculture-10 Acre Minimum (A-1-10), which allows for one family dwelling unit, with a Community Development Overlay, which allows for the conversion of agricultural uses to residential uses. The proposed development will require a General Plan Amendment to change the current Agricultural land use to Community Development: Medium Density Residential and Commercial Retail. Surrounding land uses include agricultural uses to the north, east, and south and low density residential uses to the east. Therefore the proposed project is consistent and compatible with the site's proposed zoning; no impact will occur.

c) The project is currently zoned as Agriculture with a Community Development Overlay. With a General Plan Amendment to change the agriculture use to residential and commercial uses, the project proposes to build 230 dwelling units on low and medium sized lots and designate a rural market area on 1.8 acres of land in the northeastern corner of the project site. The project will provide



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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similar residential density to the approved project west of the site. The commercial retail area will be developed depending on market demand. Impacts will be less than significant.

d) The project is consistent with the Riverside County General Plan and Vista Santa Rosa Land Use Conceptual Plan. The project will have no impact.

e) The project is surrounded by agricultural to the north, east, and south and low density residential to the west. Therefore the project will not disrupt or divide any existing community and no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

29. Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach 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. Therefore, the project will not result in the permanent loss of significant mineral resources.

b) 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. 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. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

**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

**30. 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, Eastern Coachella Valley Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area"

**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 will expose people residing on the project site to excessive noise levels. The closest airport is Thermal Airport, located four miles east of the project site. No impact will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**31. Railroad Noise**

NA     A     B     C     D                                                                                        

Source: Riverside County General Plan, Eastern Coachella Valley Area Plan, Local Circulation Policies, "Rail"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** There are no railroad tracks in the vicinity of this project site. The closest railroad tracks are located six miles east of the project site. The project has no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

**Source:** Riverside County General Plan, Circulation Element

**Findings of Fact:** The project is not directly adjacent to any Highway. The closest highway is State Route 86 which is approximately 5.9 miles east of the project site. There will be no significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

**Source:** Project Application Materials

**Findings of Fact:** No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. There will be no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**34. 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** Meridian Consultants, LLC, *Technical Noise Report for the Vista Soleada Specific Plan*, May 2014; County of Riverside, Department of Environmental Health, *Noise Clearance for Technical Noise Report for the Vista Soleada Specific Plan*, May 28, 2014

**Findings of Fact:**

a) The existing noise environment for the roadways in the project area was modeled in the Technical Noise Report to determine if noise levels are acceptable in the project vicinity. The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas between 65 and 75 dBA CNEL and are conditionally acceptable in areas between 65 and 70 dBA CNEL. Recreational land uses, such as open space areas with horseback riding trails, are generally acceptable in areas up to 65 dBA CNEL and generally unacceptable in areas between 65 and 70 dBA CNEL. The results of the noise modeling shows existing roadway noise levels range from a low 46.1 to a high of 67.2 dBA CNEL at 75 feet from the roadway centerline. Existing ambient noise levels were measured at five off-site locations and one on-site location and noise measurements ranged from 48.0 dBA to 66.8 dBA. Vehicle noise can potentially affect the project site, as well as land uses located along the studied roadway system. According to the Technical Noise Report for the Vista Soleada Specific Plan, the existing with project roadway noise levels indicate there is no significant change in CNEL that will occur from project traffic along the majority of the roadway locations. Roadway noise changes due to the proposed project range from no change to 8.0 dBA which does not pose significant impacts. Noise analysis from the proposed rural market was not analyzed due to the provision that the commercial development will be built depending on market demand. An owner/operator is required to purchase the land with a site specific development proposal. Until that occurs, the parcel will be planted with date palm and be a part of the perimeter date grove buffer so the parcel will not generate any noise at the current state. Impacts will be less than significant.

Future residents located on the project site, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area from people living on the premises and utilizing the on-site amenities including common open space and trail areas. Potential residential-type noise sources include people talking, doors slamming, stereos, and other noises associated with human activity. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. Noise levels for residential areas are typically between 48 to 52 dBA CNEL. Therefore impacts to ambient noise levels will be less than significant.

b) The construction period for the project is anticipated to consist of several phases and will last approximately 60 months. Phase I will involve the excavation of earth materials and replacement with properly compacting fill materials. Grading activities will involve the use of standard earth moving equipment, such as drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which will be stored on site during construction to minimize disruption of the surrounding land uses. Phase II will consist of construction of the residential buildings and will involve finishing of the structures. Above-grade construction activities will involve the use of standard construction equipment, such as hoists, cranes, mixer trucks, concrete pumps, laser screeds, and other related equipment.

Equipment used during the construction phases will generate both steady state and episodic noise that will be heard both on and off the project site. Noise levels generated during construction will



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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primarily affect the residential land uses adjacent to the project site to the south. In addition, daily transportation of construction workers and the hauling of materials both on and off the project site are expected to cause increases in noise levels along study area roadways, although noise levels for such trips will be less than peak hour noise levels. Table 4, Typical Maximum Noise Levels for Construction Phases, summarizes the maximum noise levels associated with the construction phases. The project will adhere to all County noise standards and implement several mitigation measures to alleviate construction noise. Mitigation Measures 25a through 25k have been incorporated pursuant to the recommendations of the project noise impact analysis and County of Riverside Department of Environmental Health noise clearance. These measures include construction activity restrictions and best management practices to minimize daily, temporary noise impacts. Impacts will be considered less than significant with mitigation incorporated.

**Table 4  
Typical Maximum Noise Levels for Construction Phases**

Construction Phases	Approximate Leq dBA Without Noise Attenuation			
	25 Feet	50 Feet	100 Feet	200 Feet
Clearing	90	84	78	72
Excavation	94	88	82	78
Foundation/Conditioning	94	88	82	78
Laying Subbase, Paving	85	79	73	67

Source: US Department of Transportation, Construction Noise Handbook, 2006

c) Future residents located on the project site, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area from people living on the premises and utilizing the on-site amenities. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. The noise generated by the project's residential land uses will not exceed the City of La Quinta or County of Riverside's compatibility thresholds and is considered less than significant.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. Impacts will be less than significant.

**Mitigation:** 25a. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, 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 building official.

25b. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

25c. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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25d. Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise blankets stationary construction noise sources.

25e. Use electric air compressors and similar power tools rather than diesel equipment, where feasible.

25f. Turn off construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, when not in use for more than 30 minutes.

25g. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

25h. Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

25i. Construction staging areas along with the operation of earth-moving equipment within the project area shall be located as far away from vibration- and noise-sensitive sites as possible.

25j. The exterior noise standard shall apply to an outdoor location on each residential lot that is adjacent to the residential structure and encompass a minimum of 600 square feet. The applicable location shall be at rear of the infrastructure.

25k. Provide "windows closed" condition requiring mechanical ventilation per the 2012 California Building Code requirements in Section 1203 Ventilation for residential units along 60<sup>th</sup> Avenue and 61<sup>st</sup> Avenue.

**Monitoring:** Department of Building and Safety, Code Enforcement

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Housing Element

Findings of Fact:

a) The project site is currently used for farming and does not contain existing housing. The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project is currently used as agricultural land. No impact will occur.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e-f) The project will generate approximately 736 residents within the unincorporated portion of the Coachella Valley. According to the growth forecasts from Southern California Association of Governments (SCAG), a population of 349,100 was recorded in 2008 and an anticipated population of 471,500 is projected for 2020 in unincorporated areas of Riverside County. This total is within the growth projections and impacts will be 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:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Thermal Fire Station, located 4.8 miles east of the project site.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 will 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.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**37. Sheriff Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County Sheriff's Department, Thermal Sheriff's Station

**Findings of Fact:**

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will 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 will 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.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**38. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Coachella Valley Unified School District

**Findings of Fact:** The project site is located within the Coachella Valley Unified School District (CVUSD). The nearest schools to the project site are Westside Elementary, located at 82225 Airport Boulevard in Thermal, approximately 2.25 miles to the north, and the Coachella Valley High School, located at 83800 Airport Boulevard, approximately 2.75 miles northeast of the project site. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

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

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The closest library to the project site is the Coachella Valley Branch Library, located at 1538 7<sup>th</sup> Street in the City of Coachella, approximately 5.6 miles to the northeast of the site. 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.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

Findings of Fact:

The project site is located within an area served by the County Health Centers. The closest health center to the project site is Eisenhower Health Center, located at 45280 Steeley Drive in the City of La Quinta, approximately 8.5 miles northwest of the site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

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

Source: MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013; Riverside County Parks Lake Cahuilla County Park

Findings of Fact:

a) The project will include the construction of 230 residential units within the project site. The project will also include six pocket parks within the interior of the project site and an Equestrian Way Station located at the northeast corner. The nearest public park to the project site is Lake Cahuilla County Park, located at 58075 Jefferson Street (in La Quinta), approximately 3.5 miles northwest. Project implementation will not require the construction or expansion of recreational facilities that can cause adverse physical effects on the environment. No impact will occur.

b) The project will include six pocket parks and an Equestrian Way Station that will be open to residents and guests. 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. The project will have no impact.

c) The project is located within the Desert Recreation District which requires all residential projects to pay park and recreation fees to mitigate impacts on existing neighborhood and regional parks. This is a standard condition of approval and is not considered mitigation under CEQA. Payment of park fees will result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013

Findings of Fact: According to the Area Plan, the project is located adjacent to a Class I Bike Path/Regional Trail along Avenue 60. The project will provide a 12-foot wide public equestrian multi-use trail along Avenue 60 to connect to the proposed regional trail system. The equestrian trail will also connect Avenue 60 along the eastern perimeter south to Avenue 61 and along the southern project boundary. No impacts will occur.

Mitigation: No mitigation measures are required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Urban Crossroads, *Vista Soleada (TTM 36590) Traffic Impact Analysis*, December 2013

**Findings of Fact:**

a) Nine intersections were analyzed in the Traffic Impact Analysis, including the two project entrance streets. The existing seven intersections operate at a level of service (LOS) A under Existing Conditions. The project will generate 2,197 weekday daily trips with 175 trips in the AM Peak Hour and 232 trips in the PM Peak Hour. The nine intersections analyzed in the Traffic Impact Analysis will experience a slight increase in the delay at each intersection but will still remain at a LOS A. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Trip generation from the proposed rural

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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market was not analyzed in the Traffic Impact Report due to the provision that the commercial development will be built depending on market demand. An owner/operator is required to purchase the land with a site specific development proposal. Until that occurs, the parcel will be planted with date palm and be a part of the perimeter date grove buffer so the parcel will not generate any trips at the current state. According to the Institution of Transportation Engineers (ITE) Trip Generation Manual, 9<sup>th</sup> Edition, the rural market falls under the "Specialty Retail Center (Code 826)" which has a daily trip generation of 44.32 trips per 1,000 square feet and the Riverside County land use standards indicate commercial retail land use allows for 0.20 to 0.35 FAR. Based on the ITE trip generation rate and Riverside County land use density, the proposed rural market can generate 946 daily trips. The predicted rural market trip generation will not create a substantial increase in traffic in the project area. Additional analysis may be required upon proposal and construction of the rural market. Impacts will remain less than significant.

b) As discussed in 43a, the project will not result in an increase of traffic during peak-hours. The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will provide two gated entrances, roundabouts, and hammerhead intersections to minimize potential hazards as a result of the project design features. The internal circulation system will be designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. No impact will occur.

g) The project will incorporate traffic control measures as a design feature which will minimize construction conflicts on Avenue 60, Avenue 61, and Jackson Street. Impacts will be less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. Internal streets constructed for the project will connect to existing streets surrounding the project site. Impacts will be less than significant.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will provide adequate internal pathways and connections to regional bike paths and trails. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 9 "Trails and Bikeways System"

**Findings of Fact:**

According to the General Plan, a Class I Bike Path/Regional Trail is designated along Avenue 60 on the southern edge of the project site. The project will provide a 12-foot wide public equestrian multi-use trail along Avenue 60 to connect to the proposed regional trail system. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. 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:** Riverside County Land Information System; Coachella Valley Water District, 2010 Urban Water Management Plan, Table 3-10 and Table 3-19

**Findings of Fact:**

a) The project site is currently used as farmland and is served by the Coachella Valley Water District (CVWD). The project will not require construction of new water treatment facilities or expansion of existing facilities. Any construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards.

b) Existing water use at the site totals 501.6 acre-feet per year with up to three crops. According to the CVWD 2010 Urban Water Management Plan (UWMP), average single family water demand is 448 gallons of potable water per day. The project will demand 115.4 acre-feet of potable water per year, which is a reduction of 386.2 acre-feet of potable water per year for the project area. In addition, the Vista Soleada Specific Plan emphasizes that the amount of turf and other high water usage materials will be kept to a minimum for water conservation and east of maintenance purposes. The reduction in water use on the site and surplus of water supplies will result in sufficient water supplies available to serve the project from existing entitlements and resources and will not require new or expanded entitlements. Impacts will be less than significant impact.

**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
<b>46. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Coachella Valley Water District, 2010 Urban Water Management Plan; MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013

Findings of Fact:

a) The proposed project will be fully served from public water and sewer systems managed by the Coachella Valley Water District (CVWD). The project proposes a system of 8-inch sewer mains within interior private streets to serve the community. This interior system will connect at the southern end of the project to an existing 10-inch sewer main extending east in Avenue 61, transitioning to a 15-inch main extending south to Jackson Street. The project will not require or result in construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which could cause significant environment effects.

b) Sewage is treated at Water Reclamation Plant #4 located at Avenue 62 and Filmore Street. The annual average flow to this facility is 4.75 million gallons per day (mgd) with a maximum capacity of 9.9 mgd. The project will generate 448 gallons per day (gpd), or 0.004 mgd, of wastewater. Project development will not require the construction or expansion of additional water treatment facilities. The plant is currently undergoing a planned renovation to enhance its ability to treat recycled water. No capacity issues are anticipated either now or in the future. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>47. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Oasis Sanitary Landfill, which accepts up to 400 tons per day of solid waste and is anticipated to close in 2055. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The project will generate 1.67 tons per day, which is within the permitted maximum tonnage allowed at Oasis Sanitary Landfill. The project site is relatively flat and currently vacant therefore construction of the project will generate minimal amounts of waste. Impacts will be less than significant.

b) The proposed development will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**48. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan

**Findings of Fact:**

a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is currently available within the area and will be connected to the project site. The project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site. Additional details regarding storm water drainage are discussed in Section 25. Impacts will be less than significant.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

**Source:**

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

**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
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**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, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, implementation of the proposed project will not substantially 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. Impacts will be less than significant.

51. 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 past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

52. 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: As discussed in this Environmental Assessment, the proposed project will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

**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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

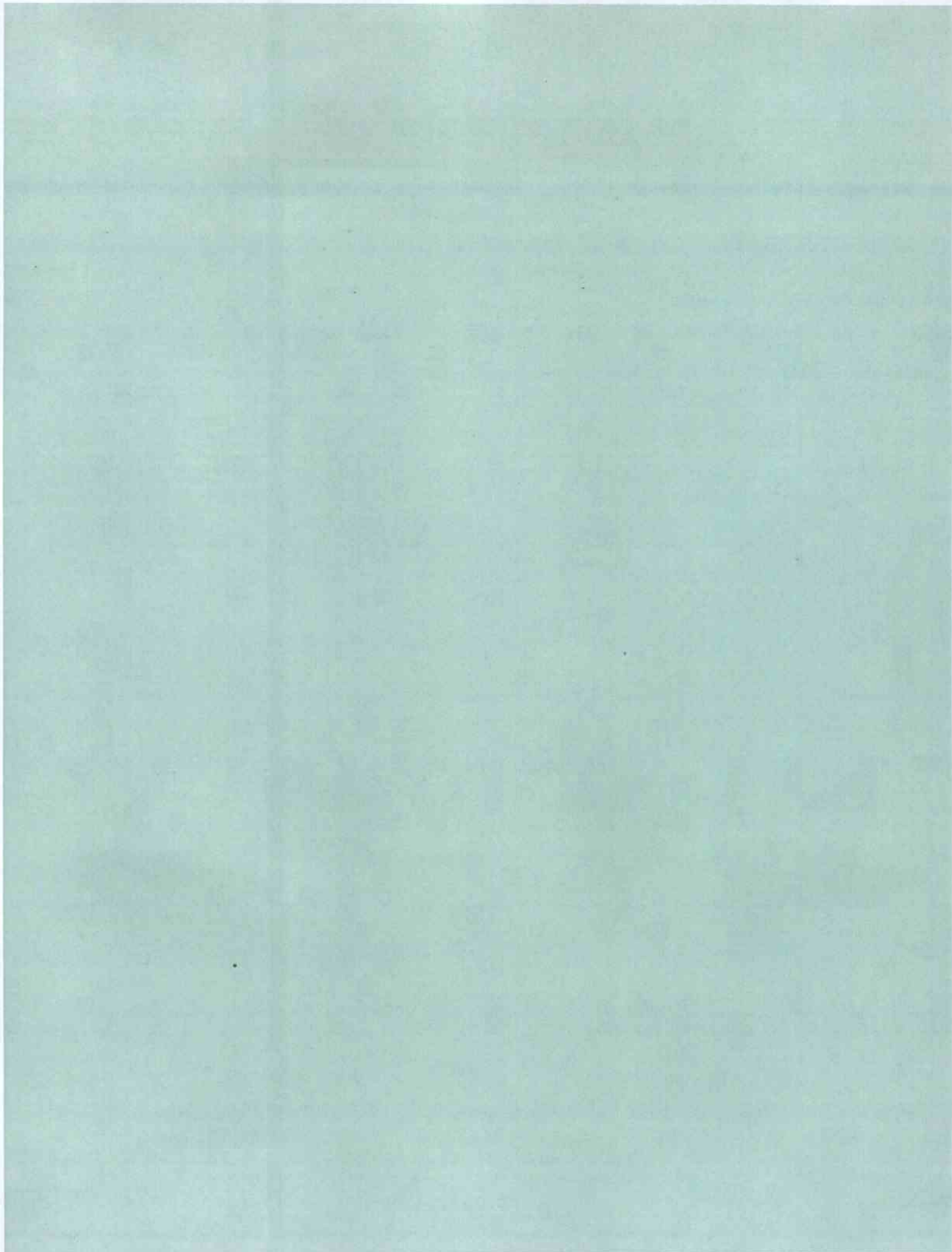
Earlier Analyses Used, if any: Riverside County General Plan and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review: 4080 Lemon Street

County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

File: EA.PP10130R3

Revised: 4/27/2015 9:41 AM





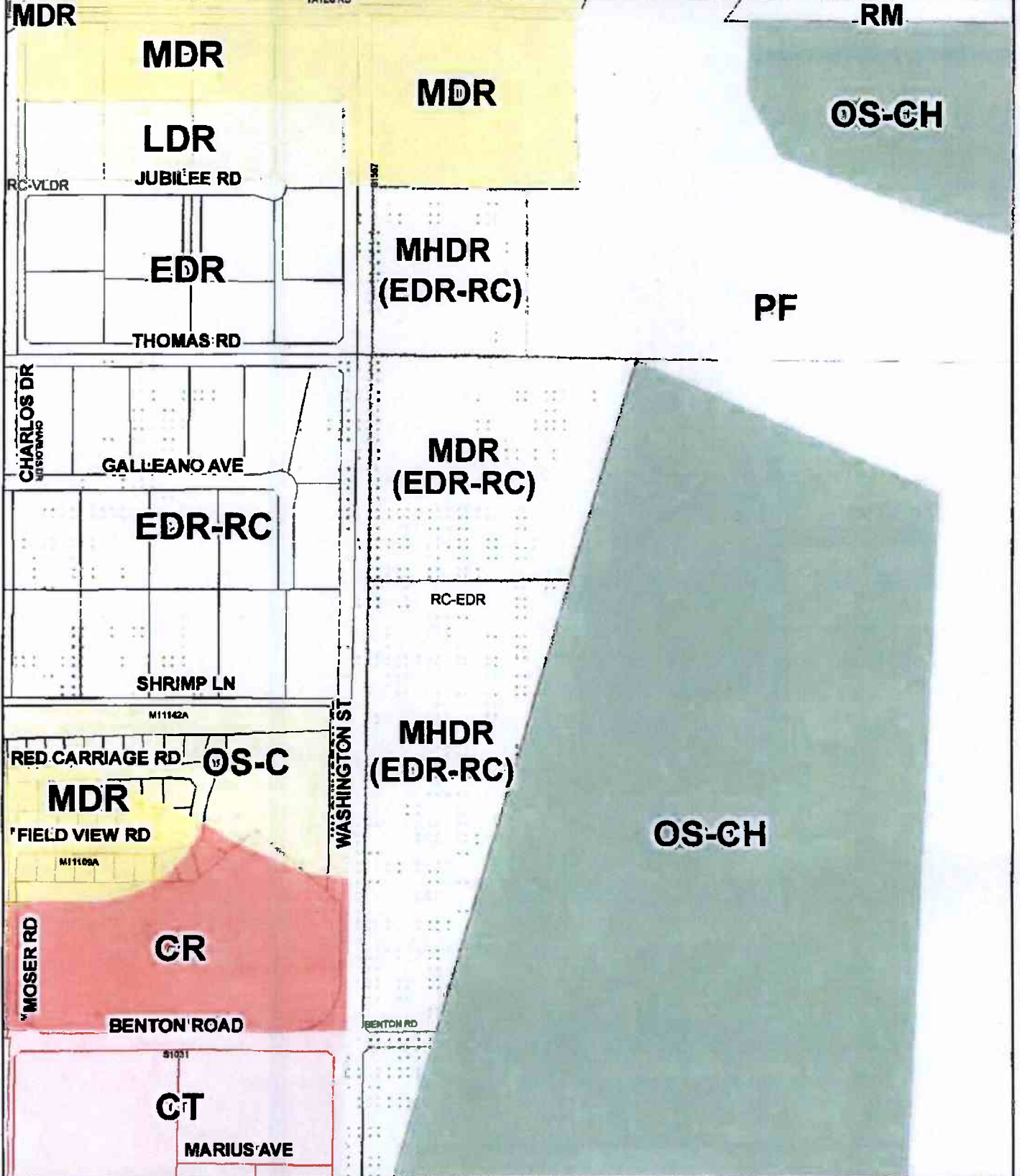
# RIVERSIDE COUNTY PLANNING DEPARTMENT GPA00954

N



Supervisor Stone  
District 3

## Staff Recommended General Plan



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, 8tythe)  
Printed by mstrails on 8/27/2014



The County of Riverside assumes no warranty or liability for the information contained on this map. Use and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be consulted for the most current information. Do not draw or make any map.



Supervisor Stone  
District 3



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
 Printed by metrafile on 6/12/2014

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other agencies should be queried for the most current information. Do not rely on small scale maps.



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41782

**Project Case Type (s) and Number(s):** General Plan Amendment No. 954 and Change of Zone No. 7739

**Lead Agency Name:** County of Riverside Planning Department

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

**Contact Person:** Matt Straite or [mstraite@rctlma.org](mailto:mstraite@rctlma.org)

**Telephone Number:** 951.955.8631

**Applicant's/ Engineer's Name:** MDMG Inc.

**Applicant's/ Engineer's Address:** 41635 Enterprise Circle North, Suite B, Temecula, CA 92590

### I. PROJECT INFORMATION

#### A. Project Description:

*Note: All referenced figures are located at the end of this Environmental Assessment Form: Initial Study, not immediately following their reference in the text.*

The project proponent has submitted applications to the County of Riverside for a General Plan Amendment - General Plan Amendment No. 00954 (GPA 954) and a Change of Zone - Change of Zone No. 07739 (CZ 7739). These applications; are hereafter referred to as the "Project."

The Project is located on the east side of Washington Street, northeasterly of the intersection of Benton Road and Washington Street. Reference Appendix A, Figure 1, *Vicinity Map*. The Project is comprised of 3 parcels, which total approximately 53.94 acres (gross). Of this, 43.91 acres (2 parcels) are located south of Thompson Road and 10.03 acres are located north of Thompson Road, northeasterly of the intersection of Washington Street and Thompson Road. The parcels sizes, in gross acreage are, from south to north, by Assessor's Parcel Number (APN):

- APN 964-030-008: 23.86 gross acres
- APN 964-030-007: 20.04 gross acres
- APN 472-210-003: 10.03 gross acres

The focus of this Environmental Assessment (EA) will be on the physical changes to the environment that can be anticipated from the implementation of GPA 954 and CZ 7739. In all of the issue areas that will be analyzed in this EA, no physical changes would occur from GPA 954 and CZ 7739. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site specific impacts.

The Project components are discussed in greater detail, below.

#### **General Plan Amendment No. 00954**

General Plan Amendment No. 00954 (GPA 954) proposes to amend the County of Riverside General Plan (RCIP) General Plan Foundation Component of the Project site from Rural Community, to Community Development. The southerly most parcel is currently designated Estate Density Residential (RC-EDR), 2 acre minimum lot size and is proposed to be changed to Medium High Density Residential (MHDR), 5-8 du/acre. The parcel located at the southeastern



corner of Washington Street and Thompson Road is currently designated Estate Density Residential (RC-EDR), 2 acre minimum lot size and is proposed to be changed to Medium Density Residential (MDR), 2-5 du/acre, and the parcel located at the northeastern corner of is currently designated Estate Density Residential (RC-EDR), 2 acre minimum lot size and is proposed to be changed to Medium High Density Residential (MDR), 5-8 du/acre. Please reference Appendix A, Figure 2, GPA 954.

With the approval of the above referenced GPA 945 (and CZ7739, discussed below), approximately 268 single-family residential units could be developed on the Project site. The approximate number of overall units was based on the mid-range of the MDR (2-5 d.u./acre = 3.5 d.u./acre) and MHDR (5-8 d.u./acre = 6.5 d.u./acre). The following are the calculations:

- MDR: 27.85 acres x 3.5 d.u./acre = 98 units
- MHDR: 26.09 acres x 6.5 d.u./acre = 170 units

On March 2, 2010, the Board of Supervisors (Board) adopted an order initiating proceedings for GPA 954 (GPIP), which encompassed the Project area. The request was to amend the General Plan Foundation Component of the Project site from Rural Community to Community Development and to amend the land use designation of the Project site from Estate Density Residential (RC-EDR), 2-acre minimum lot size, within the Highway 79 Policy Area to Medium Density Residential (CD-MDR), 2-5 d.u./acre; High Density Residential (CD-HDR), 8-14 d.u./acre; and Commercial Retail (CD-CR), 0.20-0.35 Floor Area Ratio for APN's 472-210-003, 964-030-007, and 964-030-008. The proposed Project is not consistent with the GPIP. However, the proposed development is less intensive than that approved under the GPIP. It should be noted that the adoption of the order initiating proceedings by the Board does not imply that any amendments will be approved.

**Change of Zone No. 007739 (CZ 7739)**

Change of Zone No. 007739 (CZ 7739) proposes to change the zoning for the Project site from Light Agriculture – 5-acre Minimum (A-1-5) to Planned Residential (R-4).

Please reference Appendix A, Figure 3, CZ7739.

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

**C. Total Project Area:** 53.94 acres

<b>Residential Acres:</b> 53.94	<b>Lots:</b> TBD	<b>Units:</b> TBD	<b>Projected No. of Residents:</b> TBD
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 472-210-003, 964-030-007, and 964-030-008.

**E. Street References:** Northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area (Dam and water body).

**F. Section, Township & Range Description or reference/attach a Legal Description:** Section 34 South West, Township 6 South, Range 2 West and Section 3, Township 7 South Range 2 West.

**G. Brief description of the existing environmental setting of the project site and its surroundings:**

The Project site consists of vacant dry farmland and one modular home with out-buildings. See *Appendix B*, Site Photos. The following are the surrounding uses:

- North: Vacant, Single-Family Residential
- South: Vacant, Metropolitan Water District (MWD) Robert A. Skinner Filtration Plant
- East: MWD Lake Skinner
- West: Single-Family Residential/Commercial/Park/Vacant/Future High School Site

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the provisions of the Land Use Element.
2. **Circulation:** The project is consistent with the Highway 79 policy area provisions (through mitigation), and all other policies of the Circulation Element.
3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.

B. **General Plan Area Plan(s):** Southwest Area Plan (SWAP)

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

D. **Land Use Designation(s):** Rural Community; Estate Density Residential (RC:EDR).

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

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

### G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan to the north, south, east and west.

2. **Foundation Component(s):**

- North: Community Development.
- South: Open Space and Rural Community
- East: Open Space and Community Development.
- West: Rural Community, Conservation, and Community Development.

3. **Land Use Designation(s):**

- North: Medium Density Residential, and Public Facilities.

- South: Open Space - Conservation Habitat, Commercial Tourist, and Estate Density Residential
- East: Public Facilities.
- West: Commercial Retail, Open Space - Conservation, and Estate Density Residential.

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

5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east, and 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:** Light Agricultural – 5-Acre Minimum (A-1-5).

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

**K. Adjacent and Surrounding Zoning:**

- North: One Family Dwelling (R-1), and Rural Residential (RR).
- South: Residential Agricultural - 2½-Acre Minimum (R-A-2½), and Rural Residential (RR).
- East: Rural Residential (RR).
- West: Specific Plan (SP) and Mobile Home Subdivision - 2½ Acre Minimum (R-T-R-2½).

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**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

Date

Matt Straite

For Juan C. Perez, Interim 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 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Southwest Area Plan (SWAP), Figure 9, *Scenic Highways*.

Findings of Fact:

a-b) The Project site is located in the Southwest Area Plan (SWAP). According to the SWAP, three (3) highways have been nominated for Scenic Highway status:

- Interstate 215 (I-215) and State Route 79 South (SR79S) are Eligible Scenic Highways; and
- Interstate 15 (I-15) is designated as an Eligible State Scenic Highway (COR GP SAP, p. 47).

The Project site is located approximately 5.5 miles from I-215, 8.5 miles from I-15, and 8 miles from SR79S, at its closest point.

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources, which would include having a substantial effect upon a scenic highway corridor within which it is located; or, substantially damaging 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. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.



For the aesthetic consistency of the future residential components of development, applicable design guidelines for the Project site shall include:

- Countywide Design Guidelines; and
- Landscape Review Guidelines.

Policies for the protection of scenic resources and character of the community are contained in the SWAP. Nighttime light pollution is also addressed under County Ordinance No. 655 ("Regulating Light Pollution").

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

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

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Sources: Riverside County Land Information System (RCLIS), Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan Figure 6, *Palomar Nighttime Lighting Policy*.

Findings of Fact:

- a) The proposed Project is located within Zone B of the Palomar Nighttime Lighting Policy Area according to Figure 6, *Palomar Nighttime Lighting Policy*, in the Southwest Area Plan section of the General Plan. The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the proposed Project to interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since the Project site is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory, and the potential location of any off-site improvements are also within this range, all future development, consistent with GPA 954 and CZ 7739, must comply with the mandatory requirements of Riverside County Ordinance No. 655. The provisions of Ordinance No. 655 include, but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**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?



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: On-site Inspection, Project Application Description.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area for any impacts; or, expose residential property to unacceptable light levels. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

As stated above in V.2 (Mt. Palomar Observatory), any future development, consistent with GPA 954 and CZ 7739, will be required to adhere to the requirements of Riverside County Ordinance No. 655 which regulate light pollution in relation to the Mt. Palomar Observatory.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project

<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure OS-2, *Agricultural Resources*, RCLIS, and Project Application Materials.

Findings of Fact:

a) The proposed Project is located within an area of designated "local importance" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and/or CZ 7739, would 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. No impacts are anticipated. No mitigation is required.

b) There are no Williamson Act contracts on the Project site, and while the zoning on the property is Agricultural, the General Plan designations are not. GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and CZ 7739, would conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. No impacts are anticipated. No mitigation is required.

c-d) The property surrounding the site is not agriculturally zoned. The surrounding zoning is as follows:

- North: One Family Dwelling (R-1), Rural Residential (RR), and Specific Plan (SP).
- South: Residential Agricultural - 2½-Acre Minimum (R-A-2½), Rural Residential (RR), and Specific Plan (SP).
- East: Rural Residential (RR).
- West: Specific Plan (SP) and Mobile Home Subdivision - 2½ Acre Minimum (R-T-R-2½).

GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and CZ 7739, will cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5. Forest</b>				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure OS-3, *Parks, Forests and Recreation Areas*, and Project Application Materials.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a-c) The County has no forest land zoning, nor is the property forested. GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and CZ 7739, will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)); result in the loss of forest land or conversion of forest land to non-forest use; or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impacts are anticipated. No mitigation is required.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

**Source:** SCAQMD CEQA Air Quality Handbook.

**Findings of Fact:**

a-f) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential to conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; 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); expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions; involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter; or, create objectionable



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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odors affecting a substantial number of people. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

The proposed Project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) adopted its most recent Air Quality Management Plan (AQMP) on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of the adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the AQMP. The proposed Project, as implemented, is will result in a change to the General Plan, which could result in potential inconsistencies with AQMP.

In general, the 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 Project, would cumulatively contribute to these pollutant violations.

The General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight (8) separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the 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). Subsequent development would impact air quality in the short-term, during construction, and in the long-term, though operation and vehicle emissions.

The County imposes standard conditions on grading operations to control fugitive dust. All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan shall be required at the time a grading permit is issued.

In addition, the proposed Project will be required to comply with SCAQMD's Rule 403. Rule 403 minimum requirements require that the application of the best available dust control measures are used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes.

These are considered standard conditions, and are not considered unique mitigation under CEQA.

The proposed Project will impact air quality resources during construction and through increased automobile emissions. As stated in Section 43 (Circulation) of Transportation/Traffic of this Environmental Assessment, the proposed Project will need to adhere to the Highway 79 Policy Area requirements, as amended, or not.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 regular 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 uses include vacant, residential uses, park and open space. The residential uses are considered sensitive receptors; however, due to the nature of the this subsequent development, substantial point source emissions will not be generated.

Subsequent residential development will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

Heavy-duty equipment used during construction of subsequent development will emit odors; however, the construction activity would cease to occur after individual construction is completed.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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



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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?

Sources: RCLIS, RCIP - Conservation Summary Report Generator, On-site Inspection, and *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Change of Zone 7739 HANS 2055 APN 472-210-003*, prepared by Principe and Associates, dated June 17, 2011 (Appendix C).

Findings of Fact:

a-g) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan; 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); 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; interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; 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; 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; or, conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts are anticipated. No mitigation is required.

HANS Case No. 02055 was completed on APN 472-210-003 in 2011. No portion of this parcel was required to be preserved under the MSHCP.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.



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The following information was obtained for the Project, from the RCIP Conservation Summary Report Generator, located at the following link:

[http://www.rctlma.org/online/content/rcip\\_report\\_generator.aspx](http://www.rctlma.org/online/content/rcip_report_generator.aspx)

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
472210003	5567	T	9.07	Southwest Area	SU4 - Cactus Valley/SWRC-MSR/Johnson Ranch
964030007	Not A Part	Independent	18.13	Southwest Area	Not a Part
964030007	5567	T	0.08	Southwest Area	SU4 - Cactus Valley/SWRC-MSR/Johnson Ranch
964030008	Not A Part	Independent	21.68	Southwest Area	Not a Part

Habitat assessment shall be required for subsequent development, and should address at a minimum potential habitat for the following species:

APN	Amphibia Species	Burrowing Owl	Criteria Area Species	Mammalian Species	Narrow Endemic Plant Species	Special Linkage Area
472210003	NO	YES	YES	NO	YES	NO
964030007	NO	YES	YES	NO	YES	NO
964030008	NO	YES	NO	NO	YES	NO

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**CULTURAL RESOURCES** Would the project

**8. 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?

**Sources:** On-site Inspection, Project Application Materials, and, *A Phase I Cultural Resources Assessment of A Portion for General Plan Amendment 954, APN 964-030-007, 008*, prepared by Jean Keller, dated June, 2011 (Cultural Report) (Appendix C).

**Findings of Fact:**

a-b) According to the Cultural Report, submitted for the subject property (prepared in compliance with SB18), there are no historic sites on the property. No cultural resources of prehistoric (i.e. Native American) or historical origin were observed within the boundaries of the subject property during the field survey of the proposed Project site.

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to alter or destroy an historic site; or, cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**9. Archaeological Resources**

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

**Sources:** Project Application Materials, and *A Phase I Cultural Resources Assessment of A Portion for General Plan Amendment 954, APN 964-030-007, 008*, prepared by Jean Keller, dated June, 2011 (Appendix C) (Cultural Report).

**Findings of Fact:**

a-d) According to the Cultural Reports, submitted for the subject property (prepared in compliance with SB18), there are no historic sites on the property. No cultural resources of prehistoric (i.e. Native American) or historical origin were observed within the boundaries of the subject property during the field survey of the proposed Project site.

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to alter or destroy an archaeological site; cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5; disturb any human remains, including those interred outside of formal cemeteries; or, restrict existing religious or sacred uses within the potential impact area. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since Archaeological Resources are located sub-surface, and are not discovered until ground disturbing activities, the County requires standard conditions of approval to address inadvertent cultural resource, or human remains finds, that may be discovered on the proposed Project site.

Additionally, the Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

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

Monitoring: No monitoring is required.

**10. Paleontological Resources**

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

Source: RCLIS, Riverside County General Plan Figure OS-8, *Paleontological Sensitivity*.

Findings of Fact:

a) According to the General Plan the Project is in an area of undetermined paleontological sensitivity. The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since Paleontological Resources are located sub-surface and are not discovered until ground disturbing activities, the County requires standard conditions of approval to address inadvertent Project impacts that may, directly or indirectly, destroy a unique paleontological resource, or site, or unique geologic feature that may be found on the proposed Project site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project

**11. 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?

Sources: Riverside County General Plan Figure S-2, *Earthquake Fault Study Zones*, RCLIS, *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).