

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

137A

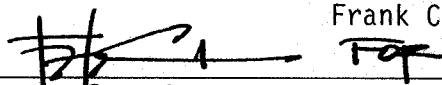


FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 21, 2012

SUBJECT: FAST TRACK CHANGE OF ZONE NO. 7785 / TENTATIVE PARCEL MAP NO. 36456 (FTA-2012-01) – Fourth/Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum) and Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street, and westerly of Grant Street – 25 Gross Acres – Zoning: Heavy Agriculture – 20 Acre Minimum (A-2-20) and Controlled Development Areas (W-2) – **REQUEST:** Change of Zone No. 7785 proposes to modify the zoning classification from Heavy Agriculture – 20 Acre Minimum (A-2-20) to Heavy Agriculture – 10 Acre Minimum (A-2-10) on an approximate 11.05 acre portion of a 25 gross acre site. Tentative Parcel Map No. 36456 (Schedule H) proposes to divide approximately 25 gross acres into two lots with Parcel 1 totaling 13.76 gross acres and Parcel 2 totaling 11.05 gross acres.

Departmental Concurrence

Frank Coyle for


Carolyn Syms Luna
Planning Director

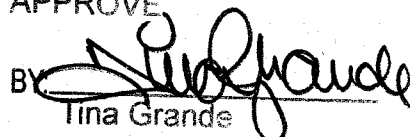
Initials CSL:jo
D.M.

(Continued on next page)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2013

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE
BY 
Tina Grande

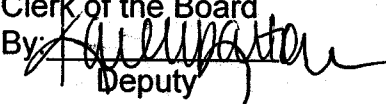
County Executive Office Signature

- Dep't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: December 18, 2012
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref. _____ **District:** 4/4 **Agenda Number:** _____

16.2

The Honorable Board of Supervisors

RE: FAST TRACK CHANGE OF ZONE NO. 7785 / TENTATIVE PARCEL MAP NO. 36456

November 21, 2012

Page 2 of 2

RECOMMENDED MOTION:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42520**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

ADOPT ORDINANCE NO. 348.4754 (CHANGE OF ZONE NO. 7785), from A-2-20 to A-2-10 on an approximate 11.05 acre portion of a 25 gross acre site in accordance with Exhibit 3, including final adoption of the zoning ordinance and map; and,

APPROVE TENTATIVE PARCEL MAP NO. 36456, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CHANGE OF ZONE AND TENTATIVE PARCEL MAP IN THE LOWER COACHELLA VALLEY ZONING DISTRICT – EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 18, 2012 at 11:00 a.m.** or as soon as possible thereafter, to consider the application submitted by Desert Alliance for Community Empowerment (DACE) – Watson Engineering, on **Fast Track Change of Zone No. 7785 (FTA 2012-01)**, which proposes to change the zone from Heavy Agriculture – 20 Acre Minimum (A-2-20) to Heavy Agriculture – 10 Acre Minimum (A-2-10) on an approximate 11.06 gross acre portion of a 25 gross acre site, or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 36456, Schedule H**, which proposes to divide approximately 25 gross acres into two lots with Parcel 1 totaling 13.76 gross acres and Parcel 2 totaling 11.06 gross acres (“the project”). The project is located northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street, and westerly of Grant Street in the Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Department approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Negative Declaration for **Environmental Assessment No. 42520**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors, 1st Floor, and at the Riverside County Planning Department, 12th Floor, at 4080 Lemon Street, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (951) 955-1195 OR EMAIL jolivas@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.

Dated: November 26, 2012

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-2 of 12/18/12

923 FEB 1 11/28/12

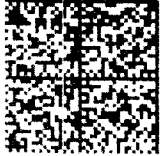
NIXIE 923 FEB 1 11/28/12
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RC: 92302114/47
1977-05272-28-54

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2012 DEC -3 PM 3:03

ASMT: 729050006, APN: 729050006
CLEMENCIA ROOD, ETAL
82270 OCOTILLO AVE
INDIO CA 92201

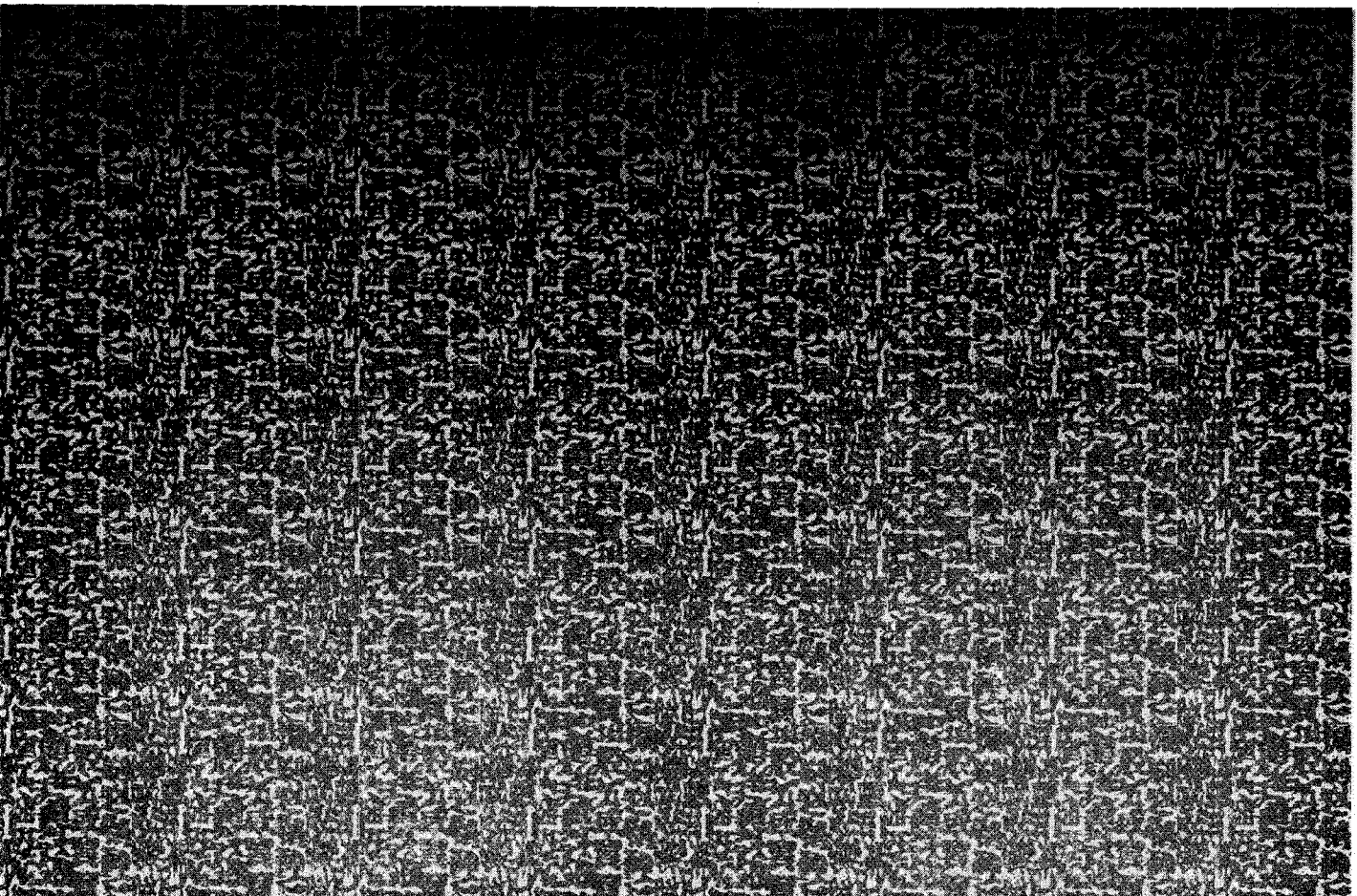
PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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\$ 00.40
UNITED STATES POSTAGE



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CALL (951) 368-9710
EMAIL billinquiry@pe.com

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THE PRESS-ENTERPRISE pe.com



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G-MEDIA waves

LANDSOCAL

10	11	12	13	15	16	17	18	19	20
DATE	REFERENCE NUMBER	DESCRIPTION - OTHER COMMENTS/CHARGES	PRODUCT/ZONE	SIZE	BILLED UNITS	TIMES RUN	RATE	GROSS AMOUNT	NET AMOUNT

11/28/2012	I00940324-11282012	NOTICE OF PUBLIC HEARING BEFORE Order Placed by: Cecilia Gil	Press-Enterprise	1 x 192 LI	192	1	1.30	249.60	249.60
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RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2012 DEC - 3 PM 3:02

*Planning
16-2 of 12/18/12
ZC 7785*

Legal Advertising Invoice

BALANCE
\$249.60

SALES CONTACT INFORMATION		ADVERTISER INFORMATION			
25	1	6	7	2	
Maria Tinajero 951-368-9225	BILLING PERIOD 11/28/2012 - 11/28/2012	BILLED ACCOUNT NUMBER 100141323	ADVERTISER/CLIENT NUMBER 100141323	ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS	

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

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Legal Advertising Invoice

ADVERTISER/CLIENT NAME			
BOARD OF SUPERVISORS			
1	6	7	
BILLING PERIOD 11/28/2012 - 11/28/2012	BILLED ACCOUNT NUMBER 100141323	ADVERTISER/CLIENT NUMBER 100141323	
23	24	3	
BALANCE \$249.60	INVOICE NUMBER I00940324-11282012	TERMS OF PAYMENT DUE UPON RECEIPT	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502

Enterprise Media
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/28/2012

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: November 28, 2012
At: Riverside, California

BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502

Ad Number: 0000940324-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CHANGE OF ZONE AND TENTATIVE PARCEL MAP IN THE LOWER COACHELLA VALLEY ZONING DISTRICT - EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, December 18, 2012 at 11:00 a.m. or as soon as possible thereafter, to consider the application submitted by Desert Alliance for Community Empowerment (DACE) - Watson Engineering, on Fast Track Change of Zone No. 7785 (FTA 2012-01), which proposes to change the zone from Heavy Agriculture - 20 Acre Minimum (A-2-20) to Heavy Agriculture - 10 Acre Minimum (A-2-10) on an approximate 11.06 gross acre portion of a 25 gross acre site, or such other zones as the Board may find appropriate; and Tentative Parcel Map No. 36456, Schedule H, which proposes to divide approximately 25 gross acres into two lots with Parcel 1 totaling 13.76 gross acres and Parcel 2 totaling 11.06 gross acres ("the project"). The project is located northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street, and westerly of Grant Street in the Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Department approved the project found that the project will not have a significant effect on the environment and recommended the adoption of a Negative Declaration for Environmental Assessment No. 42520.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors, 1ST Floor, and at the Riverside County Planning Department, 12th Floor, at 4080 Lemon Street, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (951) 955-1195 OR EMAIL [jolivas@rcflma.org](mailto:joliv@rcflma.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

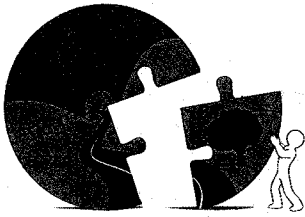
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all

the construction of a public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.

Dated: November 26, 2012

Kecia Harper-Ihem, Clerk
of the Board
By: Cecilia Gil, Board
Assistant 11/28



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7785 & Tentative Parcel Map No. 36456

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: November 19, 2012

Applicant/Project Sponsor: DACE Date Submitted: 42520

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: [Signature] Date: 12/18/12

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas, Project Planner at 951-955-1195.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42520 ZCFG05895

FOR COUNTY CLERK'S USE ONLY

DEC 18 2012 2.7, 16.2

Large empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1202377

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: DACE \$2,101.50
paid by: CK 001899
paid towards: CFG05895 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA42520
at parcel #: 92125 AVENUE 68 MECC
appl type: CFG3

By JCMITCHE Sep 26, 2012 15:20
posting date Sep 26, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1205031

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

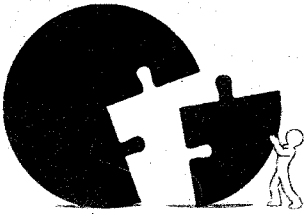
Received from: DACE \$64.00
paid by: CK 001820
paid towards: CFG05895 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA42520
at parcel #: 92125 AVENUE 68 MECC
appl type: CFG3

By _____ Jun 12, 2012 10:44
MGARDNER posting date Jun 12, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: November 21, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

OK
12-18-12
FI

SUBJECT: Fast Track Change of Zone No. 7785/Tentative Parcel Map No. 36456 (20 Day ND Notice)
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
 - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
 - Publish in Newspaper:
 - (4th Dist) Desert Sun and Press Enterprise
 - Place on Consent Calendar
 - Place on Policy Calendar (Resolutions; Ordinances; PNC)
 - Place on Section Initiation Proceeding (GPIP)
 - Negative Declaration
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial: YES NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Neg Dec Forms
Fish & Game Receipt (CFG05895)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**URGENT
URGENT
URGENT**

**AD MUST BE SUBMITTED NO LATER THAN 10AM
ON MONDAY 11/26/12**

**CONTACT: Jay Olivas 51195
URGENT**

URGENT

URGENT

URGENT

FAST TRACK CHANGE OF ZONE NO. 7785 / TENTATIVE PARCEL MAP NO. 36456 (FTA-2012-01) – Intent to Adopt Negative Declaration – Applicant: Desert Alliance for Community Empowerment (DACE) – Engineer/Representative: Watson Engineering – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum) and Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street, and westerly of Grant Street – 25 Gross Acres – Zoning: Heavy Agriculture – 20 Acre Minimum (A-2-20) and Controlled Development Areas (W-2) – REQUEST: Change of Zone No. 7785 proposes to modify the zoning classification from Heavy Agriculture – 20 Acre Minimum (A-2-20) to Heavy Agriculture – 10 Acre Minimum (A-2-10) on an approximate 11.05 gross acre portion of a 25 gross acre site. Tentative Parcel Map No. 36456 (Schedule H) proposes to divide approximately 25 gross acres into two lots with Parcel 1 totaling 13.76 gross acres and Parcel 2 totaling 11.06 gross acres. APN: 729-050-002. (Legislative; Quasi-Judicial)

(per Jay)

Gil, Cecilia

From: Olivas, Jay <JOLIVAS@rcblma.org>
Sent: Monday, November 26, 2012 8:30 AM
To: Gil, Cecilia; Baez, Ken
Subject: RE: FT ZC 7785 TPM 36456

Importance: High

Yes, both lines to 11.06 acres as currently shown in yellow. This is correct.

Looks fine, please send this version to Desert Sun and Press Enterprise by 10 a.m.

Thanks for your assistance.

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Monday, November 26, 2012 8:14 AM
To: Olivas, Jay
Subject: FT ZC 7785 TPM 36456
Importance: High

Jay, do I need to change 11.05 to 11.06 on both lines? (highlighted in yellow). Please let me know ASAP. Thanks!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 26, 2012

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

FAX: (951) 368-9018
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: FAST TRACK ZC 7785 and TPM 36456

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Wednesday, November 28, 2012.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

McGil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Monday, November 26, 2012 9:33 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: Fast Track ZC 7785 and TPM 36456

Received for publication on Nov. 28. Proof with cost to follow.

On Mon, Nov 26, 2012 at 9:21 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Good Morning! Attached is a Notice of Public Hearing, for publication on Wednesday, Nov. 28, 2012. Please confirm. THANK YOU!

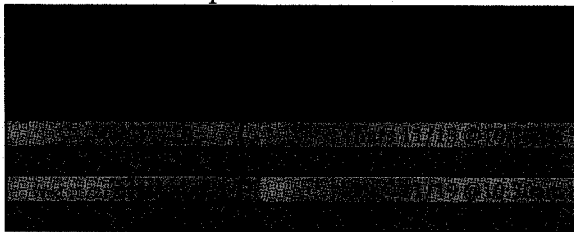
Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
[951-955-8464](tel:951-955-8464)

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

--
The Press Enterprise offices will be closed November 22nd and 23rd. Our deadlines are as follows:



Legal Advertising



Publisher of The Press-Enterprise
Phone: 1.800.880.0345
Fax: 951.368.9018



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 26, 2012

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

FAX: (760) 778-4731
E-MAIL: legals@thedesertsun.com

RE: NOTICE OF PUBLIC HEARING: FAST TRACK ZC 7785 and TPM 36456

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Wednesday, November 28, 2012.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Monday, November 26, 2012 9:48 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Fast Track ZC 7785 and TPM 36456

Ad received and will publish on date(s) requested.

**Charlene Moeller - MSC - Legal Notices
Desert Sun Media Group**

750 N Gene Autry Trail, Palm Springs CA 92262
T-760/778-4578; F-760/778-4731
legals@thedesertsun.com

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Monday, November 26, 2012 9:22 AM
To: tds-legals
Subject: FOR PUBLICATION: Fast Track ZC 7785 and TPM 36456

Good Morning! Attached is a Notice of Public Hearing, for publication on Wednesday, Nov. 28, 2012. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CHANGE OF ZONE AND TENTATIVE PARCEL MAP IN THE LOWER COACHELLA VALLEY ZONING DISTRICT – EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 18, 2012 at 11:00 a.m.** or as soon as possible thereafter, to consider the application submitted by Desert Alliance for Community Empowerment (DACE) – Watson Engineering, on **Fast Track Change of Zone No. 7785 (FTA 2012-01)**, which proposes to change the zone from Heavy Agriculture – 20 Acre Minimum (A-2-20) to Heavy Agriculture – 10 Acre Minimum (A-2-10) on an approximate 11.06 gross acre portion of a 25 gross acre site, or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 36456, Schedule H**, which proposes to divide approximately 25 gross acres into two lots with Parcel 1 totaling 13.76 gross acres and Parcel 2 totaling 11.06 gross acres (“the project”). The project is located northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street, and westerly of Grant Street in the Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Department approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Negative Declaration for **Environmental Assessment No. 42520**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors, 1ST Floor, and at the Riverside County Planning Department, 12th Floor, at 4080 Lemon Street, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (951) 955-1195 OR EMAIL jolivas@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147.

Dated: November 26, 2012

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclrec.com>
Sent: Monday, November 26, 2012 10:38 AM
To: Gil, Cecilia; Anderson, Rosemarie; Kennemer, Bonnie; Reese, Brenda
Subject: RE: FOR POSTING: Fast Track ZC 7785 TPM 36456

received

From: Gil, Cecilia
Sent: Monday, November 26, 2012 9:23 AM
To: Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda
Subject: FOR POSTING: Fast Track ZC 7785 TPM 36456

Good morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 26, 2012, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

Fast Track ZC 7785 (FTA 2012-01) and TPM 36456

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: December 18, 2012 @ 11:00 A.M.

SIGNATURE: Mcgil
Cecilia Gil

DATE: November 26, 2012

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/15/2012.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07785 / PM36456 For

Company or Individual's Name Planning Department

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

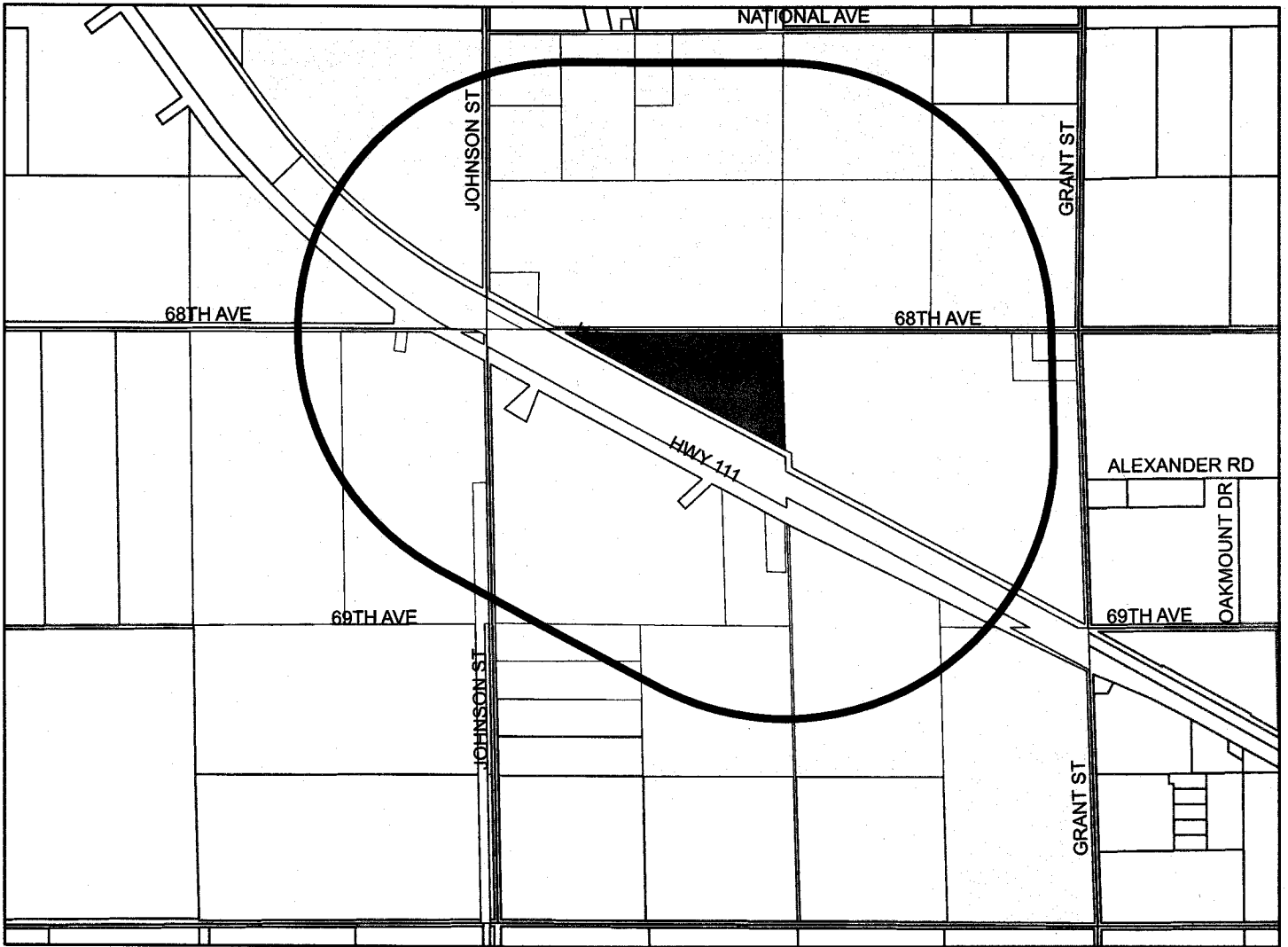
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

CZ07785/PM36456 (2400 feet buffer)



Selected Parcels

727-290-011	727-290-012	727-290-016	729-050-001	729-050-017	729-050-018	729-040-004	729-040-005	729-040-006	727-272-026
727-290-005	727-290-006	729-040-016	729-050-002	729-050-008	729-050-012	729-050-014	729-050-003	729-050-010	729-050-004
727-290-009	729-050-015	727-290-013	727-290-017	729-050-006	729-050-007	727-290-003	727-290-004	727-271-008	729-050-005
727-290-001	727-290-002	727-272-011	727-290-015	729-040-015	729-050-023	729-040-017			



1,500 750 0 1,500 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 727271008, APN: 727271008
MULTI NATIONAL INV
4213 ALONZO AVE
ENCINO CA 91316

ASMT: 727290016, APN: 727290016
BELK HOLDINGS
P O BOX 24
COACHELLA CA 92236

ASMT: 727290002, APN: 727290002
DAVID LAPENA, ETAL
P O BOX 1437
MECCA CA 92254

ASMT: 727290017, APN: 727290017
IMPERIAL IRRIGATION DIST
P O BOX 937
IMPERIAL CA 92251

ASMT: 727290003, APN: 727290003
LUCY LAPENA
C/O PAUL LAPENA
82940 SANDRA DR
THERMAL CA 92274

ASMT: 729040004, APN: 729040004
BRUCE NOTT
3184 AIRWAY AVE NO J
COSTA MESA CA 92626

ASMT: 727290004, APN: 727290004
MARISELA HERNANDEZ
P O BOX 1516
MECCA CA 92254

ASMT: 729040006, APN: 729040006
BRUCE NOTT
3184 AIRWAY BLDG J
COSTA MESA CA 92626

ASMT: 727290005, APN: 727290005
CAROLINE NORMAN, ETAL
8665 E DUARTE RD
SAN GABRIEL CA 91775

ASMT: 729040016, APN: 729040016
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 727290006, APN: 727290006
CAROLINE NORMAN, ETAL
1535 CIRCLE DR
SAN MARINO CA 91108

ASMT: 729040017, APN: 729040017
STATE OF CALIF
STATE OF CALIF
P O BOX 1799
SACRAMENTO CA 95808

ASMT: 727290009, APN: 727290009
IGNACIA LUA, ETAL
80094 DURWENT DR
INDIO CA 92203

ASMT: 729050002, APN: 729050002
DESERT ALLIANCE FOR COMMUNITY EMPOWI
53990 ENTERPRISE WAY NO 1
COACHELLA CA 92236

C207785/PM36456 (23)

ASMT: 729050004, APN: 729050004
TRACI LO, ETAL
92255 AVENUE 69
MECCA CA 92254

ASMT: 729050018, APN: 729050018
CHIU HUANG, ETAL
141 CAMPBELL AVE
REDLANDS CA 92373

ASMT: 729050005, APN: 729050005
CYNTHIA BOZICK, ETAL
P O BOX 698
MECCA CA 92254

ASMT: 729050023, APN: 729050023
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

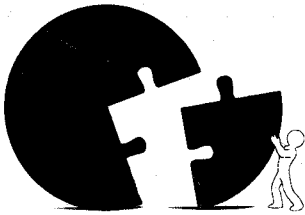
ASMT: 729050006, APN: 729050006
CLEMENCIA ROOD, ETAL
82270 OCOTILLO AVE
INDIO CA 92201

ASMT: 729050007, APN: 729050007
CLEMENCIA ROOD, ETAL
68025 GRANT ST
MECCA CA 92254

ASMT: 729050010, APN: 729050010
TRACI LO, ETAL
P O BOX 627
MECCA CA 92254

ASMT: 729050014, APN: 729050014
ENTRUST ADMIN
C/O CARL MAGGIO
86705 AVENUE 54 STE A
COACHELLA CA 92236

ASMT: 729050015, APN: 729050015
HEADSTART NURSERY INC
4860 MONTEREY RD
GILROY CA 95020



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Oh
12-18-12
[Signature]

DATE: November 21, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: Fast Track Change of Zone No. 7785/Tentative Parcel Map No. 36456 (20 Day ND Notice)
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

Documents to be sent to County Clerk's Office for Posting within five days:

- Notice of Determination and Neg Dec Forms
- Fish & Game Receipt (CFG05895)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



Fast Track Authorization

Case No.: CUP 3497/PM 36456

FTA No. 2012-01

SUPERVISOR John Benoit

SUPERVISORIAL DISTRICT: 4

Company/Developer: Desert Alliance for Community Empowerment Contact: Jeffrey Hays

Address: 53-990 Enterprise Way, Suite 1, Coachella, CA 92236

Phone: (760) 391-5050

Fax: (760) 340-2693

Email: jeff@dace-rancho.org

Architectural Firm: Robert H. Ricciardi

Contact: Robert Ricciardi

Address: 75-400 Gerald Ford Drive, Suite 115, Palm Desert, CA 92211

Phone: (760) 346-2223

Fax: (760) 340-2693

Email: _____

Engineering Firm: W&W Design Development, Inc.

Contact: Lloyd Watson

Address: 81-735 State Highway 111, Suite B, Indio, CA 92201

Phone: (760) 342-7766

Fax: (760) 342-7716

Email: _____

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone

Plot Plan Parcel Map Other _____

Site Information:

Assessor's Parcel Number(s) 729-050-002

Cross Streets/Address SWC of Hammond Rd & Avenue 68

Site Acreage 23.47

Land Use Designation CD-MHDR

Zoning W-2, A-2-20

Redevelopment Project Area/Sub-Area: N/A

Unincorporated Community _____

Project Information (Estimate Amounts):

Eligibility Criteria Full Time Jobs Capital Investment Annual Taxable Sales Board of Supervisors Child Care

Workforce Housing Other _____

Permanent Full-Time Jobs 4

Wages per Hour \$10-20

Construction Jobs 50

Capital Investment \$15,000,000

Taxable Sales \$0

Bldg Size: 0

Project Type Commercial Industrial Office Residential Other Farm Labor/Migrant Housing

Industrial Classification N/A

Other _____

Commercial Classification N/A

Other _____

Project Description:

Farm labor camp/migrant housing facility consisting of dormitories, community center, and a migrant worker mobile home park consisting of 84 units.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Lisa Brandl 4/12/12

Lisa Brandl, Managing Director of EDA

Date

Robert Moran

Robert Moran, EDA Development Manager

4/9/12

Date

Agenda Item No.:
Area Plan: Eastern Coachella
Zoning District: Mecca
Supervisory District: Fourth
Project Planner: Jay Olivas
Board of Supervisors: December 18, 2012

FAST TRACK CHANGE OF ZONE NO. 7785
FAST TRACK TENTATIVE PARCEL MAP NO.
36456 (FTA-2012-01)
Environmental Assessment No. 42520
Applicant: DACE
Engineer: Lloyd Watson, P.E.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Fast Track Change of Zone No. 7785 proposes to change the current zoning classification from Heavy Agriculture – 20 Acre Minimum (A-2-20) to Heavy Agriculture – 10 Acre Minimum (A-2-10) on a 11.06 acre portion of a 25 gross acre site.

Fast Track Tentative Parcel Map No. 36456 is a Schedule "H" subdivision of 25 gross acres into two (2) lots with Parcel 1 totaling 13.76 gross acres and Parcel 2 totaling 11.06 gross acres for future farm labor camp and migrant agricultural worker mobile home park.

The project is located in the Eastern Coachella Valley Area Plan; more specifically, northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street, and westerly of Grant Street in the community of Mecca.

ISSUES OF POTENTIAL CONCERN:

There are no significant issues of concern as the proposed change of zone and subdivision would create two lots greater than 10 gross acres intended for future agricultural worker housing facilities within an existing agricultural area.

BACKGROUND:

The applicant (DACE) is requesting completion and recordation of Change of Zone No. 7785 and Tentative Parcel Map 36456 by the end of calendar year 2012 based upon the financial requirements of their lenders. The future overall development anticipates two (2) proposed conditional use permits for farm labor camp and agricultural worker mobile home park which are being detached from the change of zone and tentative parcel map at this time in order to allow the funding deadlines to be met according to the applicant. The two CUP's (CUP034971R1; CUP03686) are currently under review and need to be processed separately and do not have department clearances to be acted upon at this time. The applicant is also working with County Survey on requirements for recordation if the project is approved.

The subject 25 gross acre parcel was previously approved in 2009 for 96 bed farm labor camp and 84 space agricultural worker mobile home park (CUP03497) which is currently entitled but remains un-built. The applicant now wishes to complete the change of zone and parcel map to divide the property as described above, as well as revise the conditional use permits at a later date.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Agriculture (10 Acre Minimum) & Medium High Density Residential (5-8 D.U./Ac.)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture (10 Acre Minimum)
3. Existing Zoning (Ex. #3): Heavy Agriculture – 20 Acre Minimum (A-2-20) & Controlled Development Areas (W-2)
4. Surrounding Zoning (Ex. #2): Heavy Agriculture – 20 Acre Minimum (A-2-20)
5. Existing Land Use (Ex. #1): Vacant & Migrant Shower Facility (PP20402)
6. Surrounding Land Use (Ex. #1): Crops, Vacant Land & Scattered Dwellings
7. Project Data: Total Acreage: 25 Gross Acres

8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42520**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

ADOPT ORDINANCE NO. 348.4754 (CHANGE OF ZONE NO. 7785), from A-2-20 to A-2-10 on an approximate 11.05 acre portion of a 25 gross acre site in accordance with Exhibit 3; and,

APPROVAL of **TENTATIVE PARCEL MAP NO 36456**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Agriculture (10 Acre Minimum) and Medium High Density Residential (5-8 D.U./Ac.) on the Eastern Coachella Valley Area Plan.
2. The existing zoning for the subject site is Heavy Agriculture – 20 Acre Minimum (A-2-20) and Controlled Development Areas (W-2).
3. The proposed subdivision proposes a zone change on the westerly 11.06 acre portion of the 25 gross acre site from Heavy Agriculture – 20 Acre Minimum (A-2-20) to Heavy Agriculture – 10 Acre Minimum (A-2-10).
4. The proposed subdivision of 25 gross acres into two (2) lots with Parcel 1 consisting 13.77 gross acres and Parcel 2 consisting of 11.06 gross acres is consistent with the proposed zoning of A-2-10 zone on the westerly portion and existing W-2 zone on the easterly portion since minimum lot sizes are met.
5. The proposed subdivision is compliant with the provisions of Ordinance No. 460, no exceptions are proposed.

6. The majority of the project site is vacant except for a migrant agricultural shower facility located on the westerly portion of the site.
7. Surrounding land uses consists of crops, vacant land, and scattered single family dwellings. The project is consistent with existing surrounding land uses in that the project will create minimum 10 gross acre lots which is a typical lot size of this rural agricultural area.
8. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area. This project fulfills the requirements of that plan through conformance with Ordinance No. 875.
9. Access to the site is from Hammond Road (91' ROW) and Avenue 68 (103' ROW). The project will provide appropriate street and off-site traffic mitigation, such as, right-of-way dedications, in compliance with the requirements of the circulation element of the General Plan.
10. The project is approximately one mile from a fire station. The project will provide appropriate fire protection measures in conformance with the fire services policies of the General Plan.
11. Domestic water and sanitation shall be coordinated with the County Environmental Health Department and the Coachella Valley Water District. Domestic water and sanitation shall be provided in conformance with the water and sewer land use standards of the General Plan.
12. The project is not located within the sphere of influence of any city. However, it is located within the boundaries of the Mecca Community Council which held a meeting to present the project.
13. The Riverside County Housing Element has identified special needs housing for farm workers and low to very low income which the proposed subdivision encourages since the proposed lots being are intended for future farm labor housing projects.
14. Environmental Assessment No. 42496 identified no potentially significant impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the Agriculture (10 Acre Minimum) and Medium High Density Residential Land Use Designations (5-8 D.U./Ac.) and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Heavy Agriculture – 20 Acre Minimum (A-2-20) and Controlled Development Areas (W-2) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.

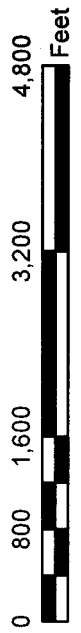
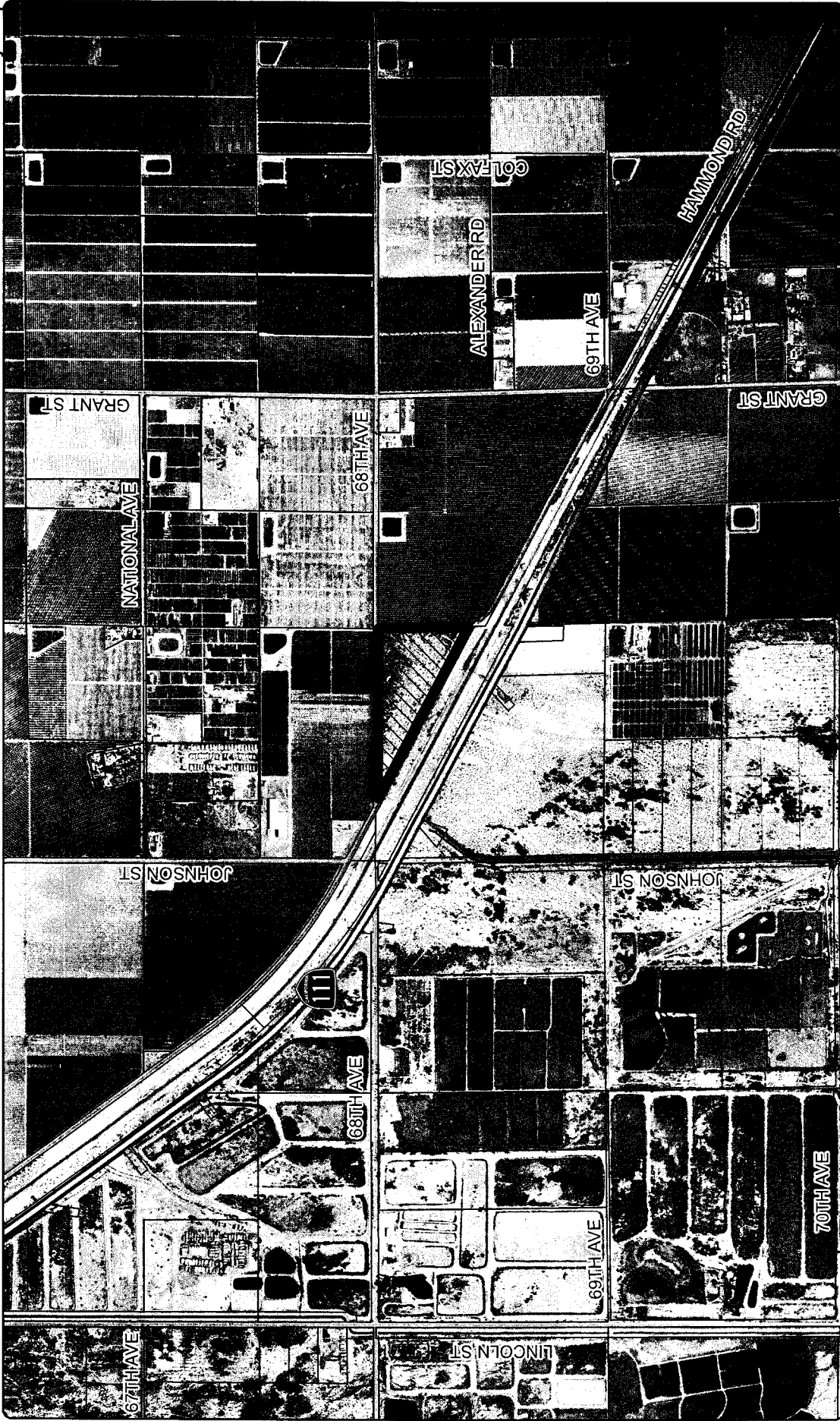
INFORMATIONAL ITEMS:

1. As of this writing (11/21/12), no comment letters have been received from the general public.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A FEMA 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. A high fire area;
3. The project site is located within:
 - a. Coachella Valley Unified School District;
 - b. High Liquefaction Area.
4. The subject site is currently designated as Assessor's Parcel Number 729-050-002.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07785_PM36456

Supervisor Benoit
 District 4

Date Drawn: 11/15/2012
 Vicinity Map



Assessors Bk. Pg. 729-05
 Thomas Bros. Pg. 5652 H2
 Edition 2012

Zoning District: Mecca
 Township/Range: T7SR9E
 Section: 21

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 offices in Riverside at (951) 955-3200 (Western County) or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrna.ca.riverside.ca.us/ltrnages.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

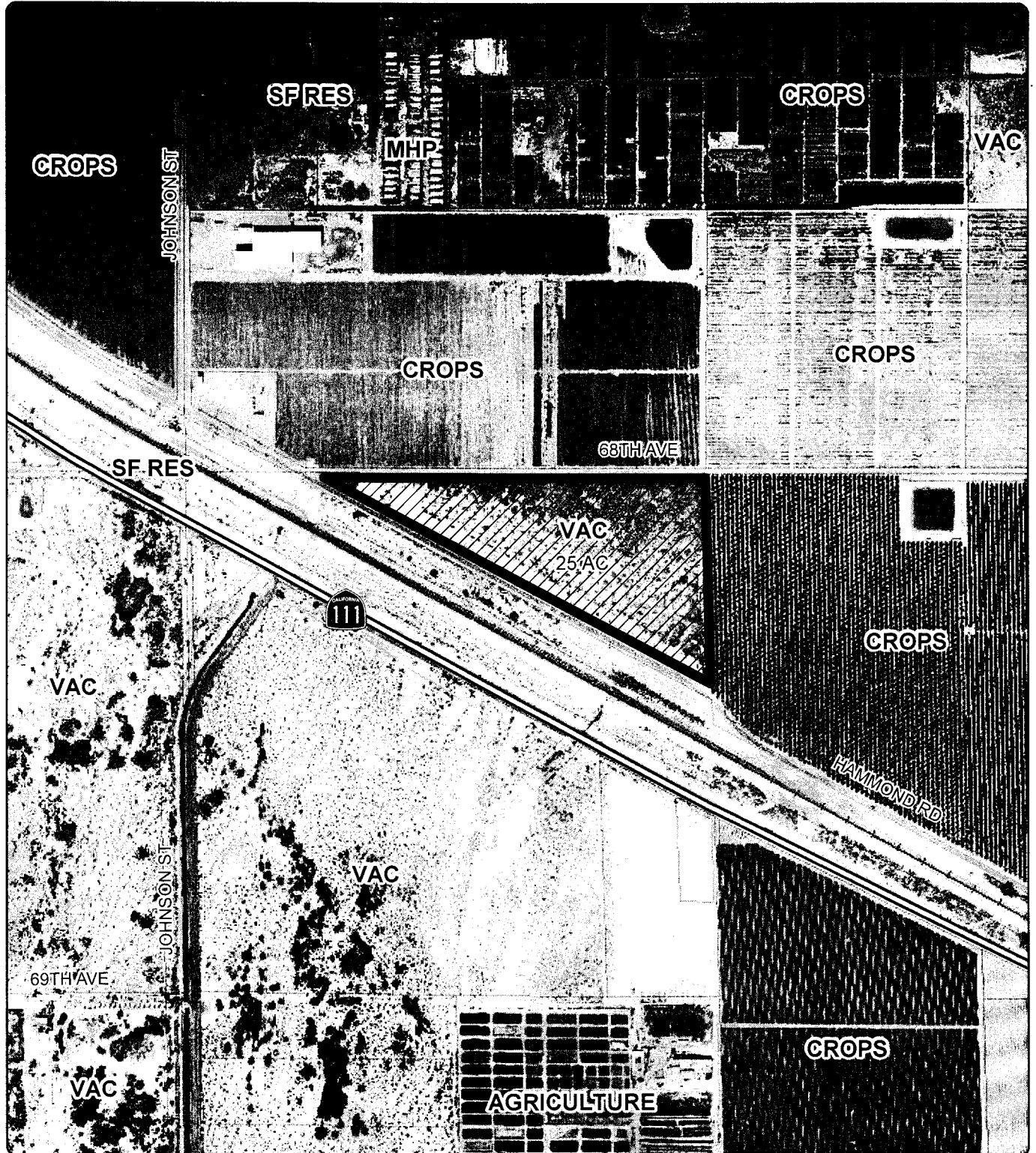
CZ07785_PM36456

Supervisor Benoit
District 4

LAND USE

Date Drawn: 11/15/2012

Exhibit 1



Zoning District: Mecca
Township/Range: T7SR9E
Section: 21

Assessors Bk. Pg. 729-05
Thomas Bros. Pg. 5652 H2
Edition 2012



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07785 PM36456

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 11/15/2012
Exhibit 3



Zoning District: Mecca
Township/Range: T7SR9E
Section: 21

Assessors Bk. Pg. 729-05
Thomas Bros. Pg. 5652 H2
Edition 2012

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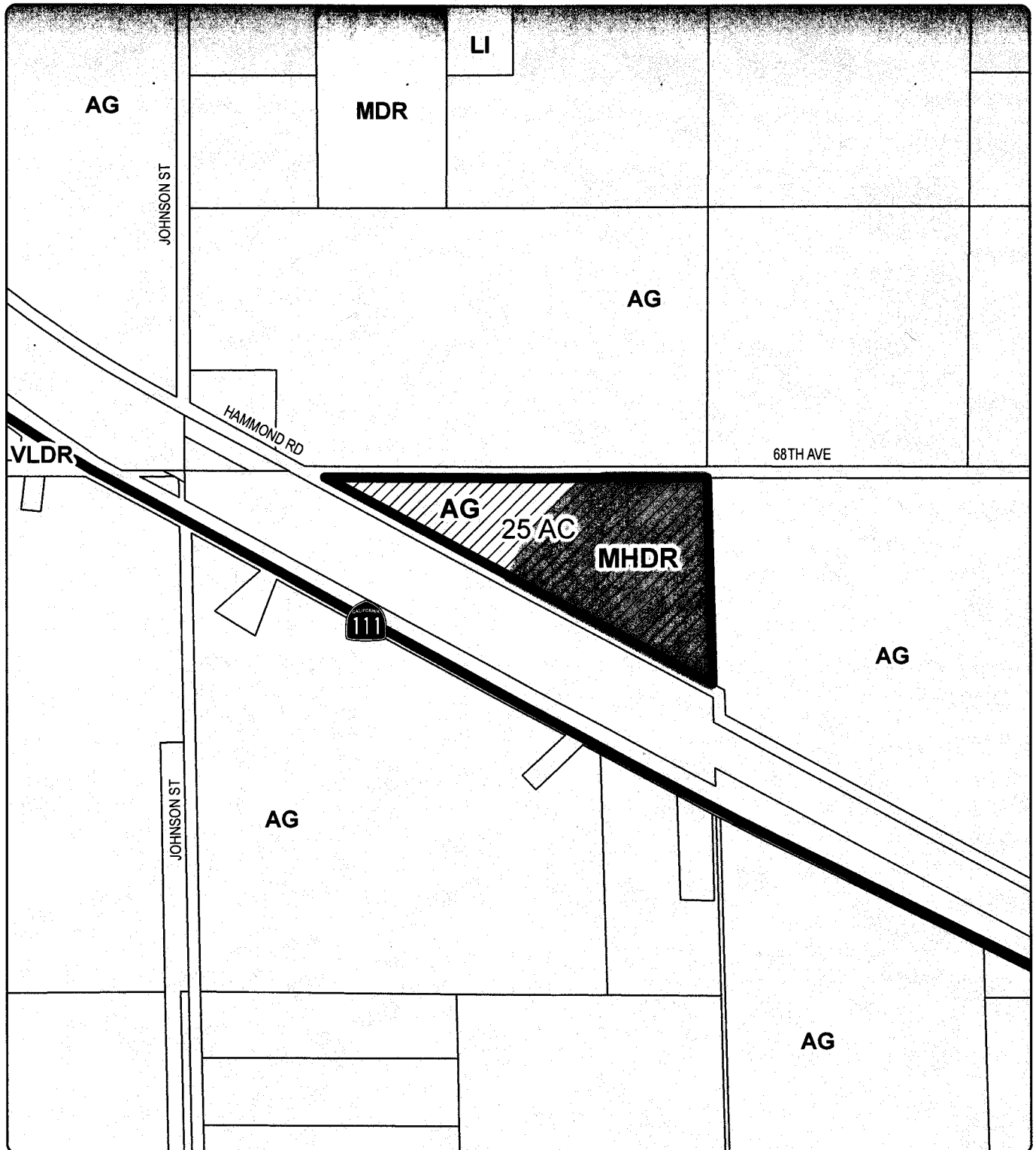


RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07785 PM36456
EXISTING GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 11/15/2012
Exhibit 5



Zoning District: Mecca
Township/Range: T7SR9E
Section: 21

Assessors Bk. Pg. 729-05
Thomas Bros. Pg. 5652 H2
Edition 2012



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NO.	REVISIONS	APPROVED	DATE

OWNER/APPLICANT:
 SAN CRISTOBAL LABOR HOUSING
 5380 EASTERN AVENUE, SUITE 1
 COACHELLA, CA 92320
 TELEPHONE (760) 391-6900 FAX (760) 391-6100

PREPARED BY:
 WATSON ENGINEERING
 10000 WATSON ROAD, SUITE 100
 IRVINE, CA 92618
 TELEPHONE (714) 271-1555

ASSessor's PARCEL NO.:
 72-695-002

GROSS AREA: 24.92 ACRES
 PARCEL 1: 13.79 AC. GROSS
 PARCEL 2: 11.13 AC. GROSS
NET AREA: 19.74 ACRES
 PARCEL 1: 12.97 AC. NET
 PARCEL 2: 6.77 AC. NET

THOMAS BROTHERS:
 PG 5662 GRD 12 & 2 (2008 EDITION)
 A-2-20 (SAN CRISTOBAL ZONING)
 A-2-20 (SAN CRISTOBAL ZONING)

PROPOSED ZONE:
 PARCEL 2: A-2-10
 PARCEL 1: A-2-10

EXISTING GP:
 AGRICULTURE (A-1) (10 ACRE MINIMUM)
 MEDIUM HIGH DENSITY RESIDENTIAL (COMMERCIAL)
 MEDIUM HIGH DENSITY RESIDENTIAL (COMMERCIAL)

PROPOSED GP:
 AGRICULTURE (A-1) (10 ACRE MINIMUM)
 MEDIUM HIGH DENSITY RESIDENTIAL (COMMERCIAL)
 MEDIUM HIGH DENSITY RESIDENTIAL (COMMERCIAL)

FLOOD ZONE:
 NOT WITHIN FEMA FLOOD AREA

LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:
 IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 8 EAST, S.B.B. & M. MERIDIAN, LIND NORTH AND EAST OF A LINE PARALLEL WITH AND 200 FEET NORTH AND EAST OF THE CENTERLINE OF THE PALM SPRINGS RAILROAD COMPANY RIGHT-OF-WAY AS NOW CONSTRUCTED, EXCEPT THEREFROM ANY PORTION LING WITHIN HALLAMOND ROAD.

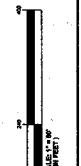
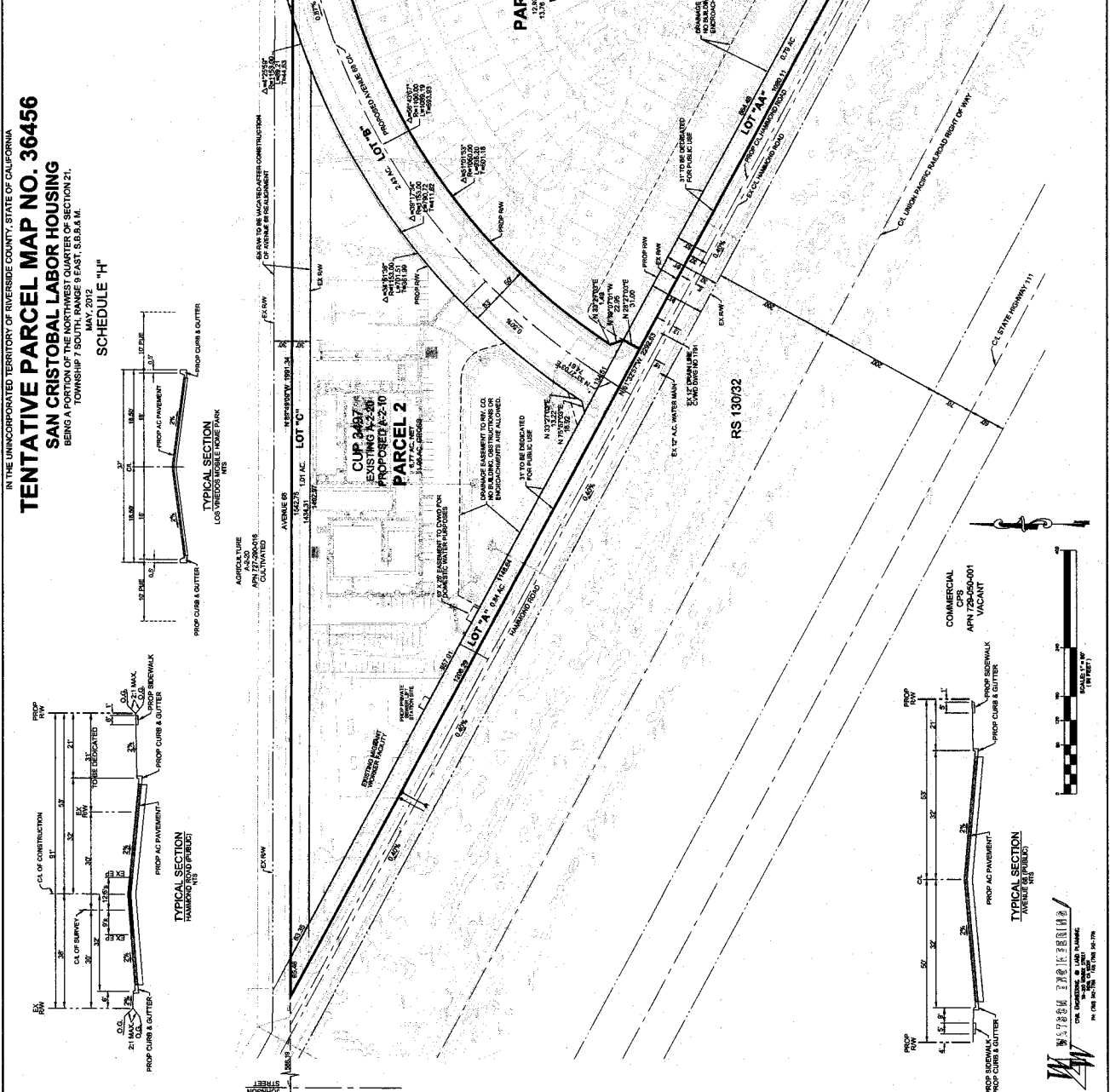
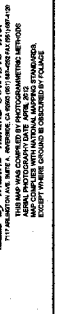
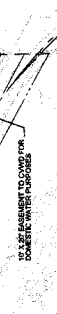
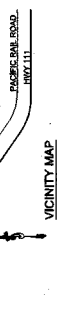
WATER QUALITY MANAGEMENT PLAN NOTE:
 THE DEVELOPMENT PLAN, C.U.P. 3487 PROVIDES ON-SITE RETENTION FOR THE 100 YR. STORM.

UTILITY AGENCIES:
 WATER: COACHELLA VALLEY WATER DISTRICT (760) 398-2061
 SEWER: COACHELLA VALLEY WATER DISTRICT (760) 398-2061
 TELEPHONE: VERIZON TELEPHONE COMPANY (760) 884-1720
 SATELLITE TV: DIRECTV (800) 333-4333
 SCHOOL DISTRICT: COACHELLA VALLEY UNIFIED (760) 827-4166

NOTE:
 PROJECT FALLS WITHIN: A HIGH LIQUEFACTION POTENTIAL AREA
 PROJECT IS NOT WITHIN: 1. A SPECIFIC PLAIN AREA
 2. 200' OF ANY KNOWN EXISTING WELL
 3. A COUNTY SERVICE AREA

BY THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND:
 THIS MAP IS WITHIN THE BOUNDARIES OF THE HECCA COMMUNITY COVENANT.
 LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD

TENTATIVE PARCEL MAP NO. 36456
SAN CRISTOBAL LABOR HOUSING
 BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21,
 TOWNSHIP 7 SOUTH, RANGE 8 EAST, S.B.B. & M.
 MAY, 2012
 SCHEDULE "H"



WATSON ENGINEERING
 CIVIL ENGINEERING & LAND PLANNING
 10000 WATSON ROAD, SUITE 100
 IRVINE, CA 92618
 TEL: (714) 271-1555 FAX: (714) 271-1556

By INLAND AERIAL SURVEYS, INC.
 THIS MAP WAS COVERED BY PHOTOGRAMMETRIC METHODS
 AND COMPARISON WITH OTHER AVAILABLE INFORMATION
 EXCEPT THESE COORDINATES IS GUARANTEED TO BE ACCURATE

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42520
Project Case Type (s) and Number(s): Change of Zone No. 7785; Tentative Parcel Map No. 36456
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jay Olivas, Project Planner
Telephone Number: (951) 955-1195
Applicant's Name: DACE
Applicant's Address: 53990 Enterprise Way South Coachella, CA 92236
Engineer's Name: Lloyd Watson, P.E.
Engineer's Address: 50-200 Monroe Street Indio, CA 92201

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7785 proposes to change the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Light Agriculture – 10 Acre Minimum (A-1-10).

Tentative Parcel Map No. 36456 is a Schedule "H" subdivision of 25 acres into two (2) lots with Parcel 1 totaling 13.76 gross acres and Parcel 2 totaling 11.06 gross acres.

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

C. Total Project Area: 25 Acres

Residential Acres: 25	Lots: 2	Units: 0	Projected No. of Residents: 500
Commercial Acres: N/A	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: N/A	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: N/A			

D. Assessor's Parcel No(s): 729-050-002

E. Street References: Northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street, and westerly of Grant Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 9 East, Section 21

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is located in the Eastern Coachella Valley in Mecca. The topography of the area consists of flat land. The project site is primarily vacant with some modular shower facilities at the westerly corner. Crops on large parcels, vacant land, and scattered dwellings surround the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The General Plan Land Use designation is Agriculture (AG) (10 Acre Minimum) on the westerly 11.06 acre portion and Medium High Density Residential (MHDR) (5-8 DU/AC) on the easterly 13.77 acre portion within the Eastern Coachella Valley Area Plan. The project would meet all applicable land use policies.
2. **Circulation:** The proposed project will add overall trips to the area. Due to the size of the project, right-of-way dedications will be required for future access and circulation for the property. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The proposed project meets all applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located in a flood zone, fault zone, or dam inundation area. There is liquefaction potential for the project site. The proposed project site is susceptible to subsidence. The project is not within a high fire area. However, the tentative map provides for emergency vehicle access. The proposed project meets all applicable Safety Element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project proposes to create two lots for future development, and the impact to noise levels would not be significant. The proposed project meets all applicable Noise Element policies.
6. **Housing:** The project proposes two lots which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the project complies with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during any future grading and construction activities. The proposed project meets all applicable Air Quality Element policies.

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

C. Foundation Component(s): Agriculture; Community Development

D. Land Use Designation(s): Agriculture (10 Acre Minimum) and Medium High Density Residential (5-8 D.U./Ac.)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** Eastern Coachella Valley Area Plan
- 2. **Foundation Component(s):** Agriculture
- 3. **Land Use Designation(s):** Agriculture; Medium Density Residential (2-5 D.U./Ac.); Light Industrial (.25 - .60 FAR)
- 4. **Overlay(s) and Policy Area(s):** Not Applicable

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: Heavy Agriculture – 20 Acre Minimum (A-2-20) and Controlled Development Areas (W-2)

J. Proposed Zoning, if any: Heavy Agriculture – 20 Acre Minimum (A-2-20) on the westerly 11.05 acre portion

K. Adjacent and Surrounding Zoning: Heavy Agriculture – 20 Acre Minimum (A-2-20)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <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 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.

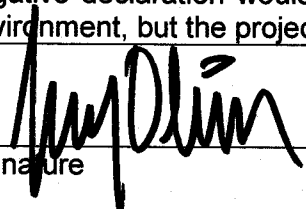
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

November 21, 2012

Date

Jay Olivas, Project Planner

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a-b) The proposed project is adjacent to Hammond Road and Avenue 68 which are not designated as scenic highways. The project site contains vacant land with some modular shower facilities. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. Any future development will be subject to Mecca Design Guidelines. No construction is proposed with the parcel map at this time and therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) The project site is located greater than 45 miles from Mt. Palomar Observatory and would not be subject to Ordinance No. 655 requirements. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The proposed project could create a new source of light which would generally accompany new potential development as a result of the parcel map with new lots being created; however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project. Therefore, the impact is considered less than significant.
- b) Surrounding land uses include crops, vacant land and scattered dwellings. The project proposes the creation of two lots with a minimum size of 10 gross acres each. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

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 conparcel or land within a Riverside County Agricultural Preserve?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The proposed project is located on land designated as farmland of "Local Importance" and "Prime Farmland" as shown on the Riverside County Land Information System (RCLIS). However, the subject land is designated Agriculture (AG) and Medium High Density Residential (MHDR) which may support potential non-agricultural development. Additionally, Riverside County Integrated Project (RCIP) EIR, prepared in 2003, analyzed the effect of these land use designations on farmland and issued a Statement of Overriding Consideration, stating that the benefits of the RCIP Land Use Map, proposed under the 2003 RCIP, outweigh the impacts to farmland. With adherence to the AG and MHDR land use designation, this project would not involve additional or new impacts not previously analyzed in the RCIP EIR. Therefore, no impact will occur.
- b) The project site is surrounded by crops, vacant land and scattered dwellings within an agricultural setting. The site is not located within an Agricultural Preserve. Therefore, less than significant impacts will occur.
- c) The proposed project is located adjacent to agriculturally zoned property and could cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Less than significant impacts related to agriculturally zoned properties are anticipated.
- d) The proposed project is located within a Farmland Designation. The project could involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use such as future agricultural worker housing. Therefore, less than significant impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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"/>

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

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore, the proposed project will not conflict with any forest land zoning.

b & c) The site contains disturbed agricultural land; however, this is not considered forest land per the Public Resources Code. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. The estimated population proposed by this project will not obstruct the implementation of the 2003 AQMP.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval (COA) 10.BS GRADE.8). Therefore, the impact is considered less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- 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 homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project proposes a two lot subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is 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
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, CV-MSHCP, On-site Inspection, EPD review

Findings of Fact:

- a-g) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported, except the parcel map has been conditioned for a Preconstruction Survey for Burrowing Owl and Ground nesting Birds prior to any grading activities (COA 60.EPD.1). The land is previously disturbed as agricultural land. Therefore, the project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts are considered less than significant.

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

Monitoring: No monitoring measures required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Phase 1 Archaeological Assessment by CRM Tech. dated April 8, 2008

Findings of Fact:

a-b) On-site surveys did not result in any historic resources located on site. The majority of the site is currently vacant and does not contain any structures or other features that could be deemed as significant historic resources. The report concluded that no known potentially significant resources will be adversely impacted by the proposed project. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, there would be no impact.

The project area has the potential to contained buried cultural resources. In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, State Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Phase 1 Archaeological Assessment by CRM Tech. dated April 8, 2008

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

a-d) No historic, prehistoric sites or isolated artifacts were detected during the pedestrian survey of the project site. No impacts are anticipated. However, the project area has the potential to contained buried cultural resources. Should unanticipated archaeological resources be encountered, work must halt in the immediate vicinity until they can be evaluated by a qualified archaeologist (COA 10.PLANNING.7).

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?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Paleontological Report No. 1346; County Geologist Comments

Findings of Fact:

a) According to RCLIS (GIS database) and review by the County Geologist, the project site is located in an area that is designated as having undetermined potential. A condition has been added to the case to require a paleontological monitoring report prior to grading permit final (COA 70.PLANNING.1). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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?

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

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

a) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geologic Report No. 2136 by Sladden Engineering.

Findings of Fact:

a) According to RCLIS (GIS database), there is a high potential for this site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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:

According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2010) which takes into consideration earthquake risk. The proposed project will have a less than significant impact with regard to ground shaking.

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.

14. Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan

Findings of Fact:

- a) The project site has flat topography, there is no potential for landslide risk. Therefore, no impacts are expected to occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: Project Application Materials, GIS database

Findings of Fact:

- a) According to RCLIS (GIS database), the proposed project is located in area of active subsidence addressed by County Geological Report No. 2136; impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, 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) The proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is 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
17. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The project proposes contains flat topography. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the tentative parcel map. Therefore, there is 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
18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2010), 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: Project Application Materials, Geology Review, Geologic Report No. 2136

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

- a) Graded, but undeveloped, land shall provide, in addition to erosion-control planting, any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1st to May 31st (COA 10.BS GRADE.7). Therefore, the impact is considered less than significant.
- b) Based on the Geologic Report with concurrence from the County Geologist, the expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.
- c) The area will feature a future sanitation system from future development. Each parcel is a minimum of ten gross acres which can support sewer and/or septic tanks. Therefore, there is no impact since soils are adequate for future sanitation systems.

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

Source: Project Application Materials

Findings of Fact:

- a) The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Impacts therefore, are considered less than significant.
- b) The proposed project is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (COA 10.TRANS.2). Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ordinance 460, Section 14.2 and Ordinance 484

Findings of Fact:

- a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10 BS.GRADE.8). This is a standard best management practices condition and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application materials

Findings of Fact:

- a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project with change of zone, is consistent with the General Plan, and a two lot land subdivision of no smaller than ten gross acres per parcel. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of future farm labor housing or other projects are likely to occur thereafter. The type of small-scale development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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, Department of Environmental Health Review

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the possible addition of the two homes. Therefore, less than significant impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project is not anticipated to 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. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.
- e) The proposed 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 and, would not create a significant hazard to the public or the environment. Therefore, there is 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
23. Airports		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a.	Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project site is not located within an Airport Master Plan. No impacts are anticipated.
- b) The project site is not located within an Airport Master Plan and was not reviewed by the Airport Land Use Commission. Therefore, there would be no impact.
- c) The project site is not located within an airport land use plan. 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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d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

24. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) The proposed project is not located within a high fire area. The site allows for primary/secondary access for emergency vehicles. It is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition; Coachella Valley Water District Letter dated March 11, 2011

Findings of Fact:

- a) The topography of the area consists of disturbed agriculture land. The project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Less than significant impacts are anticipated.
- c) Water service is provided by the Coachella Valley Water District as indicated in their comment letter dated July 26, 2012. The project lies within the Lower Whitewater River Subbasin Area of Benefit. 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). Therefore, there is less than significant impact.
- d) During any future construction and grading phase of development, the project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity. Therefore, the impact is considered less than significant.
- e) The proposed project is not located within a 100-year flood zone. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.
- f) The proposed project is not located within a 100-year flood zone. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) The proposed project is not anticipated to substantially degrade water quality (refer to Finding of Fact 23b). County Flood has determined that a Water Quality Management Plan is not required for the two lot parcel map. Therefore, impacts are considered less than significant.
- h) The site has been designed to minimize drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Condition, GIS database; Coachella Valley Water District Letter dated July 26, 2012

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area. Therefore, impacts are considered less than significant.
- b) It is not anticipated that offsite flows will be affected by implementation of the proposed project. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant.

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 expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input 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: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The Tentative Parcel Map proposes a subdivision of 25 gross acres into two lots with a minimum size of 10 gross acres. This subdivision is conditionally consistent with the Agriculture (AG) land use designation and Medium High Density Residential land use designation since two lots are intended for future farm labor housing. The proposed project will not result in a substantial alteration of the present or planned land use of this area. Less than significant impacts are anticipated.
- b) According to RCLIS (GIS Database), the proposed project is not located within a sphere of influence for any City, but is located within the community of Mecca.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a) The proposed project site is currently zoned A-2-20 and W-2. However, the proposed project includes a change of zone on the westerly 11.06 acre portion from A-2-20 to A-2-10. The proposed development, a subdivision of 25 acres into two (2) lots with a minimum parcel size of 10 gross acres with previously disturbed agriculture land, is consistent with the standards for the proposed zoning.
- b) The site is surrounded by land which is A-2-20; the proposed project is compatible with the existing surrounding zoning. The project proposes a zone change from A-2-20 to A-2-10 on the westerly 11.06 acre portion.
- c) The proposed project is surrounded by crops, vacant land, and scattered dwellings. The project is proposing minimum ten acre parcels which will be compatible with existing and future land uses in the area.
- d) The land use designation for the proposed project site is Agriculture (AG) and Medium High Density Residential (MHDR) (5-8 DU/AC). The project is proposing to subdivide 25 acres into two (2) lots with a minimum lot size of 10 gross acres. This subdivision is consistent with the AG land use designation and MHDR since the lots are intended for future farm labor housing projects. The proposed project will not result in a substantial alteration of the present or planned land use of this area. The proposed project is consistent with the land use designation and policies of the General Plan.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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"

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 area has not been used for mining. Therefore, the project would 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. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, 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. Therefore, there is no impact.
- c) Surrounding the project site are crops, vacant land and scattered dwellings. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

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

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

- a) The proposed project site is not located within an Airport Influence Area. Therefore, there would be no impact.
- b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring 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: The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is located in the vicinity of a state highway. Less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, Riverside County Land Information System (RCLIS), County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact: Short-term, construction-related noise impacts may occur during project grading and construction as a result of the parcel map with any future development. However, construction activities will be required to comply with County noise standards. Since the construction site is within

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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one-quarter mile of an occupied residence, 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. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?

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 raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of two (2) lots ranging in size from 10 gross acres which are similar in intensity to neighboring agricultural properties. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 34a, construction hours would be limited due to the proximity of the project site to occupied residences. The project will be consistent with the County Noise Ordinance No. 847, therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
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 proposed project site contains no existing occupied units and the majority of the land is vacant. The proposed project will not displace any existing residences. Therefore, there is no impact.
- b) The proposed project creates two lots which may create a demand for additional housing as the vacant lots are anticipated for future farm labor housing as currently allowed in the proposed A-2-10 zone and W-2 zone and may include affordable units. Therefore, the impact would be less than significant.
- c) The proposed project site contains vacant land and modular shower facilities; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes the subdivision of 25 acres into two (2) minimum 10 acre parcels, which could equate to an increase of additional persons. Future farm labor housing as the result of the parcel map could bring new residents to the site. This population increase will not exceed official regional or local population projections and therefore impacts are less than significant.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 proposed project will have a less than significant impact on the demand for Fire services since project is required to provide adequate fire access including road dedication along Hammond Road and Avenue 68. Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause additional construction that would result in any significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: General Plan