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

102B



FROM: TLMA – Planning Department

SUBMITTAL DATE: December 9, 2014

SUBJECT: SPECIFIC PLAN NO. 385, GENERAL PLAN AMENDMENT. NO 1125, CHANGE OF ZONE NO. 7814, TENTATIVE TRACT MAP NO. 36590 - Adoption of Mitigated Negative Declaration - Approval of Indemnification Agreement - Applicant: Cal Thermal Real Estate, LLC - Engineer/Representative: Paul Quill - Fourth/Fourth Supervisorial District - Location: Northwest corner of 61st Avenue and Sundowner Avenue - REQUEST: The General Plan Amendment proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD: CR) (0.20 - 0.35 floor area ratio) and Open Space: Recreation as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Specific Plan proposes an 80.9 acre residential community of up to 230 homes in varying densities from 2 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station. The Change of Zone proposes to change the zoning from Light Agriculture-10 acre minimum (A-1-10) to Specific Plan (SP). Additionally, the Change of Zone proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The Tentative Tract Map proposes a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot.

Juan C. Perez, TLMA Director / Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	(per Exec. Office)	
COST	\$ 0	\$ 0	\$ 0	\$ (	Consent □ Policy 🖫	
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ (	) Consent 🗆 Toney 😅	
SOURCE OF FUN	DS: Deposit bas	ed funds		Budget Adjustment:		
				For Fiscal Yea	r:	
C.E.O. RECOMME	NDATION:	API BY	PROVE WY	ud o		
County Executive	Office Signatu		Tina Grande	AAAAA GOOGGEELLOOPERSEES		

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes:

Jeffries, Tavaglione, Washington, Benoit and Ashley

Nays:

None

Absent:

None

Date:

March 10, 2015

XC:

Planning(2), Applicant, Co.Co.

□ A-30

□ Prev. Agn. Ref.:

District: 4/4

Agenda Number:

16-3

Kecia Harper-Ihem

Positions Adde Change Order

A-30 4/5 Vote

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

FORM 11: SPECIFIC PLAN NO. 385, GENERAL PLAN AMENDMENT, NO 1125, CHANGE OF ZONE NO.

7814, TENTATIVE TRACT MAP NO. 36590

**DATE:** January 5, 2015 **PAGE:** Page 2 of 4

**RECOMMENDED MOTION:** The Planning Commission recommends that the Board of Supervisors:

<u>ADOPT</u> a <u>MITIGATED NEGATIVE DECLARATION</u> for <u>ENVIRONMENTAL ASSESSMENT NO. 42633</u> (EA42633), based on the findings incorporated in the initial study for EA42633 and the conclusion that the project will not have a significant effect on the environment; subject to resolution adoption for the project by the Riverside County Board of Supervisors and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1125, amending the General Plan Land Use designation from Agriculture: Agriculture to Community Development: Medium Density Residential and Commercial Retail, as reflected on the proposed Land Use Plan, based upon the findings and conclusions incorporated in the staff report, and updating Table 3 "Adopted Specific Plans in Eastern Coachella Valley Area Plan" of Eastern Coachella Valley Area Plan, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

<u>TENTATIVELY APPROVE</u> SPECIFIC PLAN NO. 385, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report, pending final adoption of Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7814, amending the zoning classification for the subject property from Light Agriculture-10 acre mimimum to Specific Plan in accordance with the Zoning Exhibit and to adopt a project specific zoning ordinance amendment to Ordinance No. 348 to include the Specific Plan Zoning Standards; based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors: and,

<u>APPROVE</u> TENTATIVE TRACT MAP NO. 36590, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### **BACKGROUND:**

The Planning Department recommended Approval; and, THE PLANNING COMMISSION ON DECEMBER 3, 2014, RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS by a vote of 5-0 in support of the project.

Staff introduced an update memo at the December 3, 2014, Planning Commission meeting outlining changes made to the staff report, environmental assessment, and conditions of approval. The majority of changes were minor administrative changes. The only other introduced at the meeting was regarding cultural resources. Staff had been working with the applicant and the Torres Martinez Desert Cahuilla Indians to create language in the conditions of approval and mitigation measures that all parties could agree to. The revised language was brought before the Planning Commission and confirmed by staff, the applicant, and the Tribe. The project's conditions of approval and environmental assessment were updated with this revised language.

Gayle Cady from the public spoke in favor of the project citing the project's keeping with the existing rural, equestrian and agricultural uses. Roland Ferrer from the Torres Martinez Desert Cahuilla Indians Tribe spoke on the project, stating that the Tribe had reviewed and agreed with staff's revised conditions and mitigation measures regarding cultural resources.

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

FORM 11: SPECIFIC PLAN NO. 385, GENERAL PLAN AMENDMENT. NO 1125, CHANGE OF ZONE NO.

7814, TENTATIVE TRACT MAP NO. 36590

**DATE:** January 5, 2015 **PAGE:** Page 3 of 4

### Summary

The project consists of four separate applications: a general plan amendment, specific plan, change of zone and a tentative tract map.

**General Plan Amendment No. 1125** proposes to amend the Riverside County General Plan Land Use Element as it applies to the 80.9 acre project site by changing the land use designations from Agriculture: Agriculture to Community Development: Medium Density Residential and Commercial Retail, as reflected on the proposed Land Use Plan.

**Specific Plan No. 385 (Vista Soleada)** proposes a master-planned community on 80.9 acres supporting a mixture of traditional single-family residential lots and large lot equestrian estates, commercial and equestrian way station, and open space land uses including recreational parks, buffer areas, and drainage areas. The Specific Plan proposes an 80.9 acre residential community of 230 homes in varying densities from 2 to 5 dwelling units per acre with an overall density of 2.8 per acre, and ranging in sizes from the smaller Citrus Village lots of minimum 4,000 sq.ft., to the larger Date Palm Estate lots of minimum 3/4 acres. The proposal also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station. In addition, the Specific Plan designates 11.7 acres for major roadway improvements. The Specific Plan will also include a commercial rural market on 1.8 acres, and an equestrian way station on 1.6 acres for equestrian enthusiasts in the area. The project will be phased into three phases. Phase 1 includes 79 Citrus Villa Lots and 9 Date Palm Estate Lots on 35.2 acres located on the northern portion of the project adjacent to 60<sup>th</sup> Avenue. Phase 2 includes 72 Citrus Villa Lots and 3 Date Palm Estates Lots on 18.7 acres in the middle portion of the project. Phase 3 includes 60 Citrus Villa Lots and 7 Date Palm Estate Lots on 27 acres located on the southern portion of the project adjacent to 61<sup>st</sup> Avenue. Parks and recreational amenities will also be included within each of the phases.

**Change of Zone No. 7814** proposes to change the zoning classification from Light Agriculture-10 acre mimimum to Specific Plan and to amend Ordinance No. 348 to include the Specific Plan Zoning Standards for the project site.

**Tentative Tract Map No. 36590** proposes a Schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot. The project will be phased into three phases. Phase 1 includes 79 Citrus Villa Lots and 9 Date Palm Estate Lots on 35.2 acres located on the northern portion of the project adjacent to 60<sup>th</sup> Avenue. Phase 2 includes 72 Citrus Villa Lots and 3 Date Palm Estates Lots on 18.7 acres in the middle portion of the project. Phase 3 includes 60 Citrus Villa Lots and 7 Date Palm Estate Lots on 27 acres located on the southern portion of the project adjacent to 61<sup>st</sup> Avenue. Parks and recreational amenities will also be included within each of the phases.

**Environmental Assessment No. 42633** has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, rezoning, and tentative tract map subdivision.

The proposed project is located in the Eastern Coachella Valley Area Plan, more specifically the project is located on the northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue.

### Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

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

FORM 11: SPECIFIC PLAN NO. 385, GENERAL PLAN AMENDMENT. NO 1125, CHANGE OF ZONE NO.

7814, TENTATIVE TRACT MAP NO. 36590

**DATE:** January 5, 2015 **PAGE:** Page 4 of 4

SUPPLEMENTAL:

**Additional Fiscal Information** 

N/A

**Contract History and Price Reasonableness** 

N/A

ATTACHMENTS (if needed, in this order):

A. PLANNING COMMISSION STAFF REPORT

B. PLANNING COMMISSION MINUTES

C. PLANNING STAFF MEMO TO PLANNING COMMISSION

D. <u>IDEMNIFICATION AGREEMENT</u>

E. ZONING ORDINANCE



### RIVERSIDE COUNTY ORIGINAL

### PLANNING DEPARTMENT

### Juan C. Perez Interim Planning Director

DATE: January 5, 2015

**TO**: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 1125, Specific Plan No. 385, Change of Zone No. 7814, Tentative Tract Map No. 36590, Environmental Assessment No. 42633

(Charge your time to these case numbers)

Th	e attached item(s) require the following act	tion(s) by the Board of Supervisors:
	Place on Administrative Action (Receive & File, EOT)	Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
	Labels provided If Set For Hearing	□ Publish in Newspaper:
	☐10 Day ☐ 20 Day ☐ 30 day	(4th Dist) Desert Sun and Press Enterprise
	Place on Consent Calendar	Mitigated Negative Declaration
	Place on Policy Calendar (Resolutions; Ordinances; PNC)	☐ 10 Day ☐ 20 Day ☐ 30 day
	Place on Section Initiation Proceeding (GPIP)	Notify Property Owners (app/agencies/property owner labels provided)
		Controversial: TYES NO

Designate Newspaper used by Planning Department if set for hearing:

(4th Dist) Desert Sun and Press Enterprise

<u>Documents to be sent to County Clerk's Office for Posting within five days:</u>

Notice of Determination and Mit Neg Dec Forms California Department of Fish & Wildlife Receipt (CFG6010)

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

> **Original** Form11a - and 1 Board Packet is at Executive's Office

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

Desert Office · 77-588 Duna Court, Suite H Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

16.3



### PLANNING COMMISSION MINUTE ORDER DECEMBER 3, 2014

### I. AGENDA ITEM 4.2

**GENERAL PLAN AMENDMENT NO. 1125, SPECIFIC PLAN NO. 385, CHANGE OF ZONE NO. 7814, TENTATIVE TRACT MAP NO. 36590 – Intent to Adopt a Mitigated Negative Declaration –** Applicant: Cal Thermal Real Estate, LLC – Representative: Paul Quill – Fourth/Fourth Supervisorial District - Location: Northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue – Zoning: Light Agriculture-10 acre minimum. (Legislative)

### II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to change the Land Use Designation of the site from Agriculture: Agriculture (AG: AG) (10 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Commercial Retail (CD: CR) (0.20 – 0.35 floor area ratio) and Open Space: Recreation as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Specific Plan proposes an 80.9 acre residential community of up to 230 homes in varying densities from 2 to 5 dwelling units per acre with an overall density of 2.8 per acre. The proposal also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station. The Change of Zone proposes to change the zoning from Light Agriculture -10 Acre Minimum (A-1-10) to Specific Plan (SP). Additionally, the Change of Zone proposes a Specific Plan Zoning ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. The Tentative Tract Map proposes a schedule A subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot.

### **III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.

Spoke in favor of the proposed project:

- Paul Quill, Representative, 51245 Avenida Rubio, La Quinta 92253 (760)834-5505
- Roland Ferrer, Interested Party
- Gayle Cady, Vista Santa Rosa Resident, 82-831 Avenue 54, Vista Santa Rosa 92274-9554
  - Norman Cady, Vista Santa Rosa Resident (gave his time to Gayle Cady)

No one spoke in a neutral position or in opposition

### IV. CONTROVERSIAL ISSUES:

None

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at <a href="mailto:mcstark@rctlma.org">mcstark@rctlma.org</a>.



### PLANNING DEPARTMENT

### Memorandum

DATE:

December 3, 2014

TO:

Riverside County Planning Commission

FROM:

Planning Staff

RE:

December 3, 2014, Planning Commission meeting for Agenda Item 4.2 General Plan Amendment No. 1125, Specific Plan No. 385, Change of Zone No. 7814, Tentative Tract Map No. 36590

1. Staff recommends the following revisions to the staff report:

- a. Completed finding #9 sentence to include that the informational staff report package requested by the City of La Quinta was sent to them on November 20, 2014.
- b. Moved adoption of Resolution No. 2014-012 motion to the beginning of the motions.
- 2. Staff recommends the following revisions to Environmental Assessment No. 42633:
  - a. Added Change of Zone No. 7814 to the Project Case Type.
  - b. Revised mitigation measure #9b to include the following:

    Prior to map recordation, grading, or building permit y

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

- 3. Staff recommends adding the following condition to TR36590:
  - a. 50.PLANNING.58. ECS Note Archaeological. The following Environmental Constraints note shall be placed on the ECS: "County Archaeological Report No. PD-A-04871R1 was prepared for this property on September 2014, by Applied Earth Works Inc., and is on file at the County of Riverside Planning Department. The property is subject to surface and subsurface alteration restrictions based on the results of the report, and any subsequent future reports or investigations as identified by the extend Phase II Archaeological Testing shall be indicated on the ECS map."

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555 Memo For December 3, 2014 Planning Commission meeting for Agenda Item 4.2 [General Plan Amendment No. 1125, Specific Plan No. 385, Change of Zone No. 7814, Tentative Tract Map No. 36590]

- 4. Staff recommends removing the following condition from TR36590:
  - a. 10.PLANNING.30. Geo Study Required.
- 5. Staff recommends revising the following conditions from TR36590:
  - a. Revise Post Harvest Phase II condition language (20.PLANNING.11, 50.PLANNING.54, 60.PLANNING.34, 80.PLANNING.35) to the following:

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

- 6. Staff recommends revising the following conditions from SP385:
  - a. Revise Post Harvest Phase II condition language (20.PLANNING.3, 30.PLANNING.85) to the following:

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

Agenda Item No.: 4.2

Area Plan: Eastern Coachella Valley Zoning District: Lower Coachella Valley

Supervisorial District: Fourth Project Planner: Paul Rull

Planning Commission: December 3, 2014

GENERAL PLAN AMENDMENT NO. 1125 (Agricultural Amendment) SPECIFIC PLAN NO. 385 CHANGE OF ZONE NO. 7814 TENTATIVE TRACT MAP NO. 36590 Environmental Assessment No. 42633 Applicant: Cal Thermal Real Estate, LLC

Engineer/Representative: Paul Quill

### COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The project consists of four separate applications: a general plan amendment, specific plan, change of zone and a tentative tract map.

**General Plan Amendment No. 1125** proposes to amend the Riverside County General Plan Land Use Element as it applies to the 80.9 acre project site by changing the land use designations from Agriculture: Agriculture to Community Development: Medium Density Residential and Commercial Retail, as reflected on the proposed Land Use Plan.

Specific Plan No. 385 (Vista Soleada) proposes a master-planned community on 80.9 acres supporting a mixture of traditional single-family residential lots and large lot equestrian estates, commercial and equestrian way station, and open space land uses including recreational parks, buffer areas, and drainage areas. The Specific Plan proposes an 80.9 acre residential community of 230 homes in varying densities from 2 to 5 dwelling units per acre with an overall density of 2.8 per acre, and ranging in sizes from the smaller Citrus Village lots of minimum 4,000 sq.ft., to the larger Date Palm Estate lots of minimum 3/4 acres. The proposal also includes 19.4 acres of parks and retention areas, and 3.3 acres of rural market and equestrian way station. In addition, the Specific Plan designates 11.7 acres for major roadway improvements. The Specific Plan will also include a commercial rural market on 1.8 acres, and an equestrian way station on 1.6 acres for equestrian enthusiasts in the area. The project will be phased into three phases. Phase 1 includes 79 Citrus Villa Lots and 9 Date Palm Estate Lots on 35.2 acres located on the northern portion of the project adjacent to 60th Avenue. Phase 2 includes 72 Citrus Villa Lots and 3 Date Palm Estates Lots on 18.7 acres in the middle portion of the project. Phase 3 includes 60 Citrus Villa Lots and 7 Date Palm Estate Lots on 27 acres located on the southern portion of the project adjacent to 61st Avenue. Parks and recreational amenities will also be included within each of the phases.

Change of Zone No. 7814 proposes to change the zoning classification from Light Agriculture-10 acre mimimum to Specific Plan and to amend Ordinance No. 348 to include the Specific Plan Zoning Standards for the project site.

**Tentative Tract Map No. 36590** proposes a Schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot, and 1 commercial lot. The project will be phased into three phases. Phase 1 includes 79 Citrus Villa Lots and 9 Date Palm Estate Lots on 35.2 acres located on the northern portion of the project adjacent to 60<sup>th</sup> Avenue. Phase 2 includes 72 Citrus Villa Lots and 3 Date Palm Estates Lots on 18.7 acres in the middle portion of the project. Phase 3 includes 60 Citrus Villa Lots and 7 Date Palm Estate Lots on 27 acres located on the southern portion of the project adjacent to 61<sup>st</sup> Avenue. Parks and recreational amenities will also be included within each of the phases.

PC Staff Report: December 3, 2014

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**Environmental Assessment No. 42633** has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, rezoning, and tentative tract map subdivision.

The proposed project is located in the Eastern Coachella Valley Area Plan, more specifically the project is located on the northwest corner of 61<sup>st</sup> Avenue and Sundowner Avenue.

Specific Plan No. 385 and its Zoning Ordinance can be viewed at the Riverside County Planning Department, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501.

### **BACKGROUND:**

### General Plan Initiation Proceedings

General Plan Amendment No.1125 was heard at the January 15, 2014, Planning Commission for initiation. The Planning Commission had no comments. The Board of Supervisors initiated proceedings for the General Plan Amendment on February 25, 2014.

### Community Development Overlay

The project site is located within a Community Development Overlay. The Community Development Overlay is a tool that allows Community Development land use designations to be applied through General Plan Amendments in the future within specified areas lying within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas, while maintaining the underlying land use designations of these other foundation components until such time as the Community Development land uses are approved. The Overlay in the Vista Santa Rosa Community allows for a gradual transition between agriculture uses to other land use types (see policy ECVAP 1.1.d). When conversion of farmland to other uses occurs, adequate buffering shall be incorporated into development proposals to ensure that there will be adequate land use compatibility protection for other nearby landowners who desire to continue farming indefinitely. The overall density range of the Community Development Overlay area shall be 1-3 dwelling units per acre.

The project site is designated as Agriculture with a Community Development Overlay (CDO), which will allow for an overall density range of 1-3 dwelling units per acre for residential development and 0.20-0.35 FAR for commercial development. The CDO will allow changes from the Agricultural land use to the Residential and Commercial land uses. Implementation of the project will require a General Plan Amendment to change the land use designation from Agriculture to Community Development: Medium Density Residential and Commercial Retail. The project will provide a residential density of 2.8 dwelling units per acre, provide 1.8 acres of commercial retail, provide 29.9 acres of open space (approximately 37 percent of the site), and conform to the policies in the Vista Santa Rosa Land Use Concept Plan. The project is consistent with the ECVAP 1.1 policy by:

- providing 100-foot wide buffer grove of date palm trees along the projects northern, eastern, and southern boundaries.
- having a density is 2.8 dwelling units per acre,
- park areas of 1 acre minimum size are provided throughout the project, and
- the usage of split rail fencing as opposed to walls where possible to maintain the rural character of the area.

The project site is designated as Agriculture with a Community Development Overlay (CDO), which will allow for an overall density range of 1-3 dwelling units per acre for residential development and 0.20-0.35 FAR for commercial development. The CDO will allow changes from the Agricultural land use to

PC Staff Report: December 3, 2014

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the Residential and Commercial land uses. Implementation of the project will require a General Plan Amendment to change the land use designation from Agriculture to Community Development: Medium Density Residential and Commercial Retail. The project will provide a residential density of 2.8 dwelling units per acre, provide 1.8 acres of commercial retail, provide 29.9 acres of open space (approximately 37 percent of the site), and conform to the policies in the Vista Santa Rosa Land Use Concept Plan.

### Vista Santa Rosa Land Use Concept Plan

The project is located inside the Vista Santa Rosa Community Land Use Concept Plan (VSRCLUP) boundary (see Exhibit V), but outside the General Plan Vista Santa Rosa Policy Area boundary (see Vicinity Map). The VSRCLUP was approved on June 17, 2008, by the Board of Supervisors, but not included in a general plan amendment to be included in the County's General Plan. Thus, the VSRCLUP can be construed as an independent Board Policy for the Vista Santa Rosa area.

The project is located in Planning Area 3 of the VSRCLUP with the property designation of Low Density Residential (max. density 2 dwelling units per acre). Development is permitted in Planning Area 3 for areas designated Low Density Residential to up to 3 dwelling units per gross acre providing that at least 35% of the site is provided in Open Space and Community Amenities (OSCA), and the project site size is between 40 and 160 gross acres. The projects propose density is 2.8 dwelling units per acre, provides 36% OSCA, and is 80.9 gross acres in size.

The proposed project is consistent with the policies and densities prescribed in the VSRCLUP.

### Vista Santa Rosa Community Council

On March 27, 2013, the applicant presented preliminary concept plans of the project to the Vista Santa Rosa Community Council (VSRCC). The applicant received overall guidance from the Council and comments from the public.

On May 29, 2013, the project was listed on the VSRCC agenda for review and advisory action requested. The applicant made a more detailed presentation to the VSRCC providing illustrative land use plans and community design concepts, designed accordingly with the Vista Santa Rosa Design guidelines and the Vista Santa Rosa Community Land Use Concept Plan. The project would provide a transitional buffer between the high density subdivisions to the west of the project in the City of La Quinta, and to the rural agricultural farming properties to the east of the project. The VSRCC voted unanimously to support the project and recommend approval of the Specific Plan to the Planning Commission and Board of Supervisors.

On January 29, 2014, the applicant discussed with the VSRCC the project's progress and presented the Specific Plan. The VSRCC and those in attendance voiced their support for the project, and the VSRCC Council voted unanimously to support the project and provided their recommendation to the 4<sup>th</sup> Supervisorial District Office.

### Planning Areas

The project provides for a rural, equestrian-themed residential community on 80.9 gross acres. The project will contain 230 residences with multiple community parks, citrus themed country lanes and a 100-foot wide buffer grove of date palm trees. Residential density within the project averages approximately 2.8 dwelling units per gross acre, consisting of 211 residential Citrus Village Lots (Planning Area 1) (4,000 sq.ft. minimum, 6,000 sq.ft. average) at the core of the project, and 19 residential Date Palm Estate Lots (Planning Area 2) (3/4 acre minimum) that surround them.

PC Staff Report: December 3, 2014

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There is a small rural commercial component (1.8 acres) located in the project's northeastern corner (Planning Area 3). This rural commercial area could be developed in the future with businesses that serve the community and surrounding area such as small convenience markets, restaurant/taverns, veterinary, farrier, vegetable stand and other conveniences.

An equestrian way station (1.6 acres) is also being proposed as an extension of the perimeter buffer located in the project's southeastern corner (Planning Area 4). The way station will provide amenities such as hitching racks, seating benches for riders and other conveniences. A pull through access drive for vehicle parking and loading/off-loading trailers from 61<sup>st</sup> Avenue will also be provided. Depending on the level of equestrian activity, a small stable to board horses temporarily may be constructed in the future.

Multiple parks and recreational open space amenities will be provided within each of the Planning Areas totaling 29.9 acres (36%). The project provides six community parks totaling 7.9 acres and distributed throughout the project granting nearby access for everyone within the community. Each park is approximately 1 acre in size and may include one or more of the following recreational amenities: swimming pool and fitness clubhouse, tennis courts, outdoor par course, basketball courts, tot lot, barbeques, community garden, picnic tables and turf play area. The perimeter buffer and equestrian way station also provides recreational opportunities. The project's parks and amenity package is also consistent with the Vista Santa Rosa Land Use Concept Plan (VSRLUCP) Open Space and Community Amenities (OSCA) standards.

### Design Theme

The proposed theme for the project is rural equestrian community theme that is based on the guiding principles established by the Vista Santa Rosa Community Land Use Concept Plan.

The project focuses on creating an informal and relaxed suburban rural transitional neighborhood between the more intense suburban residential scale and densities to the west of the project in the City of La Quinta, and with the active agricultural and rural uses to the project's east. The project incorporates indigenous design and environmental influences from the surrounding Vista Santa Rosa community. The project seeks to evoke design elements rooted in Vista Santa Rosa by:

- establishing open space land uses, linear trail corridors, enhanced building setbacks that preserve mountain views and vistas;
- creating landscape streetscapes designed to calm traffic and soften roadway appearance;
- ensure adequate buffers to adjacent agricultural operations;
- encourage a harmonious blend of agricultural, rural residential, equestrian, country club, resort, tourist-oriented and more suburban residential lifestyles; and
- create community gathering places which are linked by cross-community enhanced trail systems
  called Lifestyle Corridors, as well as other inter-connecting multi-use trails and enhanced
  setbacks.

The project is also consistent with the Vista Santa Rosa Design Guidelines which provides guidance for establishing a visual and environmental quality design theme for the project which is characterized by:

- rural/agricultural/equestrian character;
- unpretentious/unadorned/simple elegance;
- clean, open, utilitarian style;
- preservation of mountain vistas; and
- an expression of Desert Lifestyle.

GENERAL PLAN AMENDMENT NO. 1125, SPECIFIC PLAN NO. 385, CHANGE OF ZONE NO. 7814,

**TENTATIVE TRACT MAP NO. 36590, EA42633** 

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The project proposes six residential architectural conceptual styles for its theme: Spanish, Tuscan, Rural Ranch Contemporary, California Craftsman, Contemporary Southwest, and Rustic Western Ranch (Exhibit B).

### **ISSUES OF POTENTIAL CONCERN:**

### Cultural Resources

General Plan Amendment No. 1125 was transmitted to the Native American Heritage Commission and subsequently Native American Tribes in the project area requesting consultation per Senate Bill 18 Local and Tribal Intergovernmental Consultation. Staff received one response comment from the Torres Martinez Desert Cahuilla Indians (TMDCI) tribe. Their comments were:

- Torres Martinez Cultural Monitors in 2004 discovered numerous cremation sites on the adjacent property (west of the project) located in the City of La Quinta.
- TMDCI requires a 100% Phase II testing program to determine the extent of cultural resources.
- Approved cultural resource monitors present during ground disturbing and construction activities.

A Phase I study was prepared for the project by McKenna in April, 2014. This study identified several sites that could have potential cultural significance on the project site. The report also failed to include several known sites. The study recommended that a Phase II study be prepared for the project site. The project site was surveyed in September 2014, and a Phase II study was prepared by Applied Earth Works, Inc. dated September 2014. The Phase II study was not completed in accordance with the approved scope of work approved by the County's Archaeologist. The study failed to identify any intact cultural deposits or features associated with the adjacent burial site. In addition, the site is currently being cultivated for carrots limiting the level of Phase II investigation and as such, the Phase II investigations have not completely eliminated the possibility that intact cultural deposits and/or features may still be present underlying the disturbed plow zone sediments within the portions of the project site. Therefore the project has been conditioned for controlled grading during grading activities and that Native American monitors are present to observe grading activities. In the event that potentially significant archaeological materials are encountered during project-related ground-disturbing activities, all work must be halted in the vicinity of the archaeological discovery until a qualified archaeologist can visit the site of discovery and assess whether the find should be considered a significant archaeological resource.

The Phase II study and recommendations were submitted to the TMDCI to which representatives of the tribe disagreed with the study's recommendations. The Tribe recommends that in order to avoid potential cemetery-related features being unearthed during grading and construction activities, that completion of the original scope of work for the Phase II testing program be completed, and the extended Phase II testing program be completed, post-harvest of the site, as agreed upon by the applicant. The County Archaeologist concurs with the Tribe's position and subsequent recommendation.

### Line of Sight into Parks

The project proposes six community parks approximately 1 acre in size and are located throughout the site (see Exhibit R). Each of the parks obtains access via the community's internal private streets. The parks are also mostly surrounded by proposed residential lots. One concern is that the line of sight from the street will be limited due to the design of these homes surrounding the parks, which may have a potential impact on maintaining safety and security in these open areas. The project is proposing for residential lots abutting these park areas to have shorter walls along the side and rear property lines to enhance the openness and central theme of each park area and the adjoining residential lots. While this

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certainly increases the line of sight into the park area from the street, it still leaves certain portions of the park area un-viewable from the street. Planning has advised the applicant of its concerns, but has not amended the design to address the concern.

### Tile Drains

Large portions of the southern Coachella Valley have substantially high, salty groundwater. This high groundwater can damage agricultural crops, but can also impact residential development in the form of pool damage, landscape damage and possibly even damage to home foundations. The project site has historically featured agricultural uses and existing tile drains cross most of the project site. A 'tile' drain is usually a clay, concrete or tile pipe, about four to five inches in diameter, that is buried about four to six feet below the surface to form a barrier preventing groundwater from rising to the surface, and preventing percolating surface drainage from infiltrating the groundwater. The pipes are usually about three feet long, arranged in long linear patterns, butted together without sealing the joints and surrounded by gravel as they line up with each other. Long stretches of pipes are usually repeated about eighty to one hundred and twenty feet from each other and work together to form a barrier. The drains require very little maintenance, if any. Most tile drains in this area have been functioning without maintenance for over fifty years. Water travels into the pipes, through the gravel, and drains into drainages features like the Coachella Valley Storm Water Channel that carry the groundwater to the Salton Sea. It is important that the existing tile drains remain to protect the health safety and welfare of the future residents. Conditions of approval regulate the treatment of tile drains including requirements that they remain, they be noted in the title reports, that blanket easements be placed on all lots permitting maintenance of drains, and establishing maintenance responsibilities for tile drains.

### Geological Lineaments

The project site lies across three potentially hazard unclassified geological lineaments (see Tentative Tract Map for location). These potential hazards have been identified in the project's Geologic Report. The project has been conditioned to fully investigate, assess, and appropriately mitigate this impact, and in the case of this project, an avoidance mitigation shall be applied if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical of the lineaments. This condition was written to accommodate the project moving forward to a public hearing. Avoidance mitigations have been placed on this project pending required trenching of lineaments to determine its significance. The project's Geology Report (GEO2347) will not be approved until all geologic/geotechnical hazards are adequately addressed.

### **SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #6): Agriculture: Agriculture

2. Proposed General Plan Land Use (Ex. #6): Community Development: Medium Density

Residential and Commercial Retail

3. Surrounding General Plan Land Use (Ex. #6): Agriculture: Agriculture, City of La Quinta

3. Existing Zoning (Ex. #3): Light Agriculture-10 acre minimum

4. Proposed Zoning (Ex. #3): Specific Plan

5. Surrounding Zoning (Ex. #3): Light Agriculture-10 acre minimum, City of La

Quinta

5. Existing Land Use (Ex. #1): Agriculture farming

6. Surrounding Land Use (Ex. #1): Vacant land, agriculture farming, single family

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7. Project Data:

residence golf course communities

Total Acreage: 80.9 gross acres

Total Proposed Residential Lots: 230

Total Proposed Non-Residential Lots: 9 open

space, 1 equestrian, 1 commercial

Proposed Minimum Lot Sizes: 4,000 sq.ft. and 3/4

acre

Schedule: A

8. Environmental Concerns:

See attached environmental assessment

### **RECOMMENDATIONS:**

ADOPTION of a RESOLUTION NO. 2014-012 RECOMMENDING ADOPTION for General Plan Amendment No. 1125 and Specific Plan No. 385 to the Board of Supervisors.

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

<u>ADOPTION</u> of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42633 (EA42633), based on the findings incorporated in the initial study for EA42633 and the conclusion that the project will not have a significant effect on the environment; subject to resolution adoption for the project by the Riverside County Board of Supervisors and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 1125, amending the General Plan Land Use designation from Agriculture: Agriculture to Community Development: Medium Density Residential and Commercial Retail, as reflected on the proposed Land Use Plan, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and

<u>TENTATIVE APPROVAL</u> of SPECIFIC PLAN NO. 385, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report, pending final adoption of Specific Plan Resolution by the Board of Supervisors; and,

<u>TENTATIVE APPROVAL</u> of CHANGE OF ZONE NO. 7814, amending the zoning classification for the subject property from Light Agriculture-10 acre mimimum to Specific Plan in accordance with the Zoning Exhibit and to adopt a project specific zoning ordinance amendment to Ordinance No. 348 to include the Specific Plan Zoning Standards; based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

<u>APPROVAL</u> of **TENTATIVE TRACT MAP NO. 36590**, 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 currently designated Agriculture: Agriculture on the Eastern Coachella Valley Area Plan.

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- 2. The proposed residential parcels with a minimum lot size of 4,000 sq.ft., is permitted in the proposed Community Development: Medium Density Residential (2 5 dwelling units per acre) land use designation.
- 3. The project site is surrounded by properties which are designated Agriculture: Agriculture and the City of La Quinta.
- 4. The zoning for the subject site is Light Agriuchture-10 acre minimum.
- 5. The proposed 230 residential lots are consistent with the proposed change of zone to Specific Plan.
- 6. The project site is surrounded by properties which are zoned Light Agricutture-10 acre minimum and the City of La Quinta.
- 7. Similar residential uses have been approved and/or constructed and are operating in the project vicinity.
- 8. This project is not located within Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
- 9. This project is within the Sphere of Influence of the City of La Quinta. The Riverside County Planning Department transmitted a copy of the project to the City of La Quinta's Planning Department on December 30, 2013, and received reply comments from the City on January 9, 2014. The comments indicated that the final draft project be transmitted to the City of La Quinta prior to scheduling for a public meeting. A copy of the staff report package was sent to the City of La Quinta on November 20, 2014.
- 10. Environmental Assessment No. 42633 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Geology/Soils
  - d. Hazards & Hazardous Materials
  - e. Noise

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

11. In order to support the proposed General Plan Amendment, it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan and Article II of Riverside County Ordinance No. 348 identify four categories of amendments, Technical, Entitlement/Policy, Foundation and Agriculture. Each category has distinct required findings.

General Plan Amendment 1125 falls into the Agriculture Foundation Amendment and Entitlement/Policy Amendment category, because it is changing 1) the Foundation Component

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from Agriculture to Community Development, and 2) it is changing the General Plan land use designation from Agriculture to Medium Density Residential.

### **Agriculture Foundation Amendment**

The Agriculture foundation allows up to 7% of all the land within one of three designated areas i). Palo Verde, Desert Center, and Eastern Desert Area Plans, ii. Eastern Coachella Valley and Western Coachella Valley Area Plans, iii. All other area plans) to be converted to another Foundation and Land Use Designations (LUDs) during a two and a half year cycle. In the event that the 7% threshold has been exceeded, an Agricultural Task Force would review the project.

The proposed Amendment is in the Eastern Coachella Land Use Plan which is part of the "Eastern Coachella Valley and Western Coachella Valley" designated area prescribed by the Administration Element. General Plan Amendment No. 1125 proposes to remove 80.9 acres from the Agriculture Foundation into the Community Development: Medium Density Residential.

The County is currently within our fifth 2 ½ year review cycle (January 1, 2014 to June 30, 2016) and has not converted any Agriculture Foundation area so far. Therefore, the adoption of GPA No. 1125 will not result in the 7% threshold being exceeded within the fifth Agriculture Foundation review cycle.

Therefore, the proposed 80.9 acres from GPA1125 is well within the 7% allowance per cycle for Agricultural Foundation conversion.

The Administration Element of the General Plan and Article II of Riverside County Ordinance No. 348 explains that findings must be made for the proposal that will be changing the project site's Foundation component from Agriculture to Community Development. The required finding is:

1) The amendment would contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

### Consideration Finding:

The Land Use Element of the General Plan encourages a "balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments." The proposed General Plan Amendment would positively contribute towards the purposes of the General Plan by providing housing opportunities for a growing population. The creation of a variety of home types will contribute to the financial standing of the surrounding community by providing housing opportunity for a local job base, and also improve the health and wellbeing of its residents. This is consistent with General Plan Policy LU 22.4. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

The intent of the Agricultural Foundation is to protect the Agricultural industry in the County. As previously mentioned, the General Plan uses a 7% threshold for the conversion of agriculture land to another designation. The proposed Amendment of converting 80.8 acres from agriculture to residential will not significantly alter or affect the overall agricultural identity of the County.

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The County is currently within our fifth 2 ½ year review cycle (January 1, 2014 to June 30, 2016) and has not converted any Agriculture Foundation area so far. Therefore, the adoption of GPA No. 1125 will not result in the 7% threshold being exceeded within the fifth Agriculture Foundation review cycle. Therefore, the proposed 80.9 acres from GPA1125 is well within the 7% allowance per cycle for Agricultural Foundation conversion. The proposed conversion is within the 7% conversion threshold as outlined in the Administration Element and is consistent with the purposes of the General Plan. The findings can be made that the proposed Amendment is not detrimental to the purposes of the General Plan.

### **Entitlement/Policy Amendment**

The Administration Element of the General Plan and Article II of Riverside County Ordinance No. 348 explains that findings must be made for the proposal because the Land Use designation is changing from Agriculture to Medium Density Residential. Three required findings for the Land Use change must be made (first two being mandatory, and any one or more of the subsequent findings listed below):

- 2a) The proposed change does not involve a change in or conflict with the Riverside County Vision, any General Plan Principal, and any Foundation Designation.
- 2b) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.
- 2c) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- 2d) A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- 2e) An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- 2f) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- 2g) An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors

### Consideration Finding:

2a) The proposed change does not involve a change in or conflict with the Riverside County Vision, any General Plan Principal, and any Foundation Designation.

The Vision for Riverside County states that housing and providing shelter is one of the most basic community needs and for leaders to accept the necessity to provide housing for the County's growing population. The proposed Amendment is consistent with the vision as it is providing housing and shelter to meet the needs of the County's growing population. The Land Use Element of the General Plan encourages a "balanced mixtures of land uses, including

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commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments". The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing housing opportunities for a growing population. The findings can be made that the proposed Amendment contributes to the County's vision and does not change or conflict with general plan principles.

The project is consistent with the Vista Santa Rosa Community Land Use Concept Plan (VSRCLUP) approved by the Board of Supervisors on June 17, 2008. The VSRCLUP identifies the project site as Low Density Residential (2 dwelling units per acre with a caveat of 3 dwelling units per acre providing 35% of the site is provided with open space and community amenities). The community of Vista Santa Rosa, the Vista Santa Rosa Community Council and the Board of Supervisors all identified that low density residential uses were the highest and best use for the project site, and therefore the proposed Amendment is consistent with this policy.

The project is requesting a Foundation component change and Land Use designation change based on the inconsistency with the existing designation. Should the Board act on the proposed application, the inconsistency would be addressed.

2b) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

The proposed Amendment would contribute to the achievement of the general plan principles and policies, and would not be detrimental to them. The project is consistent with a number of policies included in the General Plan, Vista Santa Rosa Land Use Concept Plan and Eastern Coachella Valley Area Plan:

- LU 8.3. "Incorporate open space community green-belt separators, and recreational amenities into Community Development areas to enhance recreational opportunities and community aesthetics, and improve the quality of life". The project provides a variety of public and private recreational facilities including a 100-foot wide community separator green-belt buffer separating agriculture uses with denser units, open space parks and recreational amenities".
- LU 17.2. "Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use". The project has adequate facilities to provide the needs and services of its residents as outlined in the project's environmental assessment. A master plan of circulation, sewer and water have been prepared and included in Specific Plan No. 385.
- LU 22.10. "Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area". The proposed project has been designed to act as a transitional buffer in densities between the higher density areas in the City of La Quinta to the west of the project site, and the more rural agricultural uses to the east of the project. Specific Plan No. 385 also incorporates design guidelines that will ensure that the project is visually attractive and consistent with intended character of the area. The design guidelines addresses building architecture, landscaping, and community elements such as trails, walls, fencing, and parks.

GENERAL PLAN AMENDMENT NO. 1125, SPECIFIC PLAN NO. 385, CHANGE OF ZONE NO. 7814,

TENTATIVE TRACT MAP NO. 36590, EA42633

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LU 22.4. "Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels". The proposed project will provide a variety of housing opportunities in a rural style that is compatible with its rural surrounding properties. The project proposes lots sizes between 4,000 sq.ft. to 3/4 acres. The differing lot sizes and housing products will appeal to different sectors in the markets from large rural estate living with equestrian opportunities to more smaller lots with villa types homes.

ECVAP 1.1. "Prepare a detailed land use plan, with community development policies, for the Vista Santa Rosa Community that will: provide for a harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities in this area, and promote unifying community themes through signs, landscaping, scale of development, and trail and road facilities for the community". Since this policy was approved in 2003, a Vista Santa Rosa Conceptual Land Use Plan (VSRCLUP) and Community Design Guidelines have been prepared. The VSRCLUP was approved by the County Board of Supervisors to guide community development in the Vista Santa Rosa area. The VSRCLUP is consistent with this policy of preparing a detailed land use plan for the Vista Santa Rosa area. The project is consistent with VSRCLUP and this policy.

ECVAP 4.1. "Require the inclusion of outdoor lighting features that would minimize the effects of the nighttime sky and wildlife habitat areas". The project includes the use of outdoor bollard lighting at the entrances and along the roundabouts and internal streets which will help reduce the lighting impacts and preserve the character of the night skies.

OS 19.3. "Review proposed development for the possibility of cultural resources and for compliance with the cultural resource program". A Phase I and Phase II Cultural Resource studies have been prepared for the project consistent with County and State protocols. The Native American Torres Martinez Tribe was contacted, consulted, and involved in the cultural review process. The studies concluded that no significant cultural resources were present on the property.

The project is consistent with the Vista Santa Rosa Community Land Use Concept Plan (VSRCLUP) approved by the Board of Supervisors on June 17 (revised June 20), 2008. The VSRCLUP identifies the project site as Low Density Residential (2 dwelling units per acre with a caveat of 3 dwelling units per acre providing 35% of the site is provided with open space and community amenities). The community of Vista Santa Rosa, the Vista Santa Rosa Community Council and the Board of Supervisors all identified that low density residential uses were the highest and best use for the project site, and therefore the proposed Amendment is consistent with this policy.

2f) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The proposed Amendment is consistent with this finding as the project would create some jobs as part of the construction and operations of the master plan community. In addition, the housing the specific plan would create would attract people to the local area, potentially prompting them to look for nearby employment and sources to shop, both contributing to the County's economic base.

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12. The proposed Change of Zone will make the zoning consistent with the proposed General Plan Amendment. The dwelling units allowance for the site is established by the General Plan, and the proposed zoning simply implements the proposed General Plan Amendment of 2-5 dwelling units per acre for the Community Development: Medium Density Residential land use designation. The proposed change of zone is consistent with the proposed General Plan Amendment. The zone change proposal will not specifically authorize any construction or permit any structures on the site, these elements will be authorized through approval of Tentative Tract Map No. 36590.

### **CONCLUSIONS:**

- 1. The proposed project is in conformance with the Community Development: Medium Density Land Use Designation, and with all other elements of the Riverside County General Plan with the approval of General Plan Amendment No. 1125.
- 2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with the approval of Change of Zone No. 7814.
- 3. The public's health, safety, and general welfare are protected through project design.
- 4. The proposed project is clearly compatible with the present and future logical development of the area.
- 5. The proposed project will not have a significant effect on the environment.
- 6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

### **INFORMATIONAL ITEMS:**

- 1. As of this writing, no letters have been received.
- 2. The project site is not located within:
  - a. An Airport Influence Area;
  - b. A High Fire Area;
  - c. A Historic District;
  - d. A Specific Plan:
  - e. A 100-year flood plain;
  - f. Tribal Land:
  - g. A Fault zone;
  - h. A Conservation Area;
  - i. Not in an area drainage plan, or dam inundation area;
  - j. An Agriculture Preserve; or
  - k. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.

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- 3. The project site is located within:
  - a. The City of La Quinta sphere of influence;
  - b. High Liquefaction area;
  - c. Paleontological Sensitivity area;
  - d. The Mt. Palomar Observatory Area Zone B;
  - e. Vista Santa Rosa Community Council area;
  - f. Community Development Overlay;
  - g. Vista Santa Rosa Community Land Use Concept Plan;
  - h. The boundaries of the Coachella Valley Unified School District.
- 4. The subject site is currently designated as Assessor's Parcel Number: 764-290-003

Y:\Planning Case Files-Riverside office\TR36590\DH-PC-BOS Hearings\DH-PC\Staff Report 12-2-14.docx Date Revised: 12/17/14

### RESOLUTION NO. 2014-012

### RECOMMENDING ADOPTION OF

### GENERAL PLAN AMENDMENT NO. 1125 and SPECIFIC PLAN NO. 385

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., public hearings were held before the Riverside County Planning Commission in Riverside, California on December 3, 2014, to consider the above-referenced matter; and,

WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on December 3, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

**ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental Assessment No. 42633; and,

ADOPTION of General Plan Amendment No. 1125; and,

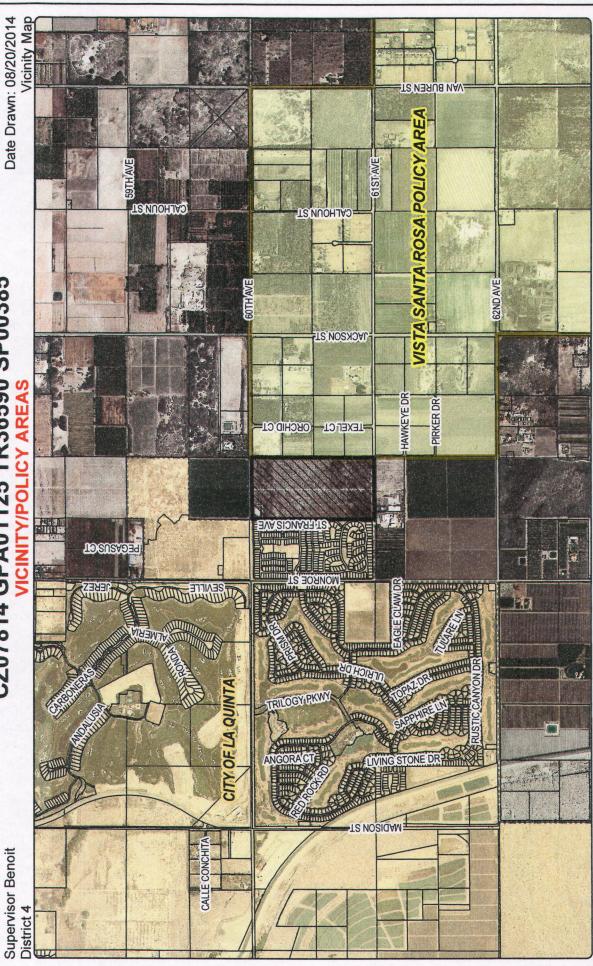
ADOPTION of Specific Plan No. 385; and,

**APPROVAL** of Tentative Tract Map. No. 36590.

### CZ07814 GPA01125 TR36590 SP00385 RIVERSIDE COUNTY PLANNING DEPARTMENT

**VICINITY/POLICY AREAS** 

Date Drawn: 08/20/2014 Vicinity Map



Zoning District: Lower Coachella Valley





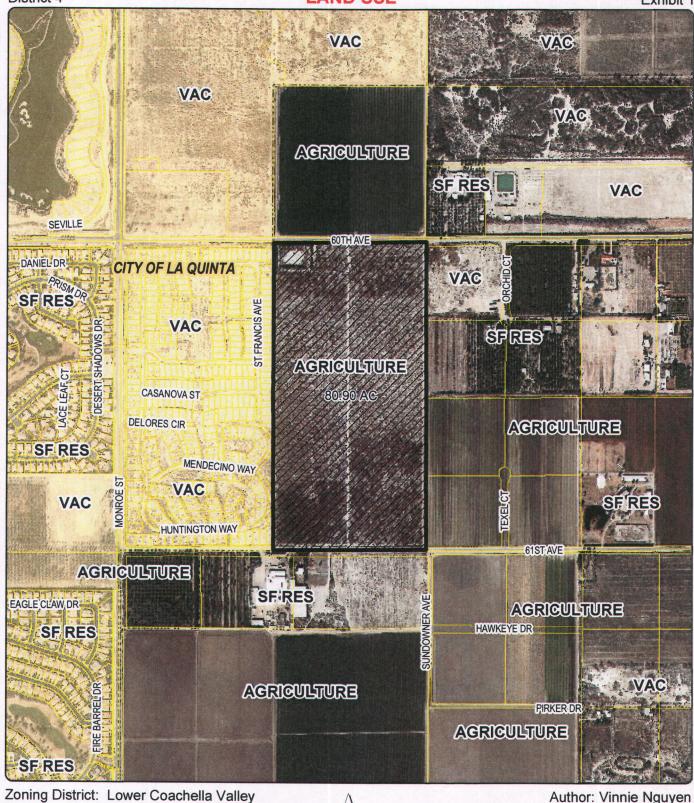
Author: Vinnie Nguyen

### RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07814 GPA01125 TR36590 SP00385

Supervisor Benoit District 4

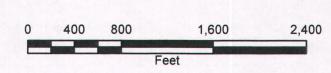
**LAND USE** 

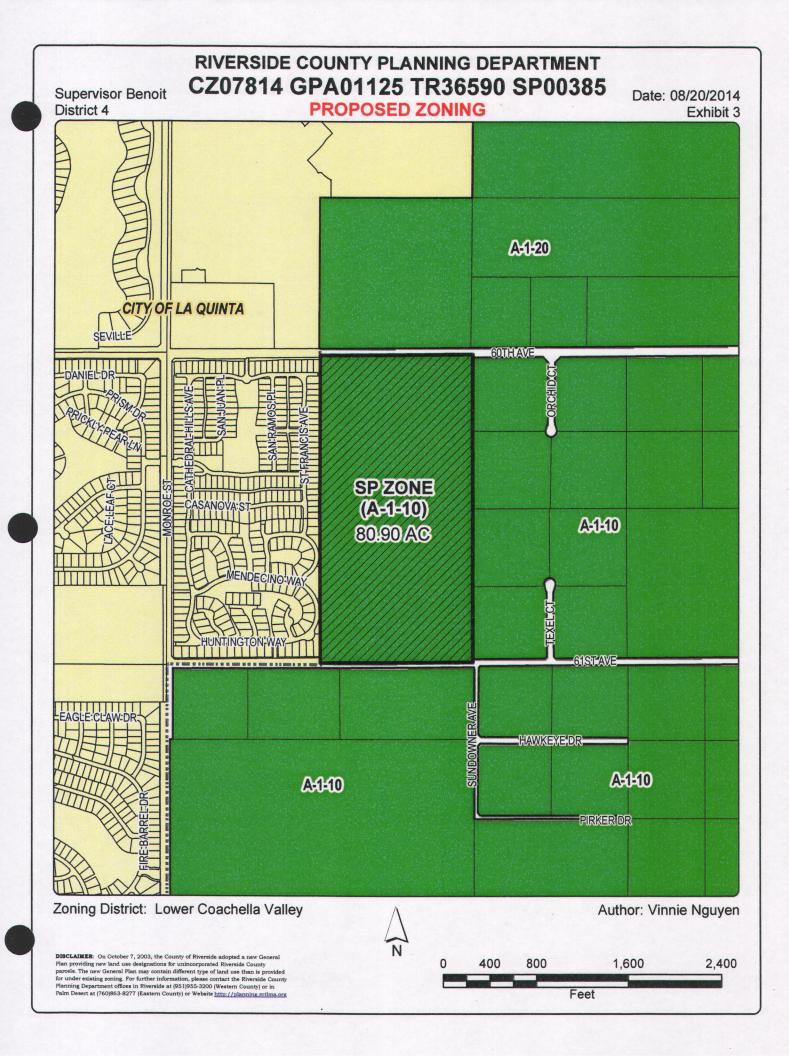
Date: 08/20/2014 Exhibit 1



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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at [95]1955-3200 (Western County) or in Palm Desert at [760]863-8277 (Eastern County) or Website <a href="http://planning.rctima.org">http://planning.rctima.org</a>

Author: Vinnie Nguyen

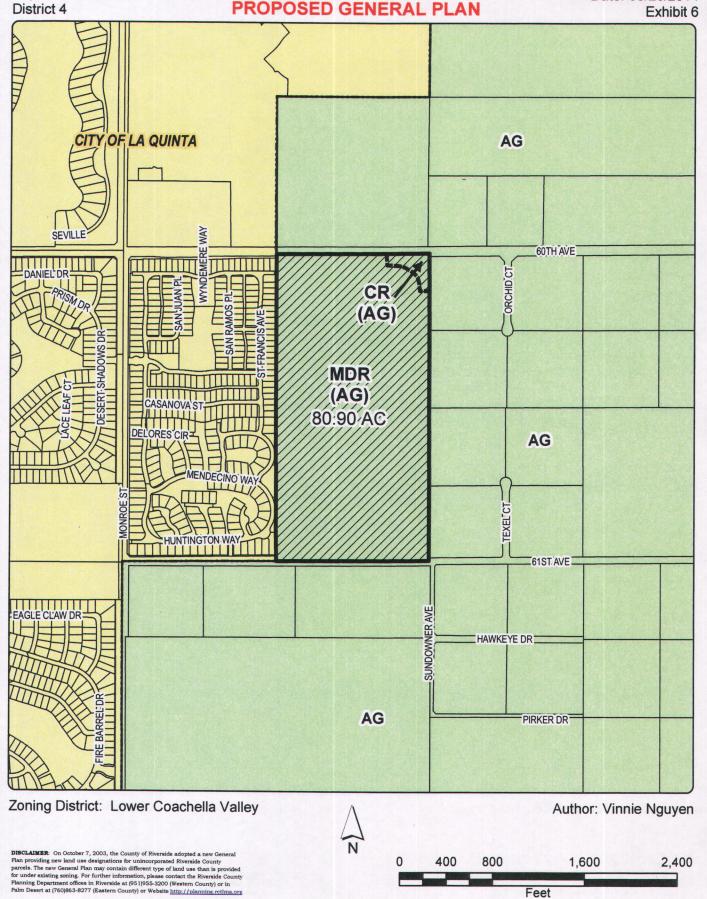




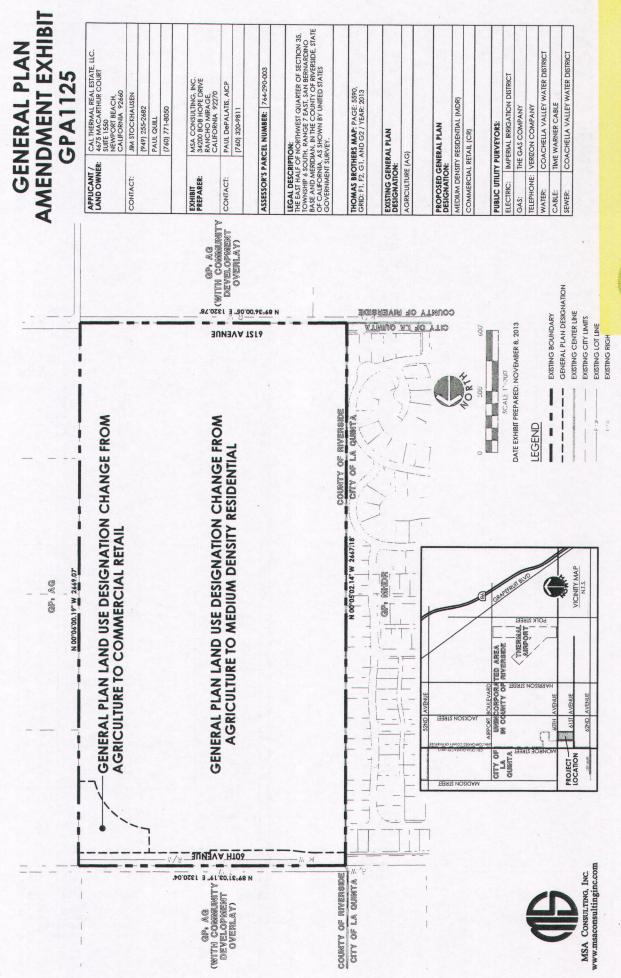
### RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07814 GPA01125 TR36590 SP00385 PROPOSED GENERAL PLAN

Date: 08/20/2014

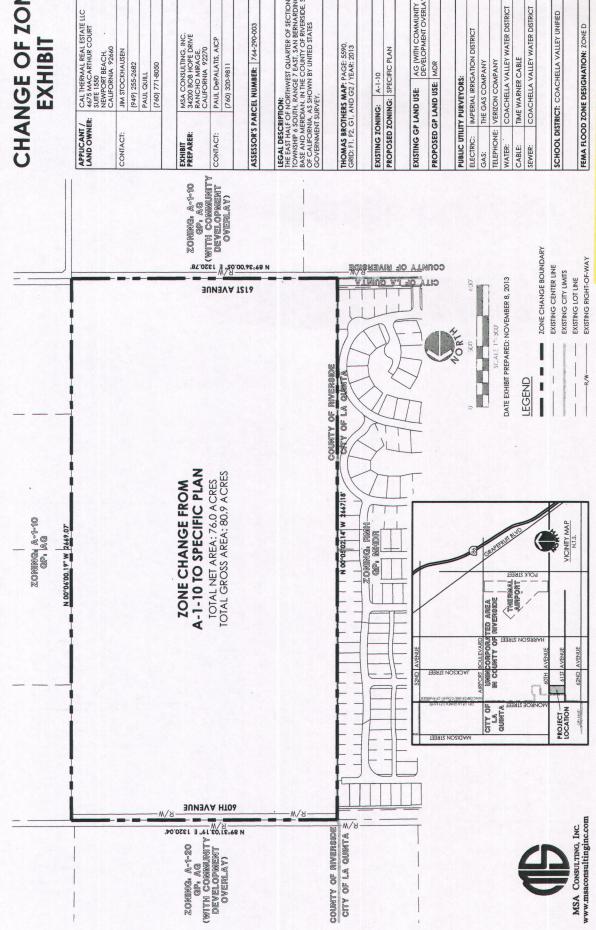
Supervisor Benoit



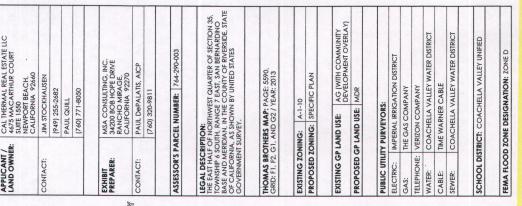
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CASE #: GPA1125 DATED: 10/2/14 PLANNER: P.RILL



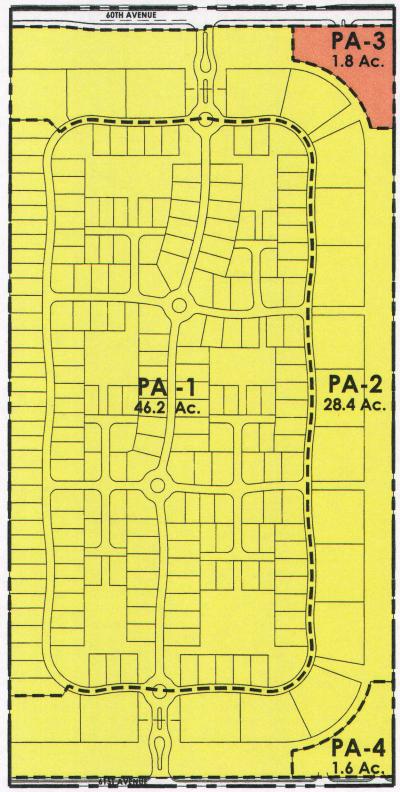
### **CHANGE OF ZONE**





DATED: 11/8/13 PLANNER: P.R.





LEGEND:				
PROJECT BOUNDARY				
PLANNING AREA BOUNDARY				
MEDIUM DENSITY RESIDENTIAL				
COMMERCIAL RETAIL				
PUBLIC STREET ROW				
Note: 11 See Table L- 1 for acreage summary				

Note: 1) See Table I - 1 for acreage summary by land use.

 Acreages are approximate and subject to revision per implementing Tentative Tract Map.

Source: Tentative Tract Map No. 36590

Exhibit Date: July 23, 2014

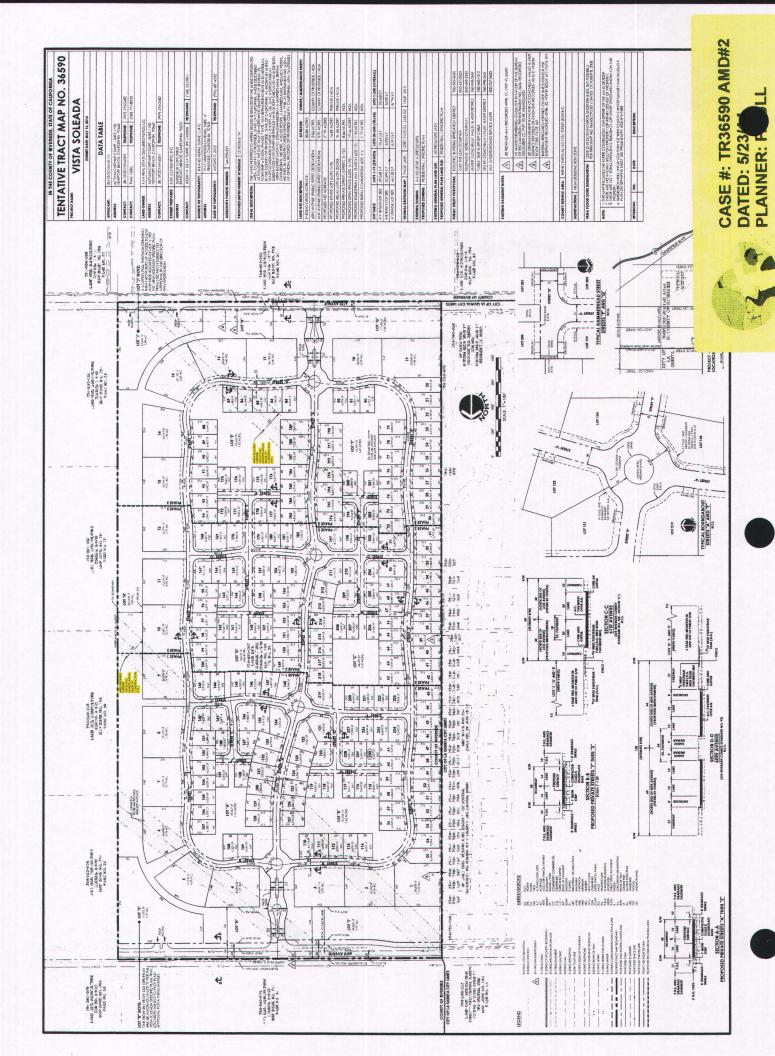








CASE #: SP385 DATED: 9/18/14 PLANNER: P.RULL







### Spanish Mission Architectural Style

porches make these homes particularly suited to warmer climates. Celebrating pitched red or terra cotta tiled roofs. Spanish Mission houses ofter incorporate details from other popoular styles such as Prairie, Pueblo and Arts and Crafts. houses usually have arched dormers and roof parapets combined with lowthe architecture of early Hispanic settlers in California, Spanish Mission style spread eastward throughout the southwestern USA states. Deeply shaded The earliest Spaninsh Mission style homes were built in California and then

### Essential Eelments of the Spanish Mission Architectural Style

Low pitched red roof with concrete 'S' or barrel tiled roof;

Smooth stucco siding in white or off-white "Navajo" color;

Large square pillars and twisted columns as accents;

Round or quatrefoil windows with decorative awnings for shading;

Arcaded entry porches with deep stucco recesses and potted plants; and

Decorative, detailed iron work for balconies, gates and fences.



### **Tuscan Architectural Style**

Tuscan style residences combine modern elements with classic design accents cast stone; narrow, tall windows with shutters; detailed iron work; plants potted Tuscany region of Northern Italy. Tuscan designs have their own distinct flavor and typically feature: stucco exteriors incorporating rustic stone accents with resulting in Old World charm historically found in the villas and villages of the hues of rose, buff, ochre and terra cotta; terra cotta roof tiles; ornamental or in terra cotta pots; and enclosed outdoor courtyards.

### Essential Elements of the Tuscan Architectural Style

Low pitched roof with concrete 'S' or barrel tiled roof;

Rustic stone facade with hues of rose, buff, ochre snd terra cotta;

Rustic planked window shutters with narrow and tall windows;

Covered patios, porches, loggias and walled outdoor courtyards;

Decorative, detailed iron work balconies, gates and fences; and

Decorative, deep stucco recesses at doors and windows.

EXHIBIT: B (arch.sheet 1-3) CASE #: TR36590 AMD#2 PLANNER: P.RULL DATED: 9/9/14

**VISTA SOLEADA SPECIFIC PLAN ARCHITECTURAL THEMES** 





# Rural Ranch Contemporary Architectural Style

Ranch-style housing, including California Ranch and Rural Ranch Contemporary residential design, is a domestic architectural style originating in the USA. The contemporary ranch style house is noted for its close to the ground profile and minimal use of exterior decoration. These houses fuse modernist ideas, styles and notions of the American Western period working ranches to create a very informal and casual living style. Rural Ranch Contemporary homes are typically single story with dormers, and feature exteriors of stucco, brick and wood.

# Essential Elements of the Rural Ranch Contemporary Architectural Style

Cross-gabled, side gabled or hip roof of concrete tiles simulating wood;

Large overhanging eaves providing shade for large windows;

Exteriors of stucco, brick, wood and glass with simple and rustic exterior trim;

Wood window frames in lieu of aluminum frames;

Asymmetrical rectangular, L-shaped or U-shaped open floor plan; and

Exterior wall colors within a range of muted earth tones and subtle accents.



## California Craftsman Architectural Style

California Craftsman residential architecture was initially inspired by the work of Greene and Greene Architects of Pasadena in the late 19th and early 20th centuries. They were influenced by the American Arts and Crafts movement, a uniquely American domestic architectural, interior design, landscape design and decorative arts style philosophy that still remains popular. California Craftsman homes typically feature low-pitched gable roofs with deeply overhanging eaves with exposed rafters and exterior walls of wood, stucco and stone,

## Essential Elements of California Craftsman Architectural Style

Low-pitched roof lines, gabled or hip roof of concrete tiles simulating wood;

Deeply overhanging eaves with exposed rafters or decorative brackets;

Front porch beneath extension of main roof with tapered, square columns;

Hand-crafted stone and/or wood accents mixed throughout structure;

4-over-1 or 6-over-1 double hung, multi-paned wood framed windows; and

Exterior wall colors within a range of muted earth tones and subtle accents.



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# Contemporary Southwest Architectural Style

Encompassing influences of American Indian and Spanish Colonial architecture, world charm". Set low to the ground with flat or low-pitched roofs, one and two iron accents and traditional masonry construction covered in "Navajo" colored temporary design features, adaptive to today's lifestyles while maintaining "old Contemporary Southwest residences offer a unique mix of traditional and constory residences feature arched entryways, courtyard fountains, rustic wrought stucco with muted earth tone accents and wood trim elements.

# **Essential Elements of Contemporary Southwest Architectural Style**

Majority with flat roofs and low pitched flat clay tile or 'S' tile roof accents; Lightly textured stucco walls in "Navajo" color range with wood accents; Predominantly single story, set low to the ground, with long, low roof line; Exposed rafter tails and decorative roof drainage overflow spouts; and Simple, strong building massing with parapets and recessed windows; Arched entryways, courtyard fountains, and rustic wrought iron gates.



## Rustic Western Ranch Architectural Style

bold horizontal and geometric lines. These homes are generaly simple in detail, opting for functionality in lieu of excessive ornamentation. Pitched gable roofs rectilinear and often dramatic in form. Exterior walls feature natural stone and Rustic Western Ranch residences embody the spirit of the rugged "old west", of concrete tile simulating wood shingles top building masses that are crisply exuding strength and confidence throught the use of natural materials and stucco with bold exposed timbers or wood-appearing trim elements.

## issential Elements of Rustic Western Ranch Architectural Style

Rusticated roof elements accenting fireplace chimneys and skylights; and Exterior walls of natural stone with some stucco surfaces and rustic wood; Bold geometric building massing to emphasize the site's horizonal terrain; Steeply pitched gable roofs covered with concrete tile simulating wood; Expansive but sun-shaded windows to capture unique views and vistas. Bold geometric roof lines to complement the nearby mountain ranges;



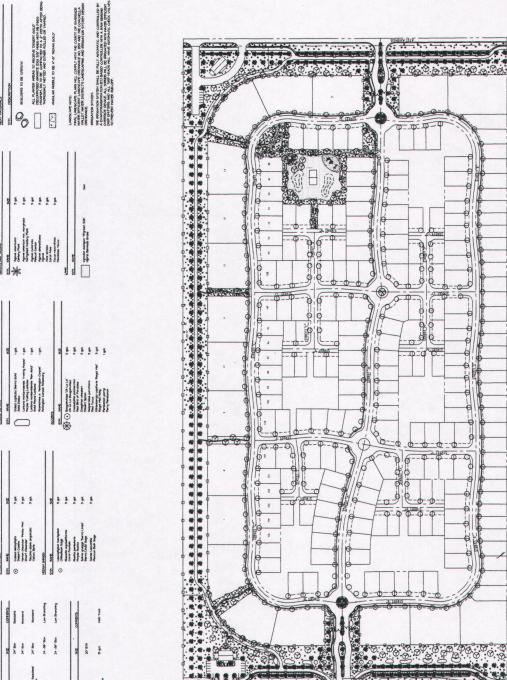
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PRELIMINARY GRADING PLAN TENTATIVE TRACT MAP NO. 36590 CASE #: TR36590 AMD#2 VISTA SOLEADA AMERICAL E TEL AREA PRINERSE PROJECT OF LOCATION 414 \$12.7 TOLICIONES PROPERSONAL APPRO RATE BONK ROLTES PAGE ROLTES 3 35 71 4130 188 M 21 PF403s 71 11410 502 7 7 B 18411.9 188 78 FE 414.5 1 2 T 191 100 187 71 25 192 12 = 197 FFE 196 194 193 PERICE PRINCE PRINCE PRINCE 197 SE 200 R 1100 252 JM 202 18450 | 201 18450 | 70 | 10 | 72 FE 41300 18 and 183 184 FEARS PEARS 7 H40c2 ANY MACHINESTRA ANY MACHAMICALTER ANY MACHAMICALTON MACHINESTRA PARE NO. 72. 32 O. 1980 O. - 1000 P 80 mg 211 FG 412.3 450 45 46 67 48 69 FE 415.2 PE 41.7.2 218 217 218 75-75 71-818 71-81 78 97 94 75 F4333 PE433 PE423 415.00 150 HAING PEANS 146 PE 4145 FE AS FEATS PLANS PLANS 220 H 410.0 222 PE 41/3 121 227 226 PE 407.0 225 224 PE 417.3 59 60 61 14 60 61 14 100 FEATING 021 131 132 132 142,10 143,210 124 FEATON FEATON FEATON 125 118 118 118 117 H 118 H 129 Pt 417.3 104 815 128 7400 127 107 700-784-7 700-780-929-300-8 Many fratsa 112 113 TAN END DON LAND UNE AGE CHATHER EASTS BOTT BO. 708 PAST 12 SA 200 Tee-20-00A LAMD Tees with 188 Steel CANDA REGISTORY A GNO RESIDENTA GNO RESIDENTA GNO PAGE NOT NO 188 TAG-262-003 JOHN JAC AMOULTME JOHN AND TAGO MAY AND NO. 20-COUNTY OF RIVERSIDE



CASE #: TR36590 AMD# EXHIBIT: G (grading) DATED: 9/23/14

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### VISTA SOLEADA TRACT 36590 RIVERSIDE COUNTY, CALIFORNIA

EAST PERIMETER LANDSCAPE BUFFER CONCEPTUAL PLANTING PLAN

Sign GROUP

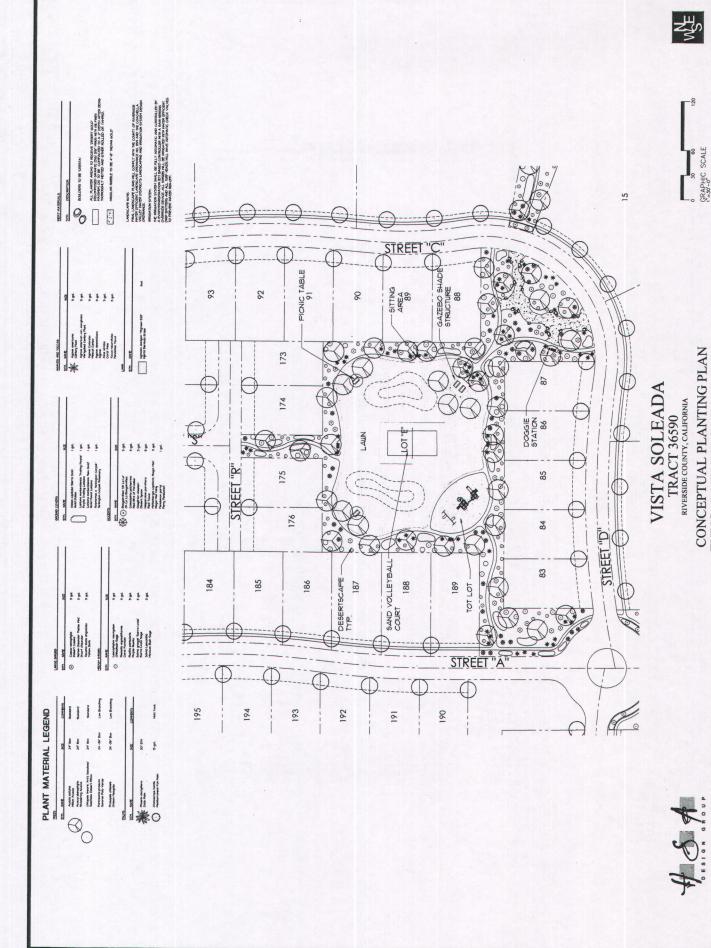


EXHIBIT: L (land.sheet 1-7) CASE #: TR36590 AMD#2

E

DATED: 2/28/14

PLANNER: P.RULL

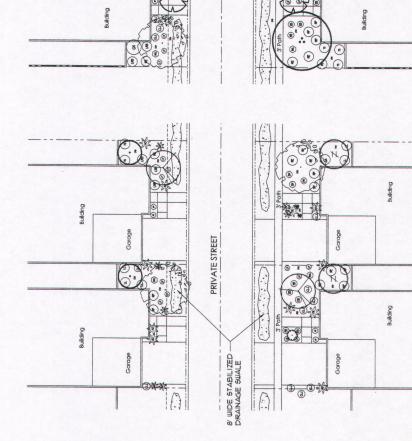


**FEBRUARY 17, 2014** 

TYPICAL NEIGHBORHOOD PARK

# PLANT MATERIAL LEGEND

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8' WIDE STABILIZED DRAINAGE SWALE

PRIVATE STREET

Building

Garage

Garage



CITRUS ORCHARD VILLAS DETACHED ZERO LOT LINE

AL PLANTER AREAS TO BE DESIBIT 60.0'DECORPORED GRAVETE COULD SEE HER IN PRESENTANTED TO TO BE PETELS AND COMPACTED TO A 2" DEPTI.

Building

Garage

Garage

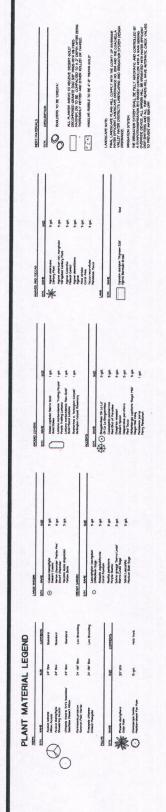


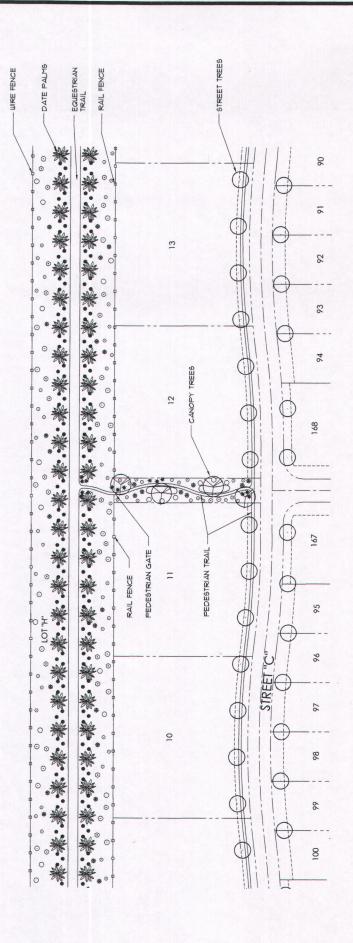
RIVERSIDE COUNTY, CALIFORNIA
CONCEPTUAL PLANTING PLAN
FRONT YARD TYPICALS



JUNE 4, 2014









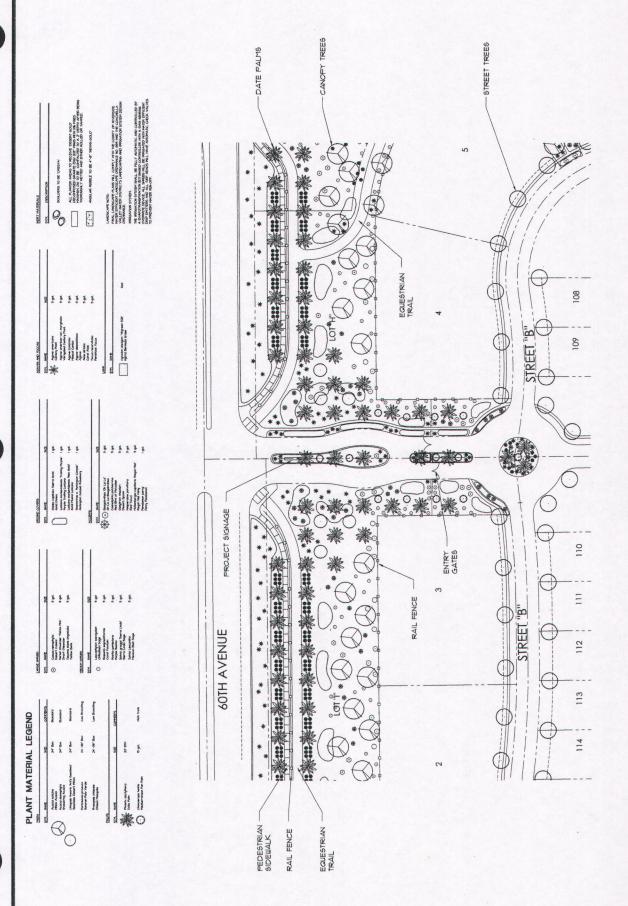


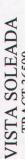
EAST PERIMETER LANDSCAPE BUFFER





FEBRUARY 17, 2014





TRACT 36590 RIVERSIDE COUNTY, CALIFORNIA

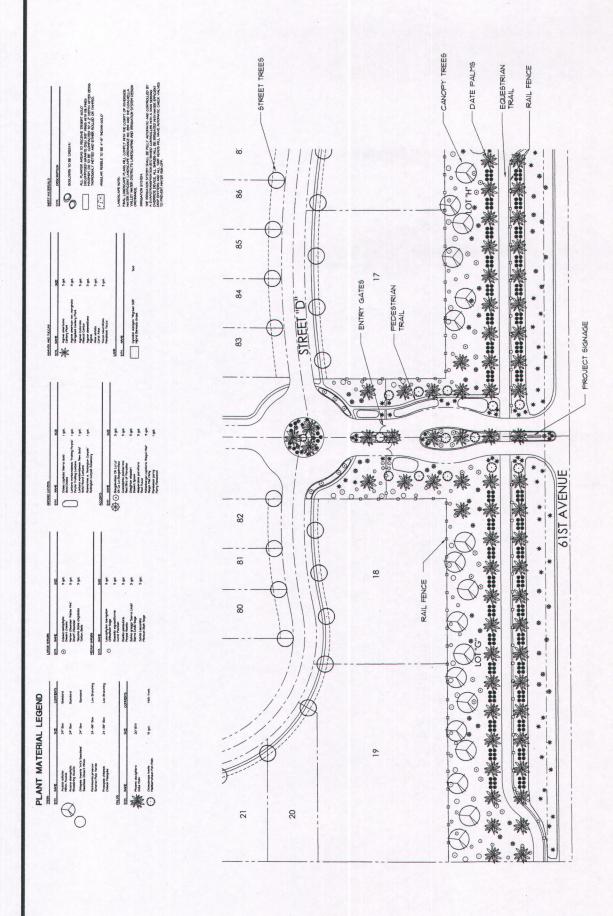
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CONCEPTUAL PLANTING PLAN AVENUE 60 ENTRY & STREETSCAPE





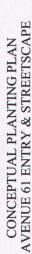
**FEBRUARY 17, 2014** 





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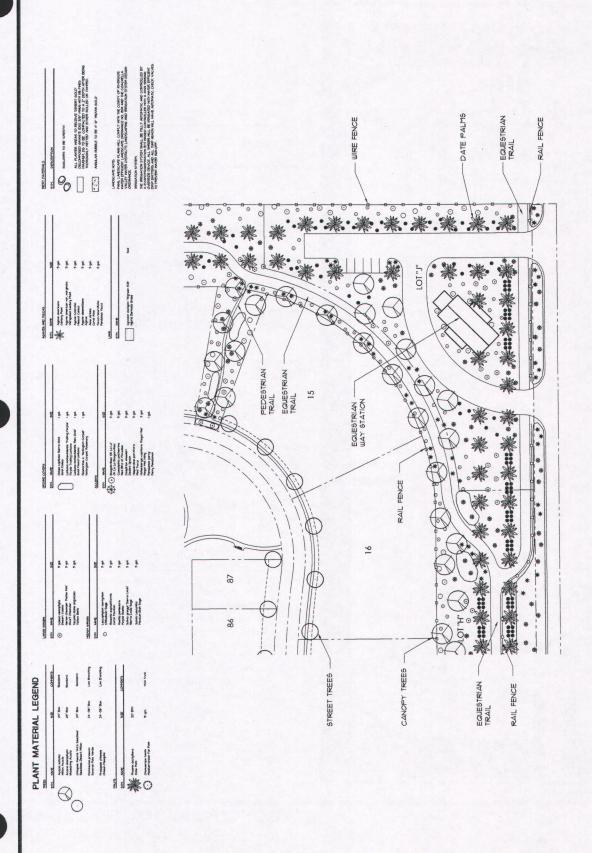
DESIGN GROUP







FEBRUARY 17, 2014





AVENUE 61 - EQUESTRIAN WAY STATION CONCEPTUAL PLANTING PLAN











LECENID	

PROJECT BOUNDARY

OPEN SPACE CATEGORY

COMMUNITY PARK /

RETENTION 7.9 AC.

BUFFER / RETENTION 11.6 AC.

BUFFER / RURAL MARKET AMENITY 1.8 AC.

BUFFER / EQUESTRIAN
WAY STATION 1.5 AC.

MEDIANS / TRAFFIC
CIRCLES 0.3 AC

MULTI-USE PATH /
OPEN SPACE 4.6 AC.

PUBLIC R.O.W. PARKWAY 1.2 AC.

TOTAL OPEN SPACE: 28.9 AC.

Note: 1) Total open space equals 36% of the 80.9 ac. gross project area.

- 2) Based on Open Space and Community Amenities (OSCA) per Vista Santa Rosa Land Use Concept Plan.
- Consistent with Vista Santa Rosa Community Council Directional Advisory approved on May 29, 2013.
- 4) Acreages are approximate and subject to revision per implementing Tentative Tract Map.

Source: Tentative Tract Map No. 36590

Exhibit Date: February 24, 2014

# CONCEPTUAL OPEN SPACE PLAN VISTA SOLEADA SPECIFIC PLAN

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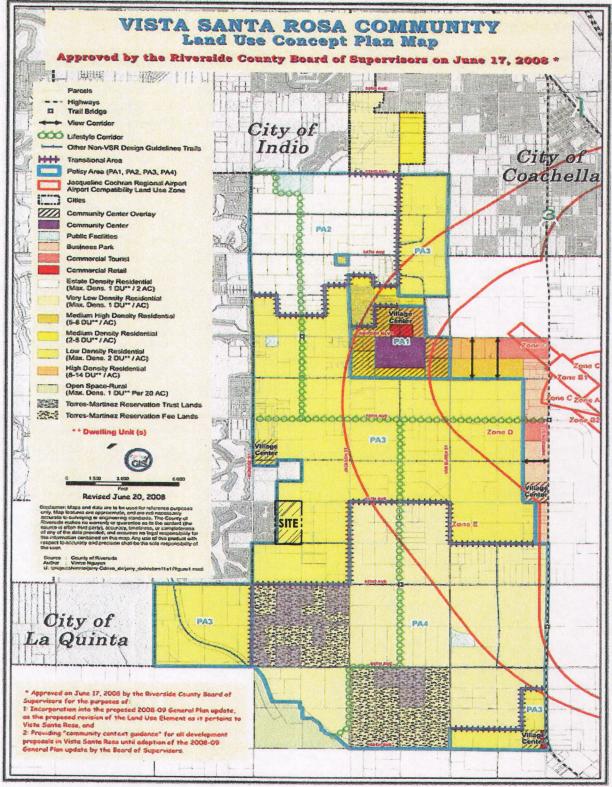


CASE #: TR36590 AMD#2 EXHIBIT: R DATED: 2/24/14 PLANNER: P.RULL









Source: County of Riverside

Exhibit Date: December 11, 2013





### VISTA SANTA ROSA LAND USE CONCEPT PLAN

VISTA SOLEADA SPECIFIC PLAN



CASE #: TR36590 AMD#2

EXHIBIT: V
DATED: 12/11/13
PLANNER: P.RULL



#### **CHAPTER I: EXECUTIVE SUMMARY**

#### A. PROJECT SUMMARY

he Vista Soleada Specific Plan (Specific Plan) provides for a rural, equestrian-themed residential community on 80.9 gross acres in the eastern Coachella Valley, California. The project is located within unincorporated Riverside County south of Avenue 60 and west of Monroe Street within the Vista Santa Rosa Land Use Concept Plan, adjacent to the City of La Quinta. Great care was taken to ensure that the project reflects the guidelines, theme and character envisioned in the Vista Santa Rosa community plan.

As shown in Figure I-1, Conceptual Land Use Plan, the Vista Soleada project will contain 230 residences with multiple community parks, citrus themed country lanes and a 100' wide perimeter grove of date palm trees. Residential density within the project averages approximately 2.8 dwelling units per gross acre (du/ac), consisting of 211 smaller residential lots (4,000 s.f. minimum, 6,000 s.f. average) at the core of the project and 19 larger estate lots (¾ acre minimum) that surround them. The smaller lots abut a similarly sized residential project along the western boundary, transitioning to larger estate lots, and then the date palm buffer as the project moves outward toward the northern, southern and eastern edges. Community parks for joint recreation/retention/community garden use are interspersed throughout the project to provide common open space and a convenient location for outdoor community gatherings and activities. A breakdown of land use types and acreage follows in Table I-1, Land Use Summary.

**Table I-1 LAND USE SUMMARY** 

Land Use	Acres	Density	DU's
Medium Density Residential (MDR)			
RESIDENTIAL			
PA-1 Citrus Village Lots	31.6		211
PA-1 Community Park/Retention	11.5		
PA-2 Date Palm Estate Lots	14.9		19
PA-2 Perimeter Buffer/Retention	7.9		
PA-1, PA-2 Interior Private Roadways	8.7		-
PA-4 Buffer/Equestrian Way Station	1.5	13.64-00-1	
SUBTOTAL	76.1	3.0	230
Commercial Retail (CR)			
PA-3 Buffer/Rural Market	1.8		4.4
SUBTOTAL	1.8		-
Roads			
Perimeter Public Roadways	3.0		
SUBTOTAL	3.0		-
PROJECT TOTALS	80.9	2.8	230

SPECIFIC PLAN NO. 385 Page 1

#### **VISTA SOLEADA**



The project is designed to facilitate efficient vehicular travel throughout the community while also accommodating joint pedestrian use through traffic calming devices such as traffic circles and alternative pavement types at intersections. The two main entries are connected by a central axis road with intermittent turning circles to distribute traffic to the rest of the project. To achieve a "country lane' feel within the community, the project proposes customized rural road sections and street standards with reduced centerline radii, hammerhead turnarounds rather than cul-de-sacs, traffic circles rather than standard T-intersections, and stabilized drainage swales in place of concrete curb and gutter.

The community contains ample open space including 7.9 acres of private community parks spaced throughout the project and at least 10.3 acres of date palm orchards in a minimum 100-foot wide buffer on three sides of the project. Amenities within these open space areas may include a community pool, community gardens, a rural market and an equestrian way station. The six community parks are conveniently distributed throughout the community and provide accessible focal points for neighborhood activities. Pedestrian access to all parts of the project is integrated through a system of multi-use "country lanes", connecting pathways and multi-use trails.

Vista Soleada will be fully served with public utilities including sewer, water, electricity, natural gas and telecommunications systems. Sewer is available at 61<sup>st</sup> Avenue and Jackson Street to the southeast, where it will be extended approximately 1.2 miles to the site. Water is available at the northwest property corner and at the intersection of 61<sup>st</sup> and Monroe to the west, where it will be extended approximately a third of a mile to the site. Site drainage will be addressed through on-site retention basins which incorporate MS-4 compliant water quality management features.

The overall architectural theme encourages a diversity of architectural style and flexibility in residential product type. A unified landscaping concept compliments the architectural theme and creates a sense of community identity for residents and visitors. To promote water conservation and environmentally-friendly living, all landscaping is drought-resistant and water-efficient. The landscaping concept also increases the community's energy sustainability through increased passive shading on homes and use of non-potable irrigation water from the CVWD managed irrigation system.

The project will be constructed in up to three phases subject to buyer demand and market factors.

#### B. DOCUMENT PURPOSE AND AUTHORITY

Within the State of California, a Specific Plan is a regulatory tool that local governments use to implement their General Plan and to guide development in a defined, localized area. While the General Plan is the recognized guiding document for a community's growth and development, a specific plan is able to focus on the unique characteristics of a particular property by customizing the planning process and land use regulations to that defined area.

To an extent, the range of topics contained in a Specific Plan is left to the discretion of the local agency. However, all specific plans must comply with §65450 - 65457 of the Government Code. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction within which it is located. In turn, all subsequent subdivision and parcel maps, all development, all public works projects, and zoning ordinances within an area covered by a specific plan must be consistent with that specific plan.

SPECIFIC PLAN NO. 385 Page 3

# COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42633

Project Case Type (s) and Number(s): General Plan Amendment No.1125, Specific Plan No. 385,

Change of Zone No. 7814, Tentative Tract Map No. 36590

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Paul Rull, Contract Planner

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

Applicant's Name: Cal Thermal Real Estate LLC

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

#### I. PROJECT INFORMATION

#### A. Project Description:

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

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

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

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

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

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

В.	Type of Project:	Site Specific ⊠;	Countywide ::	Community :	Policy 🗍
	. ,	2.12 PP 20.110 Z 3;		O O :: : : : : : : : : : : : : : : : :	

C. Total Project Area: 80.9 gross acres

Residential Acres: 46.5 Lots: Units: 230 Projected No. of Residents: Commercial Acres: Lots: Sq. Ft. of Bidg Area:

Est. No. of Employees:

Industrial Acres: Lots: Sq. Ft. of Bldg Area: Est. No. of Employees: Other: Open Space: 29.6 Acres

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

- E. Street References: Northerly of Avenue 61, southerly of Avenue 60, easterly of Monroe Street, and westerly of Jackson Street.
- F. Section, Township & Range Description or reference/attach a Legal Description: Township 6 South, Range 7 East, Section 35
- G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is comprised of approximately 81 acres of farmland that is currently being used to grow carrots. The land is topographically flat and level at an elevation ranging 81 to 88 feet below mean sea level. A system of tile agricultural drains are located approximately eight to ten feet below ground surface.

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

#### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

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

736

- designation (0.20-0.35 FAR), and other applicable land use policies within the General Plan.
- 2. Circulation: The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- **3. Multipurpose Open Space:** The proposed project meets with all applicable Multipurpose Open Space element policies.
- **4. Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise: Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing: The proposed project meets all applicable Housing Element Policies.
- 7. Air Quality: The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s): Eastern Coachella Valley
- C. Foundation Component(s): Agriculture
- **D.** Land Use Designation(s): Agriculture (AG)
- E. Overlay(s), if any: Community Development Overlay
- F. Policy Area(s), if any: Vista Santa Rosa Land Use Concept Plan
- G. Adjacent and Surrounding:
  - 1. Area Plan(s): Eastern Coachella Valley
  - 2. Foundation Component(s): Agriculture to north, south, and east. City of La Quinta to west.
  - 3. Land Use Designation(s): Agriculture to north, south, and east. City of La Quinta to west (project site is within the City of La Quinta Sphere of Influence).
  - **4.** Overlay(s), if any: Community Development Overlay to north and south. Vista Santa Rosa Policy Area to north and south.
- H. Adopted Specific Plan Information
  - 1. Name and Number of Specific Plan, if any: Not Applicable
  - 2. Specific Plan Planning Area, and Policies, if any: Not Applicable
- I. Existing Zoning: Light Agriculture-10 acre minimum

- J. Proposed Zoning, if any: Specific Plan
- K. Adjacent and Surrounding Zoning: Agriculture to the north of Avenue 60, east of the project site, south of Avenue 61; Medium Density Residential as designated by the City of La Quinta to the west.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED** III. The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages. ☐ Aesthetics Agriculture & Forest Resources ☐ Transportation / Traffic Hydrology / Water Quality ☐ Utilities / Service Systems ☐ Air Quality Land Use / Planning Other: ⊠ Biological Resources ☐ Mineral Resources ☐ Other: □ Cultural Resources Noise Geology / Soils ☐ Population / Housing Significance Greenhouse Gas Emissions ☐ 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 15162 exist, but I further find that only minor additions of EIR adequately apply to the project in the changed significant effects or a substantial importance on the project as revised increase in the severity of previously identified significant effects or a substantial importance been known with the exercise of reasonable diligence complete or the negative declaration; (C) Mitigation measures or a would in fact be feasible, and would substantially reduce but the project proponents decline to adopt the adopt of the project proponents decline to adopt the adopt of the project proponents decline to adopt the adopt of the project proponents decline to adopt the adopt of the project proponents decline to adopt the adopt of the project proponents decline to adopt the mitigation measures or alternatives which are considerably different negative declaration would substantially reduce one or environment, but the project proponents decline to adopt the mitigation measures or alternatives which are considerably different negative declaration would substantially reduce one or environment, but the project proponents decline to adopt the mitigation measures or alternatives which are considerably different negative declaration would substantially reduce one or environment, but the project proponents decline to adopt the mitigation measures or alternatives which are considerably different negative declaration would substantially reduce one or environment, but the project proponents decline to adopt the mitigation measures or alternatives which are considerably different negative declaration would substantially reduce one or environment, but the project proponents decline to adopt the mitigation measures or alternatives which are considerably different negative declaration would substantially reduce one or environment.	r changes are necessary to make the previous ituation; therefore a SUPPLEMENT TO THE need only contain the information necessary to ed.  Idescribed in California Code of Regulations, IMENTAL IMPACT REPORT is required: (1) will require major revisions of the previous EIR gnificant environmental effects or a substantial ficant effects; (2) Substantial changes have the project is undertaken which will require tion due to the involvement of new significant es severity of previously identified significant ex, which was not known and could not have at the time the previous EIR was certified as we any the following:(A) The project will have e previous EIR or negative declaration;(B) cially more severe than shown in the previous alternatives previously found not to be feasible to one or more significant effects of the project, on measures or alternatives; or,(D) Mitigation and from those analyzed in the previous EIR or more significant effects of the project on the the mitigation measures or alternatives.
Signature	Date
D 1D 11	
Paul Rull	For Juan C. Perez, Interim Planning Director
Printed Name	

#### V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from 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				
<ol> <li>Scenic Resources</li> <li>a) Have a substantial effect upon a scenic highway corridor within which it is located?</li> </ol>				
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?				

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

#### Findings of Fact:

- a) The project is located approximately 6.5 miles west of State Route 111, which is a State designated scenic corridor, but is not located within the state eligible scenic highway corridor; therefore, the project will not have substantial effect upon this scenic highway.
- b) The project site is located in an unincorporated area of Riverside County, immediately east of the City of La Quinta, and is currently being used for farming. The existing character of the project site is topographically flat, with views of the Santa Rosa Mountains to the west and the Mecca Hills and the edge of Joshua Tree National Park to the northeast.

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

The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to

the public, as these features do not exist on the project site. In addition, the project will not result in the creation of an aesthetically offensive site open to public view. The northern perimeter of the project site will be visually buffered when viewing south from the center of Avenue 60 by 110-feet of right-of-way, the 100-foot date palm orchard, and the setbacks of the residences from the edge of the Date Plan Orchard Estate residential lots. The southern perimeter of the site will be visually buffered when viewing north from the center of Avenue 61 by the northern 50 feet of right-of-way, the 100-foot date palm orchard, and the setbacks of the residences from the edge of the Date Plan Orchard Estate residential lots. Therefore, impacts will be less than significant on scenic resources.  Mitigation:  No mitigation measures are required.									
Mitigation: No mitigation measures are required.									
Monitoring: No mitigation measures are required.									
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?									
<u>Source</u> : GIS Database; Riverside County Land Information System; Pollution)	Ord. No. 655 (F	Regulating	Light						
Findings of Fact:									
a) The project site is located 40.5 miles away from the Mt. Palomar designated 45-mile (ZONE B) Special Lighting Area that surrounds Ordinance No. 655 requires methods of installation, definition, required shielding, prohibition, and exceptions to reduce light pollution in the art to incorporate lighting requirements of the Riverside County Ordinance low landscape bollard lights near the entry gates to the site, at rountersections. With incorporation Ordinance No. 655 lighting requirements will be less than significant.	the Mt. Paloma uirements for language. Tea. The project was see No. 655, incluing undabouts, and a	ar Observamp source will be desired in the united in the u	atory. and gned se of head						
Mitigation: No mitigation measures are required.									
Monitoring: No mitigation measures are required.									
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?		$\boxtimes$							
Source: MSA Consulting, Inc., Vista Soleada Specific Plan, De (Regulating Light Pollution)	ecember 2013;	Ord. No.	655						
Findings of Fact:									
a) The new structures will result in a new source of light and glare from the addition of residential ighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types,									

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and techniques of lighting. Ordinance No. 655 requires the requires hooded fixtures to prevent spillover light or glare. The wide Medjool date palm buffer, landscaping and open space. The project includes no reflective surfaces that could result result, compliance with Ordinance No. 655 will reduce to residences to less than significant.	he project w which will r in substanti	vill also incor minimize offs al glare durir	porate a 10 site light inting ng the night	00-foot rusion. t. As a
b) The project has been designed to include the use of bollaroundabouts and internal streets for nighttime safety. These directed downwards to minimize light spill offsite. Therefore property to unacceptable light levels and impacts will be reduced.	e lights inclu e, the proje	de low soditect will not e	um bulbs a expose resid	nd are
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
AGRICULTURE & FOREST RESOURCES Would the project	ect			
4. Agriculture  a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown or the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to	r 🗆			
non-agricultural use?  b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?				$\boxtimes$
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No 625 "Right-to-Farm")?				
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				
Source: Riverside County General Plan Figure OS-2 "California Department of Conservation, Farmland Mappi County"; California Department of Conservation, Riverside Sheet 2 of 3	ng and Mo	onitoring Pro	ogram "Riv	erside
Findings of Fact:				
a) According to the General Plan, the project is located within of the Vista Santa Rosa Land Use Concept Plan and desir Development Overlay. The map of Important Farmland Department of Conservation identifies the project site as Riverside County General Plan Land Use Element includes which identifies and preserves areas where agricultural use Agriculture Foundation Amendment cycle allows up to 7 per to change to other foundation and land use designations.	gnated as A in Californ s being Pri the Agricul ses are the cent of all la	Agriculture v nia (2010) me Farmlar Itural Founda long-term and designa	vith a Com prepared b nd. Howeve ation Comp desired use ted as Agri	munity by the er, the conent, e. The culture

	otentially lignificant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
80.9 acres from agriculture to residential will not result in ex project will not significantly alter or affect the overall agricultuimpacts related to the zone change will be less than significant.	ceeding tural ident	the 7 perce ity of the C	nt threshold ounty. The	d. The refore,
b) According to the County GIS database, the project is not loc under a Williamson Act contract; therefore, no impact will occur	cated with as a resu	nin an Agricu alt of the pro	ulture Prese posed proje	erve or ect.
c) The project site is surrounded by agriculturally zoned last Specific Plan provides a 100 foot wide date palm orchard arous perimeter of the site and places lots at a minimum of 110 fee parcel where the nearest agricultural use is located. Accordin 625.1, the "Right to Farm Ordinance," potential buyers of the lots will be notified that active farming is conducted within 300 The project design and notification required by Ordinance 625 impact.	nd the no et away f ng to the Date Pal feet of th	rthern, sout from the ear Riverside C m Orchard he residence	hern, and e stern edge County Ordi Estate reside e east of th	astern of the nance dential e site.
d) The project is currently zoned as Agriculture with a Community project is identified as prime farmland, it is consistent with the policies discussed within the Riverside County General Plan Section 4a, the Agricultural Foundation allows up to 7 perce agricultural land uses to be transferred to another foundation lawill provide a transition between residential uses, located immediate the project site, and agricultural uses, located on the eastern both Therefore impacts will be less than significant.	e Agricult Land Us nt of land nd use. T ediately o	tural Founda se Element. d, or 2,947 he General on the weste	ation Amen As discus acres of e Plan Amen ern bounda	dment sed in xisting dment ries of
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
5. Forest				$\square$
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))?	<u>.</u>			
b) Result in the loss of forest land or conversion of				$\boxtimes$
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?				
Source: Riverside County General Plan, Eastern Coachella Val	lev Area	Plan "I and I	Jse Man"	
Findings of Fact:	, o y 7 11 o o 1			
<ul> <li>a) The County has no designation of "forest land" (as defined</li> <li>12220(g)), timberland (as defined by Public Resources Code</li> </ul>	ed in Pub e section	olic Resource 4526), or t	es Code s imberland	ection zoned

	Significant Impact	Significant with Mitigation Incorporated	Than Significant Impact	Impact					
Timberland Production (as defined by Govt. Code section 5 will not impact land designated as forest land, timberland, or									
b) According to the Eastern Coachella Valley Area Plan L within forest land and will not result in the loss of forest land use; therefore, no impact will occur as a result of the propose	or conversi								
c) The County has no designation of forest land, timberlan the project will not involve other changes in the existing er nature, could result in conversion of forest land to non-forest	vironment w								
Mitigation: No mitigation measures are required.									
Monitoring: No monitoring measures are required.									
AIR QUALITY Would the project				•.					
6. Air Quality Impacts <ul> <li>a) Conflict with or obstruct implementation of the applicable air quality plan?</li> </ul>									
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			$\boxtimes$						
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 ai quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	r		$\boxtimes$						
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?									
e) Involve the construction of a sensitive recepto located within one mile of an existing substantial poin source emitter?									
f) Create objectionable odors affecting a substantia number of people?									
Source: SCAQMD CEQA Air Quality Handbook; Meridia Greenhouse Gas Emission Report for the Vista Soleada Spe				ality &					
<u>Findings of Fact</u> : CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.									
Handbook, consistency with the South Coast Air Basin 2012									

 			901
Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	•
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	Incorporated		

violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.¹ Consistency review is presented below:

- (1) The project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in Table 1 of this report; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.
- (2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves a General Plan Amendment and Specific Plan, and is therefore considered a *significant project*.

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

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

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

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

# Table 1 Project Emissions

South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

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

Source	ROG	NOx	СО	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Construction En	nissions	I			<u> </u>	
Summer	40.12	29.90	76.25	0.13	9.38	5.06
Winter	39.32	29.92	70.04	0.12	9.38	5.06
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Maximum Operational Em	issions	<del></del>	-			
Summer	57.70	19.84	103.45	0.17	11.32	3.60
Winter	56.24	21.22	104.96	0.16	11.32	3.60
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No

Source: Technical Air Quality and Greenhouse Gas Emission Report for the Vista Soleada Specific Plan by Meridian Consulting in January 2014

Note: Volatile organic compounds are measured as reactive organic compounds

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions because operational emissions do not exceed SCAQMD thresholds as shown in Table 1. In addition, the projects-specific localized significance thresholds (LST) are shown in Table 2, LST Worst-Case Emissions, and indicates that emissions will be well below the SCAQMD localized significance thresholds. Therefore, the long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be less than significant.

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

L31 Worst-Case Emissions (pounds/day)							
Source	NOx	CO	PM <sub>10</sub>	PM <sub>2.5</sub>			
Construction	<u> </u>	"R. and the transfer of the tr	<u> </u>	<u> </u>			
Total Mitigated Max Emissions	37.97	51.67	9.38	5.07			
LST Threshold	80	498	14	8			
Potential Impact?	No	No	No	No			
Operational							
Area/Energy Emissions	1.94	19.8	0.54	0.54			
LST Threshold	304	2,292	4	2			
Potential Impact?	No	No	No	No			
0		<del></del>	4 4 44 14				

Source: Technical Air Quality and Greenhouse Gas Emission Report for the Vista Soleada Specific Plan by Meridian Consulting in January 2014

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) According to the CEQA Air Quality Handbook, land uses as agricultural operations, wastewater treatment plants, landfills, as manufacturing uses that produce chemicals, paper, etc.) industrial projects involving the use of chemicals, solvents, is smelling elements used in manufacturing processes, as we landfills. The proposed residential development does not incorprocesses and will not create objectionable odors affecting a se will occur.	and certa ). Odors petroleum ell as sevelude any	in industrial are typically products, a vage treatm of the abou	operations associate and other sent facilities of the contractions	(such d with strong-s and ses or
Mitigation: No mitigation measures are required.			•	
Monitoring: No monitoring measures are required.				
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation <ul> <li>a) Conflict with the provisions of an adopted Habitat</li> <li>Conservation Plan, Natural Conservation Community Plan,</li> <li>or other approved local, regional, or state conservation plan?</li> </ul>				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				$\boxtimes$

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

#### **Findings of Fact:**

- a) The project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Area. According to the Conservation Area Map (Figure 4-1) of the CVMSHCP, the project site does not lie within a Conservation Area. Because the project is located within the CVMSHCP Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the CVMSHCP area. However, the project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts will be less than significant.
- b-c) A General Biological Resources Assessment has been prepared in compliance with Riverside County Planning Departments Biological Report Guidelines. According to the *General Biological Resources Assessment*, conducted by James W. Cornett Ecological Consultants in November 2013, no sensitive biological resources were identified on the project site and surrounding area. There was no presence of rare, endangered, threatened, candidate, sensitive or special status plant species on or adjacent to the project site. No additional plant surveys are recommended and impacts on sensitive plant species will be less than significant.

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

- d) Surveys were conducted for the *General Biological Resources Assessment* to determine the presence of wildlife corridors around the project set. No regularly used wildlife corridors could be detected through sign or observation. The project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impacts will occur.
- e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, no impacts will occur.
- g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

· · · · · · · · · · · · · · · · · · ·					
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	Birds and their nests are protected by the California Department of Fish and Wildlife (CE suitable nesting bird habitat, removal of veget habitat disturbance shall be conducted outside 1st through August 31st). If habitat must be preconstruction nesting bird survey must be current MOU with the County of Riverside. Treport, documenting the results of the surv Department, Environmental Programs Division nesting activity is observed, appropriate avoidating activity is observed, appropriate avoidating any potential impacts to nesting birds. The nemore than 30 days prior to any ground disturbeing within 30 days of the report date, a seco EPD 1)  Prior to grading or any ground disturbance activithe County of Riverside must conduct burrowing shall prepare a report, documenting the result Planning Department, Environmental Prograpproval. If owls are found to be present on the will have to be carried by a qualified biologist process that the county of ground disturbance does not survey a follow up survey will have to be conducted.	DFW) Code ation or an e of the avice ared deconducted he biologis ey, to the on (EPD) ance measuring bird string bird string bird survey revities a biologis of the focams. Divis he site apporior to the e carried of occur with	es. Since the sy other pote an nesting suring the ne by a biolog t shall preparatives shall be survey must be concurred survey must be concurred survey must be concurred survey ion (EPD) propriate mitigiout within 30 days of the system of the survey ion (EPD) propriate mitiging sur	project suntial nesting season (Febesting season (Febesting season) and sure and sulficial and appropriately appropriately (Color of the Color of th	pports ag bird bruary son, a bolds a bomit a anning val. If avoid ted no es not DA 60.  U with blogist county and asures bermit. pround
Monitoring:	Department of Building and Safety Grading Biologist)	Division, P	lanning Dep	artment (C	County
CUI TURAL	RESOURCES Would the project				
8. Histor	ic Resources				
	or destroy a historic site?				$\boxtimes$
b) Caus significance	e a substantial adverse change in the of a historical resource as defined in California ulations, Section 15064.5?				
Rosa Commu the Proposed	enna et al., Phase I Cultural Resources Investi nity), April 2014; Applied Earthworks, <i>Phase II II</i> Vista Soleada Project, unincorporated Riverside lley, California, October 2014	nvestigatior	n of Tentative	Tract 365	90 for
Findings of Fa	act:				
a) Phase I C Therefore pro	ultural Resources Investigation of Tract 36590 d ject implementation will not alter or destroy any h	id not ident nistoric site	ify the projec . No impacts	ct site as hi will occur.	storic.
historical stru	res are present on the project site. The Cultural ctures or other historical resources as defined 4.5 No impacts will occur.	Resources in the Cal	Investigation lifornia Code	n did not id of Regula	dentify ations,

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation:	No mitigation measures are required.				
Monitoring:	No monitoring measures are required.				
	eological Resources or destroy an archaeological site.		$\boxtimes$		
b) Caus significance	e a substantial adverse change in the of an archaeological resource pursuant to ode of Regulations, Section 15064.5?		⊠ .		
•	rb any human remains, including those interred rmal cemeteries?		$\boxtimes$		
d) Restr	rict existing religious or sacred uses within the pact area?				

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

#### Findings of Fact:

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

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

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

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

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

resources are located on site, the County is recommending additional future mitigation based upon stringent requirements and testing of the site to ensure the impacts remain less than significant. To accommodate the 2014 carrot planting schedule, a partial Phase II was conducted and an extended Phase II testing program will be conducted at the end of the 2015 carrot harvest. The analysis and mitigation discussed in this section pertains to the surveys completed at this time. As indicated in mitigation measure 9a, an extended Phase II Investigations program will be conducted and appropriate procedures will be followed to avoid damage to any human remains uncovered during construction. With proposed mitigation, the project will be less than significant.

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

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

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

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

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

any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

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

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

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

Monitoring: Planning Department; County Archaeologist

40 81 41 11 18			
10. Paleontological Resources	П	$\bowtie$	
a) Directly or indirectly destroy a unique paleonto-			Ш
logical resource, or site, or unique geologic feature?			

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; McKenna et al., Phase I Cultural Resources Investigation of Tract 36590 (The Vista Santa Rosa Community), April 2014; Applied Earthworks, Phase II Investigation of Tentative Tract 36590 for the Proposed Vista Soleada Project, unincorporated Riverside County, Vista Santa Rosa Community, Coachella Valley, California, October 2014

#### Findings of Fact:

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

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

	Potentially Significant Impact		Less Than Significant Impact	No Impact	
Monitoring: Department of Building and Safety Grading Geologist	g Division,	Planning De	partment,	County	
GEOLOGY AND SOILS Would the project	<del> </del>				
11. Alquist-Priolo Earthquake Fault Zone or Count Fault Hazard Zones  a) Expose people or structures to potential substantial			$\boxtimes$		
adverse effects, including the risk of loss, injury, or death?  b) Be subject to rupture of a known earthquake faul as delineated on the most recent Alquist-Priolo Earthquak Fault Zoning Map issued by the State Geologist for the are or based on other substantial evidence of a known fault?	t, $\square$				
Source: Riverside County General Plan Figure S-2 "Earthon California Department of Conservation, Alquist-Priolo Earthon	•	•	s," GIS da	tabase,	
Findings of Fact:					
a) The project site is not located within an Alquist-Priolo project will not expose people or structures to potential sub of loss, injury, or death. California Building Code (CBC development will minimize the potential for structural failurensuring that structures are constructed pursuant to applic As CBC requirements are applicable to all residential devel for CEQA implementation purposes. Therefore, the impact	stantial ad C) requirer ure or loss able seismi opment the s consider	verse effects, ments pertain of life during ic design crite by are not con ed less than s	including ing to rest earthquateria for the sidered misignificant.	the risk sidential akes by region tigation	
b) According to the Riverside County General Plan, the project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. However, the County Geologic Report, GEO02347, identifies there are "unclassified geologic lineaments" within the project site. As indicated in mitigation measure 11a, the "unclassified geologic lineaments" will be fully investigated, assessed, and appropriately mitigated prior to approval. Therefore, impacts will be less than significant with mitigation incorporated.					
Mitigation: 11aThe potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.					
Monitoring: Department of Building and Safety Grading Geologist)	g Division,	Planning De	partment(	(County	
12. Liquefaction Potential Zone <ul> <li>a) Be subject to seismic-related ground failure including liquefaction?</li> </ul>	e, 🗆				

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: F Southwest, September 2	tiverside County General Plan Figur Geotechnical Engineering Report F 1013	e S-3 "Generalized l Proposed Vista Solea	_iquefaction"; ada Tentativ	Earth Sy e <i>Tract</i> 3	stems 86590,
Findings of F	eact:				
a liquefied c susceptible	on is a phenomenon that occurs when ondition due to the effects of increase soils (particularly the medium sand to ed soils lose all strength during liquefac	d pore-water pressure o silt range) are locat	e. This typica ted over a h	lly occurs vigh ground	where
identifies rec moisture cor adhere to th	nnical Engineering Report, prepared lommendations to minimize seismic reditioning, over-excavation, and compared 2010 CBC, which contains provision other seismic-related ground failurent.	elated ground failure, i action of onsite soils. T ons for soil preparation	including liqu The project w on to minimiz	efaction th ill be requi ze hazards	rough red to from
Mitigation: 12	a All grading and earthwork recommer must be incorporated into the final p and erosion control plans, or other and must ensure they meet the Co CBC. All grading activities must be s grading, drainage, and erosion con County Geologist before the County	project design, including plans deemed necess unty's Building Code supervised by a certificatrol plans must be re-	ng the final gr sary by the C requirements ed engineerin viewed and a	ading, drai County Geo s set forth g geologist	inage, plogist in the t: final
Monitoring:	Department of Building and Safety Geologist)	Grading Division, P	lanning Depa	artment (C	ounty
	nd-shaking Zone ect to strong seismic ground shaking?			$\boxtimes$	
Source: R	verside County General Plan Figure S gures S-13 through S-21 (showing Ge	6-4 "Earthquake-Induc		ability Map	o" and
Findings of F	act:				
within an Alq is ground sh active faults Quinta. Calif potential imp foundation c requirements	known active or potentially active fau uist-Priolo Earthquake Fault Zone. The aking resulting from an earthquake of in Southern California, with the close ornia Building Code (CBC) requirement to less than significant. Some construction, fire protection and earther are applicable to all development, on purposes. Impacts from seismic greaters.	e principal seismic han occurring along several est fault located four nents pertaining to de CBC requirements in quake protection syst , they are not consi	zard that cou al major active miles west in evelopment velopment velopment clude specificems, and so idered mitiga	Id affect the ve or poted the City will mitigat control of the con	ntially of La te the es for CBC

	Potentially Less than Less Significant Significant Than II Impact with Significant Mitigation Impact Incorporated	No mpact
Mitigation: No mitigation measures are required.		
Monitoring: No mitigation measures are required.		
14. Landslide Risk  a) Be located on a geologic unit or soil that is unsor that would become unstable as a result of the pand potentially result in on- or off-site landslide, spreading, collapse, or rockfall hazards?	roject,	
Source: Earth Systems Southwest, Geotechnical E Tentative Tract 36590, September 2013	Engineering Report Proposed Vista Sole	eada
Findings of Fact:		
a) The project site is topographically level and the pot under the project is considered low therefore impacts a soil exists but impacts will be less than significant with requires appropriate earthwork, foundation, and struct collapse.	re less than significant. Potential for collaps implementation of Mitigation Measure 12a	sible that
Mitigation: Implementation of Mitigation Measure 12	2a will reduce impacts from collapsible soil.	
Monitoring: Department of Building and Safety Grad Geologist)	ing Division, Planning Department (County	
a) Be located on a geologic unit or soil that is unsor that would become unstable as a result of the pand potentially result in ground subsidence?		
Source: Earth Systems Southwest, Geotechnical E Tentative Tract 36590, September 2013	Engineering Report Proposed Vista Sole	eada
Findings of Fact:		
a) The project area is in an area where multiple aeria The origin of these lineaments is unknown by may be areal subsidence of deep sediment profiles due to gresubsidence in the project area are considered to be slocally. However, in the event that groundwater withdrathe effects of areal subsidence and associated tens similar to those which have occurred in the southeas Measure 15a will reduce potential lineament and fis significant levels.	the result of past tensional stresses related oundwater withdrawal. Currently, the effect stable as recharging of the aquifer is occu- tival and pumping patterns change in the fur- tional stresses could include surface fisses t La Quinta area. Implementation of Mitigate	ed to ets of erring eture, uring ation
Mitigation: Refer to Mitigation Measure 11a.		

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Monitoring</u> : Department of Building and Safety Grading Geologist)	Division, F	Planning Dep	partment (0	County
16. Other Geologic Hazards  a) Be subject to geologic hazards, such as seiche mudflow, or volcanic hazard?	, 🗆			
<u>Source</u> : Riverside County General Plan, Eastern Coache Hazards"; Riverside County General Plan Safety Element Zones"	ella Valley <i>i</i> t, Figure S-	Area Plan, f 10, "Dam F	Figure 12 ailure Inun	"Flood dation
<ul> <li>a) The project site is not located near any large bodies of wa the project site is not subject to geologic hazards, such as se</li> </ul>				refore,
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.			•	
17. Slopes <ul> <li>a) Change topography or ground surface reliefeatures?</li> </ul>	<sub>f</sub>			
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	r 🔲			$\boxtimes$
c) Result in grading that affects or negates subsurface sewage disposal systems?	,			$\boxtimes$
Grading Review, GEO No. 1367				
Findings of Fact:				
<ul> <li>a) The project is topographically flat and development of the which will not significantly change the existing topography anticipated to create any steep slopes during future constru- significant.</li> </ul>	on the su	bject site. T	he project	is not
b) The project will not cut or fill slopes greater than 2:1 or hig	her than 10	feet. No imp	acts will oc	cur.
c) The project will not result in grading that affects or negat No impacts will occur.	es subsurfa	ce sewage o	lisposal sys	stems.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
18. Soils			$\boxtimes$	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	LJ.		$\boxtimes$	
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?	L1			
Source: MSA Consulting, Inc., Vista Soleada Specific I Southwest, Geotechnical Engineering Report Proposed September 2013				
a) The development of the site could result in the loss of to manner that will result in significant amounts of soil erosio Practices (BMPs) will reduce the impact to below a level of s of sediment filters and gravel bags to prevent water runactivity. BMPs are required pursuant to the National Pollution permit requirements and are not considered mitigation pursusignificant.	n. Impleme ignificance off and soi Discharge	entation of B . Some BMP I erosion du Elimination	est Manag s include th ring constr System (NF	ement ne use ruction PDES)
b) The project Geotechnical Engineering Report indicates have a very low expansive soil index. Compliance with the Condevelopment will mitigate any potential impact to less that applicable to all development, they are not considered mitigate.	BC required significar	ments pertair nt. As CBC i	ning to residence of the contraction of the contrac	dential ts are
c) The project is not proposing the use of septic systems. impacts will occur.	Full sewer	service will	be provide	ed. No
Mitigation: No mitigation measures are required.				
<ul> <li>Monitoring: No monitoring measures are required.</li> <li>19. Erosion <ul> <li>a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?</li> </ul> </li> </ul>				
b) Result in any increase in water erosion either on or off site?			$\boxtimes$	
Source: Earth Systems Southwest, Geotechnical Engine Tentative Tract 36590, September 2013	ering Rep	ort Propose	d Vista Se	oleada
Findings of Fact:				
a) Implementation of the proposed project will involve grastandard construction procedures, and federal, state and loca with the site's storm water pollution prevention plan (SWPI (BMPs) required under the National Pollution Discharge permit, will minimize potential for erosion during construction	al regulation PP) and its System (N	ns implement Best Manag IPDES) gen	ted in conju gement Pra eral consti	inction actices ruction

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
amounts of soil material from eroding from the project site a waters located downstream. These requirements are star mitigation pursuant to CEQA. Impacts will be less than signification	ndard cor			
b) The potential for on-site erosion will increase due to gradic construction phase. However, BMPs such as the use of gradic construction activity will be implemented for maintaining wate requirements are standard conditions and not considered mitible less than significant.	avel bags er quality	and sedim and reducing	ent filters g erosion.	during These
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
<ul><li>20. Wind Erosion and Blowsand from project either on or off site.</li><li>a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?</li></ul>				
Source: Riverside County General Plan Figure S-8 "Wind Erosi	on Susce	ptibility Map"		
Findings of Fact:				
a) The site is located in an area of Moderate to High Wind Eroc Element Policy for Wind Erosion requires buildings and structu which are covered by the CBC. With such compliance, the wind erosion and blowsand, either on or off site. CBC requiren in the state and therefore are not considered mitigation pursua than significant impacts.	res to be project wil nents are	designed to I not result applicable to	resist wind in an incre all develo	loads ase in pment
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
GREENHOUSE GAS EMISSIONS Would the project			P-141_1430	
21. Greenhouse Gas Emissions  a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				
Source: Meridian Consultants, Technical Air Quality & Grevista Soleada Specific Plan, January 2014	enhouse (	Gas Emissio	on Report f	for the
Findings of Fact:				

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO2e) for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. The use of two air quality emission model runs comparing 2011 levels and project buildout levels, which results in a 25 percent reduction of GHG emissions from the 2011 model run, is discussed in the Technical Air Quality & Greenhouse Gas Emission Report for Vista Soleada. Table 3, Comparison of Operational Greenhouse Gas Emissions, summarizes the 2011 construction and operational sources and proposed project construction and operational sources. Both the 2011 and project GHG emissions will exceed the screening threshold but the proposed project construction and operational sources are 25% less than the 2011 construction and operational sources because the proposed project incorporated water conservation measures and energy conservation measures into the design as required by 2013 CALGREEN requirements pursuant to the CBC. CBC requirements are applicable to all development in the state and are therefore not considered mitigation pursuant to CEQA. Because the project results in greater than 25 percent reduction in GHG emissions with respect to the 2011 GHG emissions, impacts will be less than significant.

Table 3
Comparison of Operational Greenhouse Gas Emissions

2011 GHG Emissions Source	2011 Emissions (MTCO₂e/year)	Proposed Project GHG Emissions Source	Proposed Project Emissions (MTCO <sub>2</sub> e/year)
Construction	90.0	Construction	74.3
Operational Sources	4,700.5	Operational Sources	3,777.9
Subtotal	4,790.5	Subtotal	3,814.7
	Ar	nual Difference (reduction)	975.9 (25.6%)

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

<u>Mitigation</u>: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project					
22. Hazards and Hazardous Materials <ul> <li>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</li> </ul>			$\boxtimes$		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency				$\boxtimes$	
***************************************					

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

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

# Findings of Fact:

- a) The proposed residential and commercial project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes from construction activity will be less than significant.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because residential uses do not engage in activities with risk of upset. If any accidents occur during construction activity that will create a significant hazard to the public or the environment like oil spills, all standard hazardous remediation and removal procedures shall be implemented.
- A Phase I Environmental Site Assessment (ESA) was conducted in March 2012 and the report determined that there was evidence of a recognized environmental condition (REC) in the form of pesticides and fertilizers. A Phase I (ESA) Update was conducted in May 2014 concluded that there are no new RECs on site other than the ones discussed in the previous impact. Prior to the issuance of a grading permit, a Phase II ESA report shall be submitted to the Riverside County Department of Environmental Health, Environmental Cleanup Program (RCDEH-ECP) for review and approval. (COA.60 E Health 1). The Phase II ESA will identify the exact extent of agricultural contamination and provide adequate methods for remediation. Impacts will be less than significant with mitigation incorporated. While no impacts are anticipated due to contaminated soils from prior agricultural uses, if any contaminated soils are located during the course of construction for the proposed project, all standard hazardous remediation and removal procedures shall be implemented.
- c) The project includes adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. In addition, construction impacts are not anticipated to cause significant impacts to emergency access or routes of travel during construction or operations of the proposed project. No impacts will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) The proposed project is not located within one quarter mile nearest schools to the project site are Westside Elementary Thermal, approximately 2.25 miles north, and Coachella Valle Boulevard in Thermal, approximately 2.75 miles northeast of hazardous emissions or handle hazardous or acutely hazar Diesel particulate matter will be emitted during construction by receptors, no significant impacts will be anticipated. No impact e) The project is not located on a site which is included on a lie	, located a ey High Scl the project rdous mate ut based o t will occur.	at 82225 Air hool, located site. The pr erials, subst on distance fo	port Bouley I at 83800 a oject will no ances, or rom any se	vard in Airport ot emit waste. nsitive
pursuant to Government Code Section 65962.5. No impact wi				
Mitigation: Prior to the issuance of grading permits, a Phase shall be submitted to the RCDEH-ECP for review and approva				report
Monitoring: Riverside County Department of Environmental F	`	<b> </b>		
inormorals.	TOGIC!			
23. Airports  a) Result in an inconsistency with an Airport Master Plan?				$\boxtimes$
b) Require review by the Airport Land Use Commission?				
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?				$\boxtimes$
Source: Riverside County General Plan Figure S-19 "Airpor Plan, Eastern Coachella Valley Area Plan, Figure 5 "Desert R Area"; GIS database				
a) The project site is not located within the vicinity of any pub- to the project site is the Thermal Airport, approximately 3.5 a Area Plan, the proposed project is located outside of the airp project could not result in an inconsistency with an Airport Mas	miles to the	e northeast.	According	to the
b) The project site is not located within the vicinity of any purequire review by the Airport Land Use Commission. No impact			therefore v	will not
c) The project is not located within an airport land use plan a people residing or working in the project area.	and will no	t result in a	safety haz	ard for
d) The project is not within the vicinity of a private airstrip, of hazard for people residing or working in the project area.	or heliport	and will not	result in a	safety

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
24. Hazardous Fire Area  a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	)			
Source: Riverside County General Plan, Eastern Coache Susceptibility"; GIS database	lla Valley A	Area Plan, Fi	gure 13 "V	Vildfire
Findings of Fact:				
or where residences are intermixed with wildlands. Additiona	auv the pro	IDOT WILL DO TO	AUTOO to a	annere
to Riverside County Ordinance No. 787 and CBC, which chazards. These are standard conditions of approval and are Therefore, the impact is considered less than significant.  Mitigation: No mitigation measures are required.	contains pr	ovisions for	prevention	of fire
to Riverside County Ordinance No. 787 and CBC, which chazards. These are standard conditions of approval and are Therefore, the impact is considered less than significant.  Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.	contains pr	ovisions for	prevention	of fire
Therefore, the impact is considered less than significant.  Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  HYDROLOGY AND WATER QUALITY Would the project  25. Water Quality Impacts  a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial.	contains pro	ovisions for p	prevention	of fire
o Riverside County Ordinance No. 787 and CBC, which on azards. These are standard conditions of approval and are Therefore, the impact is considered less than significant.  Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  HYDROLOGY AND WATER QUALITY Would the project  25. Water Quality Impacts  a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?  b) Violate any water quality standards or waster	contains pro	ovisions for p	prevention ion under (	of fire
o Riverside County Ordinance No. 787 and CBC, which on azards. These are standard conditions of approval and are Therefore, the impact is considered less than significant.  Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  HYDROLOGY AND WATER QUALITY Would the project  25. Water Quality Impacts  a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?  b) Violate any water quality standards or wasted discharge requirements?  c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that	contains properties not consider	ovisions for p	prevention ion under (	of fire
o Riverside County Ordinance No. 787 and CBC, which on azards. These are standard conditions of approval and are Therefore, the impact is considered less than significant.  Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  HYDROLOGY AND WATER QUALITY Would the project  25. Water Quality Impacts  a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?  b) Violate any water quality standards or wasted discharge requirements?  c) Substantially deplete groundwater supplies or	contains properties not consider	ovisions for p	prevention ion under (	of fire
to Riverside County Ordinance No. 787 and CBC, which on azards. These are standard conditions of approval and are Therefore, the impact is considered less than significant.  Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  HYDROLOGY AND WATER QUALITY Would the project  25. Water Quality Impacts  a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?  b) Violate any water quality standards or wasted discharge requirements?  c) Substantially deplete groundwater supplies on 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	contains properties not consider	ovisions for p	prevention ion under (	of fire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				
g) Otherwise substantially degrade water quality?				$\boxtimes$
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?				

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

# Findings of Fact:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
event, in accordance with CBC, and the on-site storm drain the site. Impacts will be less than significant.	system wil	I convey the	ese flows th	rough
f) The project will be designed in accordance with the CBC to 100-year flood hazard area and will include an on-site storm development flow and discharges surface water at pre-residences and downstream properties. Impacts will be less the	drainage developme	system that nt levels to	retains the	post-
g) The project does not propose any uses that will have the quality beyond those issues discussed in Section 25 herein. N	e potentia o impacts v	I to otherwis will occur.	se degrade	water
h) The project will be designed to treat stormwater runoff via accordance with the MS4 Whitewater River Watershed M drainage facilities will be managed by the Vista Soleada Hom population and/or odors. Impacts will be less than significant.	unicipal S	tormwater f	Program. C	n-site
Mitigation: No mitigation measures required.				
Monitoring: No monitoring measures required.				
26. Floodplains				<del>-</del>
Degree of Suitability in 100-Year Floodplains. As indi	cated belo	w, the appr	ropriate De	gree d
Suitability has been checked.  NA - Not Applicable ⊠ U - Generally Unsuitable □	7		R - Restri	cted [
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			⊠ ⊠	
b) Changes in absorption rates or the rate and amount of surface runoff?				
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?				×
d) Changes in the amount of surface water in any water body?				$\boxtimes$
Source: MSA Consulting, Inc., Vista Soleada Specific Pla General Plan, Figure S-16 "Inventory of Dam Locations" and Zones"	n, Decem d Figure S	ber 2013; F -10 "Dam F	Riverside C ailure Inun	county dation
Findings of Fact:				
a) The project is located in an unincorporated area of Riversic and is currently being used for farming carrots. The construction of the control devices are required by the Riverside County Flood Country The project will not substantially alter the existing drainage	ction of stone	orm drain a Water Cons	nd/or other servation D	flood istrict.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
through the alteration of the course of a stream or river, or s surface runoff in a manner that will result in flooding or significant.	•			
b) The project will not substantially change absorption rates pursuant to NPDES requirements as discussed in Section 25				
c) The project site is located in an unincorporated area of Quinta, within the Vista Santa Rosa Community. According the project site is located in La Quinta. The General Plan als area subject to dam inundation. There are no levees in vicini	to the Ger to designate	eral Plan, th s the project	ne closest o	dam to side an
d) The project will not cause changes in the amount of surface	ce water in a	iny water bo	dy.	
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
LAND USE/PLANNING Would the project				
27. Land Use <ul> <li>a) Result in a substantial alteration of the present of planned land use of an area?</li> </ul>	or 🗆		$\boxtimes$	
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	e 🔲	. 🗖		
Source: Riverside County General Plan, GIS database, Pr Assessment No. 38875	oject Applica	ation Materia	ıls, Environ	mental

### Findings of Fact:

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

#### Findings of Fact:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) According to the Riverside County Land Information System Plan, the project site is located within the City of La Quinta Sphesignates the project site as low density residential, which is development and allowing for up to 4 dwelling units per square within the project will average 2.8 du/ac, consisting 211 Citrus from 4,000 to 6,000 sq. ft. in the middle of the site and 19 Data ranging in size from 0.75 to 1 acre in size on the edges of the perimeter, and Avenue 61. The smaller lots abut similar size boundary, transitioning to larger estate lots, then to the date and eastern edges. The project will also be located west of an awhich will construct 133 residential units. Therefore, project deland use designations of the City of La Quinta and impacts will be added to the construct of the City of La Quinta and impacts will be designations.	nere of Infl appropriation acres s Orchard te Palm O e site on A ced reside palm buffe approved i evelopme	tuence. The te for single (du/ac). Re Villa reside rchard Estat venue 60, a ential lots aller on the no residential sunt will be in	City of La C family residesidential lots rate residential lots rate long the earthern, sout abdivision placcordance	Quinta ential ensity nging al lots astern estern thern, roject
Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.				e.
28. Planning <ul> <li>a) Be consistent with the site's existing or proposed zoning?</li> </ul>				$\boxtimes$
b) Be compatible with existing surrounding zoning?			П	$\boxtimes$
c) Be compatible with existing and planned sur- rounding land uses?			$\boxtimes$	
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?				
<ul> <li>e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?</li> </ul>				$\boxtimes$
Source: Riverside County General Plan Land Use Element; Ri Coachella Valley Area Plan; MSA Consulting, Inc., Vista Solead	iverside C da Specific	ounty Gener <i>Plan</i> , Decer	al Plan, Ea mber 2013	stern
Findings of Fact:				
a-b) The project is zoned Light Agriculture-10 Acre Minimum dwelling unit, with a Community Development Overlay, which a uses to residential uses. The proposed development will rechange the current Agricultural land use to Community Development and Commercial Retail. Surrounding land uses include agricult and low density residential uses to the east. Therefore the compatible with the site's proposed zoning; no impact will occur	allows for to quire a Gelopment: ural uses e propose	the conversion deneral Plan Medium Der to the north,	on of agricu Amendme nsity Reside east, and s	iltural ent to ential south
c) The project is currently zoned as Agriculture with a Com General Plan Amendment to change the agriculture use to project proposes to build 230 dwelling units on low and med	residentia	I and comm	ercial uses	the

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market area on 1.8 acres of land in the northeastern corner of the project site. The project will provide

	Significant Impact	Significant with Mitigation Incorporated	Than Significant Impact	Impact
similar residential density to the approved project west developed depending on market demand. Impacts will b			retail area	will be
d) The project is consistent with the Riverside County C Conceptual Plan. The project will have no impact.	General Plan and	d Vista Santa	a Rosa Lar	nd Use
e) The project is surrounded by agricultural to the north, the west. Therefore the project will not disrupt or divide occur.				
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
MINERAL RESOURCES Would the project				
29. Mineral Resources  a) Result in the loss of availability of a known mi resource that would be of value to the region or residents of the State?				
b) Result in the loss of availability of a locally-important resource recovery site delineated on a local geplan, specific plan or other land use plan?	4 1			
c) Be an incompatible land use located adjacent State classified or designated area or existing su mine?				$\boxtimes$
d) Expose people or property to hazards proposed, existing or abandoned quarries or mines?	from _			
Source: Riverside County General Plan, Multipurpos "Mineral Resources Area"	se and Open S	Space Eleme	ent, Figure	OS-5
<ul> <li>a) According to Figure OS-5 "Mineral Resources Area", not been studied for the presence or absence of mineral extraction. A significant impact that will const resource will include unmanaged extraction or encreabandoned quarries or mines exist in the area surrou propose any mineral extraction on the project site. permanent loss of significant mineral resources.</li> <li>b) The project will not result in the loss of availability of a or designated by the State that would be of value to</li> </ul>	neral deposits. perations and for itute a loss of a bach on existing inding the project Therefore, the	The General properties of appropriate availability of great extraction. It is in the project will be resource in a second contract of the project will be resource in a second contract of the project will be resource in a second contract of the project will be resource in a second contract of the project will be resource in a second contract of the project will be resource in a second contract of the project will be resource in a second contract of the project will be resource in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project of the project will be resourced in a second contract of the project will be resourced in a second contract of the project of the project will be resourced in a second contract of the project will be resourced in a second contract of the project of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced in a second contract of the project will be resourced by the project will be resourced in a second contract of the p	al Plan ide managen a known r No exist project do not result an area cla	entifies nent of mineral ting or ses not in the
project will not result in the loss of availability of a loc delineated on a local general plan, specific plan or other	cally important r	nineral resou	rce recove	

c) The project will not be an incompatible land use located adjacent to a State classified or designated

area or existing surface mine. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) The project will not expose people or property to hazard quarries or mines. No impact will occur.	s from prop	oosed, existi	ng or aban	doned
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 Acceptabili	ty Rating(s	) has been c	hecked.	
NA - Not Applicable A - Generally Acceptable	•	B - Condi	tionally Acc	eptable
C - Generally Unacceptable D - Land Use Discourage	d			
30. Airport Noise				$\boxtimes$
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?				$\boxtimes$
NA A B C D				
Source: Riverside County General Plan, Eastern Coachel Resorts Regional Airport Influence Policy Area"	la Valley A	Area Plan, I	Figure 5 "I	Desert
Findings of Fact:				
a) The project site is not located within an airport land use pl or public use airport that will expose people residing on the p closest airport is Thermal Airport, located four miles east of the	roject site t	o excessive	noise level	s. The
b) The project is not located within the vicinity of a private air the project site to excessive noise levels. No impact will occur	strip that w	vill expose po	eople resid	ing on
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
31. Railroad Noise NA ⊠ A □ B □ C □ D □				$\boxtimes$
Source: Riverside County General Plan, Eastern Coachel Policies, "Rail"	la Valley A	Area Plan, i	Local Circu	ulation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact: There are no railroad tracks in the vicinity tracks are located six miles east of the project site. The project	of this pro	oject site. Th	e closest ra	ailroad
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
32. Highway Noise NA ⊠ A ☐ B ☐ C ☐ D ☐				$\boxtimes$
Source: Riverside County General Plan, Circulation Element	<b>t</b>		•	
Findings of Fact: The project is not directly adjacent to any Route 86 which is approximately 5.9 miles east of the project	Highway. site. There	The closest will be no sig	highway is gnificant im	State pact.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
33. Other Noise NA ☑ A ☐ B ☐ C ☐ D ☐				$\boxtimes$
Source: Project Application Materials				
Findings of Fact: No additional noise sources have been contribute a significant amount of noise to the project. There were the contribute as a significant amount of noise to the project.	identified vill be no in	near the pro	ject site th	at will
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
34. Noise Effects on or by the Project <ul> <li>a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</li> </ul>				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		$\boxtimes$		
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?			$\boxtimes$	

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

<u>Source</u>: Meridian Consultants, LLC, *Technical Noise Report for the Vista Soleada Specific Plan*, May 2014; County of Riverside, Department of Environmental Health, Noise Clearance for Technical Noise Report for the Vista Soleada Specific Plan, May 28, 2014

# Findings of Fact:

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

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

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

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

_				
	Potentially	Less than	Less	No
	Significant	Significant	Than	Impact
	Impact	with	Significant	
	-	Mitigation	Impact	
		Incorporated	•	

primarily affect the residential land uses adjacent to the project site to the south. In addition, daily transportation of construction workers and the hauling of materials both on and off the project site are expected to cause increases in noise levels along study area roadways, although noise levels for such trips will be less than peak hour noise levels. Table 4, Typical Maximum Noise Levels for Construction Phases, summarizes the maximum noise levels associated with the construction phases. The project will adhere to all County noise standards and implement several mitigation measures to alleviate construction noise. Mitigation Measures 25a through 25k have been incorporated pursuant to the recommendations of the project noise impact analysis and County of Riverside Department of Environmental Health noise clearance. These measures include construction activity restrictions and best management practices to minimize daily, temporary noise impacts. Impacts will be considered less than significant with mitigation incorporated.

Table 4
Typical Maximum Noise Levels for Construction Phases

Approximate Leg dBA Without Noise Attenuation					
25 Feet	50 Feet	100 Feet	200 Feet		
90	84	78	72		
94	88	82	78		
94	88	82	78		
85	79	73	67		
	25 Feet 90 94 94	25 Feet         50 Feet           90         84           94         88           94         88	25 Feet         50 Feet         100 Feet           90         84         78           94         88         82           94         88         82		

- c) Future residents located on the project site, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area from people living on the premises and utilizing the on-site amenities. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. The noise generated by the project's residential land uses will not exceed the City of La Quinta or County of Riverside's compatibility thresholds and is considered less than significant.
- d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. Impacts will be less than significant.

#### Mitigation:

- 25a. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
- 25b. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
- 25c. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	25d. Implement noise attenuation measure include, but are not limited to, temporary noise sources.				
	25e. Use electric air compressors and si equipment, where feasible.	milar pow	er tools ra	ather than	diesel
	25f. Turn off construction-related equipment, vehicles, and portable equipment, when not in u				, motor
	25g. No music or electronically reinforced speadulible at noise-sensitive property.	eech from	construction	n workers s	hall be
	25h. Clearly post construction hours, allowable the job superintendent at all construction entrains contact the job superintendent. If the City complaint, the superintendent shall investigate, report the action taken to the reporting party.	nces to allor or the job	ow for surro superinter	ounding own ndent rece	ners to ives a
	25i. Construction staging areas along with the within the project area shall be located as far a sites as possible.				
	25j. The exterior noise standard shall ap residential lot that is adjacent to the residential 600 square feet. The applicable location shall be	structure a	ind encomp	ass a minin	
	residential lot that is adjacent to the residential	structure a e at rear of equiring me	ind encomp f the infrastr echanical v	ass a minin ructure. entilation p	num of er the
Monitoring:	residential lot that is adjacent to the residential 600 square feet. The applicable location shall be 25k. Provide "windows closed" condition re 2012 California Building Code requirements in	structure a e at rear of equiring me Section 12	ind encomp f the infrastr echanical v	ass a minin ructure. entilation p	num of er the
,	residential lot that is adjacent to the residential 600 square feet. The applicable location shall be 25k. Provide "windows closed" condition re 2012 California Building Code requirements in units along 60 <sup>th</sup> Avenue and 61 <sup>st</sup> Avenue.  Department of Building and Safety, Code Enforce	structure a e at rear of equiring me Section 12	ind encomp f the infrastr echanical v	ass a minin ructure. entilation p	num of er the
POPULATI 35. Hous a) Disp necessitatir	residential lot that is adjacent to the residential 600 square feet. The applicable location shall be 25k. Provide "windows closed" condition re 2012 California Building Code requirements in units along 60 <sup>th</sup> Avenue and 61 <sup>st</sup> Avenue.  Department of Building and Safety, Code Enforcements of Building Would the project	structure a e at rear of equiring me Section 12	ind encomp f the infrastr echanical v	ass a minin ructure. entilation p	num of er the
POPULATI 35. Hous a) Disp necessitatir where? b) Creathousing aff the County'	residential lot that is adjacent to the residential 600 square feet. The applicable location shall be 25k. Provide "windows closed" condition re 2012 California Building Code requirements in units along 60 <sup>th</sup> Avenue and 61 <sup>st</sup> Avenue.  Department of Building and Safety, Code Enforce ON AND HOUSING Would the project ing place substantial numbers of existing housing, and the construction of replacement housing elsewhere a demand for additional housing, particularly ordable to households earning 80% or less of signedian income?	structure a e at rear of equiring me Section 12	ind encomp f the infrastr echanical v	ass a minin ructure. entilation p	num of er the dential
POPULATION 35. Hous a) Disponecessitation where? b) Creathousing affithe County' c) Disponential County' b) Disponential County' c) Disponential County' b) Creathousing affithe County' c) Disponential County' c) Disponential County' b) Creathousing affithe County' c) Disponential County' c) Disponential County' b) Creathousing affithe County' c) Disponential County' c) Disponential County' b) Creathousing affithe County' c) Disponential County' c) Disponenti	residential lot that is adjacent to the residential 600 square feet. The applicable location shall be 25k. Provide "windows closed" condition re 2012 California Building Code requirements in units along 60 <sup>th</sup> Avenue and 61 <sup>st</sup> Avenue.  Department of Building and Safety, Code Enforce ON AND HOUSING Would the project ing place substantial numbers of existing housing, ag the construction of replacement housing elseate a demand for additional housing, particularly ordable to households earning 80% or less of	structure a e at rear of equiring me Section 12	ind encomp f the infrastr echanical v	ass a minin ructure. entilation p	num of
POPULATION 35. Hous a) Disponecessitation where? b) Creathousing aff the County's c) Dispositating the where?	residential lot that is adjacent to the residential 600 square feet. The applicable location shall be 25k. Provide "windows closed" condition re 2012 California Building Code requirements in units along 60 <sup>th</sup> Avenue and 61 <sup>st</sup> Avenue.  Department of Building and Safety, Code Enforce ON AND HOUSING Would the project ing place substantial numbers of existing housing, and the construction of replacement housing elsewhere a demand for additional housing, particularly ordable to households earning 80% or less of a median income?	structure a e at rear of equiring me Section 12	ind encomp f the infrastr echanical v	ass a minin ructure. entilation p	num of er the dential

				THE STATE OF THE S
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
Source: Riverside County General Plan Housing Element				
Findings of Fact:				
a) The project site is currently used for farming and does no project will not displace any housing, necessitating the elsewhere. The project will have no significant impact.				
b) The project will not create a demand for additional ho households earning 80 percent or less of the County's m significant impact.				
c) The project will not displace substantial numbers of p replacement housing elsewhere because the project is curre will occur.				
d) The project is not located within a County Redevelopment have no impact.	t Project Ar	ea. Therefo	re, the proj	ect will
e-f) The project will generate approximately 736 residents Coachella Valley. According to the growth forecasts from Governments (SCAG), a population of 349,100 was recorded 471,500 is projected for 2020 in unincorporated areas of Figrowth projections and impacts will be less than significant.	om Southe d in 2008 ar	rn Californi id an anticipa	a Associat ated popula	tion of ation of
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
PUBLIC SERVICES Would the project result in substantia the provision of new or physically altered government fa altered governmental facilities, the construction of which impacts, in order to maintain acceptable service ratios objectives for any of the public services:  36. Fire Services	cilities or t h could ca	he need for ause signific	new or pl ant enviro	nysically nmental
				<del></del>
Source: Riverside County General Plan Safety Element				
Findings of Fact:				
The Riverside County Fire Department provides fire pr Riverside County. The closest fire station is the Thermal F project site.				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impa
	Incorporated	· · · · · · · · · · · · · · · · · · ·	_

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring measures are required.

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J/.	Sile		Ser	VIC	es.

Source: Riverside County Sheriff's Department, Thermal Sheriff's Station

# Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation:

No mitigation measures are required.

Monitoring:

No monitoring measures are required.

#### 38. Schools

 $\boxtimes$ 

Source: Coachella Valley Unified School District

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
39. Libraries			$\boxtimes$	
Source: Riverside County General Plan				
Findings of Fact:				
not create a significant incremental demand for library provision of new or altered government facilities at the required by the cumulative effects of surrounding prenvironmental standards. This project shall comply with potential effects to library services (COA 10.PLANNING the utilities and public services mitigation fee applicable to these services. This is a standard Condition of Appromitigation. Impacts will be less than significant.	his time. Any rojects would h County Ordir .13). County C to all projects:	construction have to me nance No. 65 Ordinance No. to reduce inc	of new fa et all app 59 to mitiga 659 estal remental ir	icilities licable ate the olishes npacts
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.			,	
40. Health Services			$\boxtimes$	
				L
40. Health Services  Source: Riverside County General Plan  Findings of Fact:				<u>L</u>
Source: Riverside County General Plan	cated at 45280 he proposed po existing facilities e funded throu	Steeley Driv roject will not or result in t	he closest e in the Cit cause an he constru	y of La impact ction of
Source: Riverside County General Plan  Findings of Fact:  The project site is located within an area served by the center to the project site is Eisenhower Health Center, lo Quinta, approximately 8.5 miles northwest of the site. Ton health services. The project will not physically alter enew or physically altered facilities. Health services are	cated at 45280 he proposed po existing facilities e funded throu	Steeley Driv roject will not or result in t	he closest e in the Cit cause an he constru	y of La impact ction of
Source: Riverside County General Plan  Findings of Fact:  The project site is located within an area served by the center to the project site is Eisenhower Health Center, lo Quinta, approximately 8.5 miles northwest of the site. Ton health services. The project will not physically alter enew or physically altered facilities. Health services are funded medical programs. Impacts will be less than signi	cated at 45280 he proposed po existing facilities e funded throu	Steeley Driv roject will not or result in t	he closest e in the Cit cause an he constru	y of La impact ction of
Source: Riverside County General Plan  Findings of Fact:  The project site is located within an area served by the center to the project site is Eisenhower Health Center, lo Quinta, approximately 8.5 miles northwest of the site. T on health services. The project will not physically alter enew or physically altered facilities. Health services are funded medical programs. Impacts will be less than signi	cated at 45280 he proposed po existing facilities e funded throu	Steeley Driv roject will not or result in t	he closest e in the Cit cause an he constru	y of La impact ction of

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facilities which might have an adverse physical effect on the	3			
environment?  b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	i L			
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?				
Source: MSA Consulting, Inc., Vista Soleada Specific Plan, Lake Cahuilla County Park	December	2013; Rivers	ide County	Parks
Findings of Fact:				
will also include six pocket parks within the interior of the processed at the northeast corner. The nearest public park to Park, located at 58075 Jefferson Street (in La Quinta), apimplementation will not require the construction or expansion adverse physical effects on the environment. No impact will ob) The project will include six pocket parks and an Equation of the project will not include the use of or other recreation facilities such that substantial physical defaccelerated. The project will have no impact.	o the project oproximately on of recrea occur. estrian Way of existing no terioration o	t site is Lake 3.5 miles national facilities Station that eighborhood of the facility v	e Cahuilla ( lorthwest. I les that can t will be o or regional would occu	County Project cause pen to parks r or be
c) The project is located within the Desert Recreation District pay park and recreation fees to mitigate impacts on existing a standard condition of approval and is not considered mitigate will result in a less than significant impact.	neighborho	od and regio	nal parks.	This is
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
42. Recreational Trails				$\boxtimes$
Source: Riverside County General Plan; MSA Consul December 2013	ting, Inc.,	Vista Solead	la Specific	Plan,
Findings of Fact: According to the Area Plan, the project Path/Regional Trail along Avenue 60. The project will proviouse trail along Avenue 60 to connect to the proposed regionalso connect Avenue 60 along the eastern perimeter sout project boundary. No impacts will occur.	de a 12-foo onal trail sy	t wide public stem. The e	equestriar questrian ti	multi- ail will
Mitigation: No mitigation measures are required.				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
lonitoring: No mitigation measures are required.				
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation			$\boxtimes$	
a) Conflict with an applicable plan, ordinance or policy				
establishing a measure of effectiveness for the perform-				
ance of the circulation system, taking into account all				
modes of transportation, including mass transit and non- motorized travel and relevant components of the circulation				
system, including but not limited to intersections, streets,				
highways and freeways, pedestrian and bicycle paths, and				
mass transit?				
b) Conflict with an applicable congestion management			$\bowtie$	Г
program, including, but not limited to level of service				-
standards and travel demand measures, or other standards				
established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including			[]	
either an increase in traffic levels or a change in location				$\boxtimes$
that results in substantial safety risks?		· · · · · · · · · · · · · · · · · · ·		
d) Alter waterborne, rail or air traffic?				$\boxtimes$
e) Substantially increase hazards due to a design				$\boxtimes$
feature (e.g., sharp curves or dangerous intersections) or	Ш			
incompatible uses (e.g. farm equipment)?				
f) Cause an effect upon, or a need for new or altered				$\boxtimes$
maintenance of roads?				
g) Cause an effect upon circulation during the project's construction?			$\boxtimes$	
h) Result in inadequate emergency access or access to				
nearby uses?	لنبا	<u> </u>	$\boxtimes$	
i) Conflict with adopted policies, plans or programs			$\boxtimes$	
regarding public transit, bikeways or pedestrian facilities, or		L_J		<u> </u>
otherwise substantially decrease the performance or safety				
of such facilities?				

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

## Findings of Fact:

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

Potentiall	/ Less than	Less	No
Significan	t Significant	Than	Impact
Impact	with	Significant	·
·	Mitigation	Impact	
	Incorporated	·	

market was not analyzed in the Traffic Impact Report due to the provision that the commercial development will be built depending on market demand. An owner/operator is required to purchase the land with a site specific development proposal. Until that occurs, the parcel will be planted with date palm and be a part of the perimeter date grove buffer so the parcel will not generate any trips at the current state. According to the Institution of Transportation Engineers (ITE) Trip Generation Manual, 9<sup>th</sup> Edition, the rural market falls under the "Specialty Retail Center (Code 826)" which has a daily trip generation of 44.32 trips per 1,000 square feet and the Riverside County land use standards indicate commercial retail land use allows for 0.20 to 0.35 FAR. Based on the ITE trip generation rate and Riverside County land use density, the proposed rural market can generate 946 daily trips. The predicted rural market trip generation will not create a substantial increase in traffic in the project area. Additional analysis may be required upon proposal and construction of the rural market. Impacts will remain less than significant.

- b) As discussed in 43a, the project will not result in an increase of traffic during peak-hours. The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.
- c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.
- e-f) The project will provide two gated entrances, roundabouts, and hammerhead intersections to minimize potential hazards as a result of the project design features. The internal circulation system will be designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. No impact will occur.
- g) The project will incorporate traffic control measures as a design feature which will minimize construction conflicts on Avenue 60, Avenue 61, and Jackson Street. Impacts will be less than significant.
- h) The project will not cause inadequate emergency access or access to nearby uses. Internal streets constructed for the project will connect to existing streets surrounding the project site. Impacts will be less than significant.
- i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will provide adequate internal pathways and connections to regional bike paths and trails. Impacts will be less than significant.

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Mitigation:	No mitigation measures are required.
Monitoring:	No monitoring measures are required.

44.	Bike Trails		$\boxtimes$

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact			
	Source: Riverside County General Plan, Eastern Coache Bikeways System"	lla Valley Ar	rea Plan, Fiç	gure 9 "Tra	ils and			
	Findings of Fact:							
	According to the General Plan, a Class I Bike Path/Regional the southern edge of the project site. The project will providuse trail along Avenue 60 to connect to the proposed regions	de a 12-foot	: wide public	equestrian	ı multi-			
	Mitigation: No mitigation measures are required.							
	Monitoring: No monitoring measures are required.							
	UTILITY AND SERVICE SYSTEMS Would the project							
	a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental	e						
)	b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or an ewor expanded entitlements needed?							
	Source: Riverside County Land Information System; Coa Water Management Plan, Table 3-10 and Table 3-19	achella Valle	ey Water Dis	strict, 2010	Urban			
	Findings of Fact:							
	a) The project site is currently used as farmland and is sen (CVWD). The project will not require construction of new existing facilities. Any construction of new facilities require and surrounding projects will have to meet all applicable env	water treatred by the cu	nent facilitie mulative eff	s or expan	sion of			
•	b) Existing water use at the site totals 501.6 acre-feet per year with up to three crops. According to the CVWD 2010 Urban Water Management Plan (UWMP), average single family water demand is 448 gallons of potable water per day. The project will demand 115.4 acre-feet of potable water per year, which is a reduction of 386.2 acre-feet of potable water per year for the project area. In addition, the Vista Soleada Specific Plan emphasizes that the amount of turf and other high water usage materials will be kept to a minimum for water conservation and east of maintenance purposes. The reduction in water use on the site and surplus of water supplies will result in sufficient water supplies available to serve the project from existing entitlements and resources and will not require new or expanded entitlements. Impacts will be less than significant impact.							
	Mitigation: No mitigation measures are required.							
1	Monitoring: No monitoring measures are required.							

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer  a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities the construction of this leads to be a second of the leads to be a secon				
expansion of existing facilities, the construction of which would cause significant environmental effects?  b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			$\boxtimes$	
Source: Coachella Valley Water District, 2010 Urban Wallnc., Vista Soleada Specific Plan, December 2013	ter Manage	ement Plan;	MSA Cons	sulting,
Findings of Fact:				
main extending south to Jackson Street. The project will not wastewater treatment facilities, including septic systems, construction of which could cause significant environment effects b) Sewage is treated at Water Reclamation Plant #4 located annual average flow to this facility is 4.75 million gallons per 9.9 mgd. The project will generate 448 gallons per day (gpodevelopment will not require the construction or expansion of plant is currently undergoing a planned renovation to enhance	or expansing ects.  d at Avenue and day (mgd) and ditional additional accepts ability	e 62 and Fill with a max mgp, of wa water treatm y to treat re	more Stree imum capa stewater. F ent facilitie cycled wat	et. The acity of Project s. The
capacity issues are anticipated either now or in the future. Imp	oacts will be	e less than si	gnificant.	
Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.		·		· ,
47. Solid Waste  a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			$\boxtimes$	
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?				
Source: Riverside County General Plan, Riverside County W	/aste Mana	gement Dist	rict	

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Oasis Sanitary Landfill, which accepts up to 400 tons per day of solid waste and is anticipated to close in 2055. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The project will generate 1.67 tons per day, which is within the permitted maximum tonnage allowed at Oasis Sanitary Landfill. The project site is relatively flat and currently vacant therefore construction of the project will generate minimal amounts of waste. Impacts will be less than significant.
- b) The proposed development will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

Mitigation:

No mitigation measures are required.

Monitoring:

Utilities

48

No monitoring measures are required.

401 Othicos				
Would the project impact the following facilities	requiring or resulting	ig in the cor	nstruction of	of new
facilities or the expansion of existing facilities; t	the construction of	which could	cause sign	nificant
environmental effects?				
a) Electricity?				
			N/2	

a) Electricity?			
b) Natural gas?			
c) Communications systems?		$\boxtimes$	
d) Storm water drainage?		$\boxtimes$	
e) Street lighting?		$\boxtimes$	
f) Maintenance of public facilities, including roads?		$\boxtimes$	
g) Other governmental services?		$\boxtimes$	

Source: Riverside County General Plan

## Findings of Fact:

- a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is currently available within the area and will be connected to the project site. The project is not anticipated to create a need for new facilities.
- d) Storm water drainage will be handled on-site. Additional details regarding storm water drainage are discussed in Section 25. Impacts will be less than significant.
- e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant
- g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
applicable to all projects to reduce incremental impacts to significant.	these service	ces. Impacts	will be les	s than
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
49. Energy Conservation  a) Would the project conflict with any adopted energy conservation plans?	, 🗆			
Source:				
a) The proposed project will not conflict with any adopted en have no impact.	nergy conse	ervation plan	s. The proj	ect will
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 Impac
MAI	NDATORY FINDINGS OF SIGNIFICANCE				
50.	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				
So	urce: Staff review, Project Application Materials				
pr re se nu e) si	indings of Fact: As discussed in this Environmental Ass roposed project will not substantially degrade the quality of educe the habitat of fish or wildlife species, cause a fish or welf-sustaining levels, threaten to eliminate a plant or an umber or restrict the range of a rare or endangered plant examples of the major periods of California history or prehignificant.	of the environ wildlife popul imal commo or animal, o	onment, substations to dro unity, or red r eliminate in	stantially op below uce the nportant	
51.	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?				
So	ource: Staff review, Project Application Materials				
im	ndings of Fact: As discussed in this Environmental Asses pacts which are individually limited, but cumulatively consignificant.	sment, the p derable. Imp	oroject does i acts will be l	not have ess than	
52.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				
<u>Sc</u>	ource: Staff review, project application				
no	ndings of Fact: As discussed in this Environmental Asset of result in environmental effects which will cause substa- bings, either directly or indirectly. Impacts will be less than s	antial advers	proposed pr se effects or	oject will n human	
VI	. EARLIER ANALYSES				
Ea pr	arlier analyses may be used where, pursuant to the tierir ocess, an effect has been adequately analyzed in an earli	ng, program er EIR or ne	EIR, or othe	er CEQA ration as	

Potentially	Less than	Less	No
Significant	Significant	Than	Impac
Impact	with	Significant	
•	Mitigation	Impact	
	Incomorated	•	

per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

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

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

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

File: EA.PP10130R3

Revised: 12/17/2014 10:47 AM

Page: 1

CIFIC PLAN Case #: SP00385

Parcel: 764-290-003

# 10. GENERAL CONDITIONS

#### EVERY DEPARTMENT

10. EVERY. 1

SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 385 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 385.

CHANGE OF ZONE = Change of Zone No. 7814.

GPA = General Plan Amendment No. 1125.

EA = Environmental Assessment No. 42633

10. EVERY. 2

SP - SP Document

RECOMMND

20 sets of Specific Plan No. 385 shall provided and include the following:

- a. Specific Plan Document, which shall include:
  - Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
  - 2. Conditions of Approval.
  - 3. Specific Plan Zoning Ordinance.
  - 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
  - 5. Specific Plan text.
  - 6. Descriptions of each Planning Area in both graphical and narrative formats.
- b. Environmental Assessment No. 42633 Document, which must include, but not be limited to, the following items:
  - 1. Mitigation Monitoring/Reporting Program.
  - 2. Environmental Asessment
  - 3. Comments received on the Environmental Assessment.
  - 4. A list of person, organizations and public agencies commenting on the Environmental Assessment.
  - 5. Responses of the County to significant environmental point raised in the review and consultation process.
  - 6. Technical Appendices

If any specific plan conditions of approval differ from the

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#### 10. GENERAL CONDITIONS

10. EVERY. 2

SP - SP Document (cont.)

RECOMMND

specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 3

SP - Ordinance Requirements

RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 4

SP - Limits of SP DOCUMENT

RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 5

SP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense,

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#### 10. GENERAL CONDITIONS

10. EVERY. 5 SP - HOLD HARMLESS (cont.)

RECOMMND

the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

#### BS GRADE DEPARTMENT

10.BS GRADE. 1

SP - GSP-1 ORD. NOT SUPERSEDED

RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2

SP - GSP-2 GEO/SOIL TO BE OBEY

RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approvedgeotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3

SP - ALL CLEARNC'S REQ'D B-4 P

RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

#### FIRE DEPARTMENT

10.FIRE. 1

SP - #86-WATER MAINS

RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

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#### 10. GENERAL CONDITIONS

10.FIRE. 2

SP - #47 SECONDARY ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

#### PARKS DEPARTMENT

10.PARKS. 1

SP - PARK PLAN

RECOMMND

The applicant shall provide park plan for both park sites to the Riverside County Regional Park and Open-Space District for review and approval.

#### PLANNING DEPARTMENT

10.PLANNING. 2 SP - MAINTAIN AREAS & PHASES

RECOMMND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 3

SP - NO P.A. DENSITY TRANSPER

RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 4

SP - GEO02347 NOT APPROVED

RECOMMND

THIS CONDITION WAS WRITTEN TO ACCOMMODATE MOVING THIS PROJECT FORWARD TO PUBLIC HEARING WITH DICTATED AVOIDANCE MITIGATION PENDING REQUIRED TRENCHING OF LINEAMENTS (GEO02347 WILL NOT BE APPROVED UNTIL ALL GEOLOGIC/GEOTECHNICAL HAZARDS ARE ADEQUATELY ADDRESSED):

The potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated

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#### 10. GENERAL CONDITIONS

10.PLANNING. 4 SP - GEO02347 NOT APPROVED (cont.)

RECOMMND

adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

10.PLANNING. 5

SP - PDA04874R1

RECOMMND

The County of Riverside and Tribal representatives from the Torres Martinez Band of Cahuilla Indians disagree with the above recommendations. The Tribe recommends and the County concurs, that in order to avoid potential cemetery-related features being unearthed during construction activities, that completion of the original scope of work for the Phase II testing program be completed and the extended Phase II testing program be completed, post-harvest of the site, as agreed upon by the applicant.

10.PLANNING. 6

SP - HUMAN REMAINS

RECOMMND

Sites that may contain human remains important to Native Americans must be identified and treated in a sensitive manner, consistent with state law (i.e., Health and Safety Code °7050.5 and Public Resources Code °5097.98), as reviewed below.

In the event that human remains are encountered during project development and in accordance with the Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section The NAHC will then designate a Most Likely 5097.98. Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods.

10.PLANNING. 7

SP - CLEAR GEOLOGIC HAZARDS

RECOMMND

The potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GE002347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active

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#### 10. GENERAL CONDITIONS

10.PLANNING. 7 SP - CLEAR GEOLOGIC HAZARDS (cont.)

RECOMMND

earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

10.PLANNING. 8

SP - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

- 1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- 2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.
- \* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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#### 10. GENERAL CONDITIONS

10.PLANNING. 8

SP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 9

SP - TREATMENT/REBURIAL AGREE

RECOMMND

A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

10.PLANNING. 10

SP - NATIVE AMERICAN MONITOR

RECOMMND

The developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor. 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all

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#### 10. GENERAL CONDITIONS

10.PLANNING. 10 SP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

groups' interests only. 3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

10.PLANNING. 11

SP - CULT.RESOURCE PROFESSION

RECOMMND

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.