

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



ITEM
18.2
(ID # 7609)

MEETING DATE:

Tuesday, July 31, 2018

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on Specific Plan No. 385, Change of Zone No. 7814, General Plan Amendment No. 1125, and Tentative Tract Map No. 36590 – CEQA Exempt - Intent to set aside the Board of Supervisors' March 10, 2015, tentative approval of the project . APN: 764-290-003. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find Exempt from CEQA the Board's reconsideration and setting aside of Specific Plan No. 385, Change of Zone No. 7814, and General Plan Amendment No. 1125, and the approval of Tentative Tract Map No. 36590; and,
2. Set aside the tentative approvals of Specific Plan No. 385, Change of Zone No. 7814, and General Plan Amendment No. 1125, and the approval of Tentative Tract Map No. 36590.

ACTION: Policy




Charissa Leach, Assistant TLMA Director

7/19/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington and Perez
Nays: None
Absent: Ashley
Date: July 31, 2018
xc: TLMA-Planning

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On March 10, 2015, the Board of Supervisors tentatively approved General Plan Amendment No. 1125, Specific Plan No. 385, and Change of Zone No. 7814 and approved Tentative Tract Map No. 36590 subject to the approval of General Plan Amendment No. 1125, Specific Plan No. 385, and Change of Zone No. 7814 (together, "the Project"). The General Plan Amendment was tentatively approved to change the site's land use designation from Agriculture to Medium Density Residential and Commercial Retail to be consistent with the land use plan for Specific Plan No. 385. Specific Plan No. 385 and Change of Zone No. 7814 were tentatively approved to change the site's zoning classification from Light Agriculture to Specific Plan for the development of a rural, equestrian-themed residential community consisting of 230 residential lots on 80.9 acres. Tentative Tract Map No. 36590 was approved contingent on the subsequent final approvals of General Plan Amendment No. 1125, Specific Plan No. 385, and Change of Zone No. 7814.

The above-described actions did not receive final approvals from the Board. Before and during the tentative approval stage, the project site was planted with carrots, so full investigation of potential cultural resources at the site had not yet been completed. As part of the tentative approvals, a condition of approval of the project required a Phase II investigation of cultural resources onsite at the conclusion of the 2015 carrot harvest. Therefore, after adoption of the Mitigated Negative Declaration for Environmental Assessment No. 42633, and tentative approval of the project, the applicant conducted the Extended Post-Harvest Phase II Testing and discovered archaeological materials on a portion of the project site. As a result, the applicant is working on modifying the previously proposed project, including a new Tentative Tract Map, to avoid certain cultural materials and create a preservation area, and a Supplemental Environmental Impact Report is being prepared to review the project's cultural resource impacts in light of the result of the Phase II Testing.

The applicant is no longer pursuing the project tentatively approved by the Board on March 10, 2015, because the project is being redesigned to avoid and mitigate for cultural resources. The revised project will include mitigation measures for relocation if additional artifacts/remains are discovered within the project site, and a reburial agreement has been signed by the Torres Martinez Desert Cahuilla Indians. As redesigned, the project will need to go through the land

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

use design and environmental review processes and go before the Planning Commission. In order to allow the Planning Commission to evaluate the revised project and revised project documents, staff recommends that the Board set aside its prior tentative approvals and allow the Planning Commission to consider the project and environmental document as revised, at which point the revised project will proceed to the Board for consideration.

Impact on Residents and Businesses

Under Public Resources Code section 20180(b)(5), CEQA "does not apply to projects which a public agency rejects" The Board's setting aside of the project's tentative approvals constitutes rejection of a proposed project under CEQA and is therefore statutorily exempt from CEQA. The applicant is subject to the environmental review process for the modifications of the proposed project, and its impacts will be evaluated through the environmental review and public hearing process by staff, the Planning Commission and the Board of Supervisors once they are completed.

Additional Fiscal Information

There is no fiscal impact to the County because the cost for processing Specific Plan No. 385 has been borne by the applicant.

ATTACHMENTS:

- A. Staff Report Packet dated March 10, 2015


Scott Bruckner 7/20/2018

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

102 B

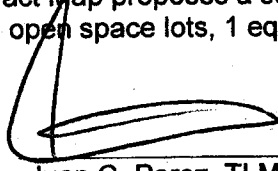


FROM: TLMA – Planning Department

SUBMITTAL DATE:
December 9, 2014

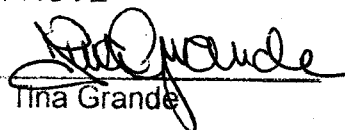
SUBJECT: SPECIFIC PLAN NO. 385, GENERAL PLAN AMENDMENT. NO 1125, CHANGE OF ZONE NO. 7814, TENTATIVE TRACT MAP NO. 36590 – Adoption of Mitigated Negative Declaration – Approval of Indemnification Agreement - Applicant: Cal Thermal Real Estate, LLC - Engineer/Representative: Paul Quill – Fourth/Fourth 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.

Departmental Concurrence


Juan C. Perez, TLMA Director /
Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

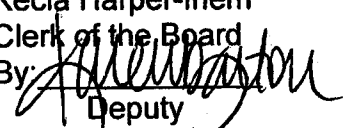
SOURCE OF FUNDS: Deposit based funds **Budget Adjustment:**
For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE
BY: 
Tina Grande
County Executive Office Signature

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.

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: | **District:** 4/4 | **Agenda Number:** 16-3

**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:

ADOPT 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,

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,

TENTATIVELY APPROVE 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 minimum 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,

APPROVE 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 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 minimum 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 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.

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 61st 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

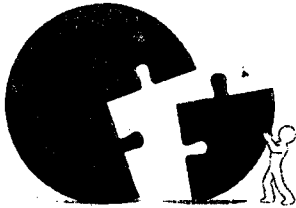
N/A

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. **IDEMNIFICATION AGREEMENT**
- E. **ZONING ORDINANCE**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Clerk's Original

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)

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

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

Designate Newspaper used by Planning Department if set for hearing:
(4th Dist) Desert Sun and Press Enterprise

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

Notice of Determination and 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
Form 11a - 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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**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 61st 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:

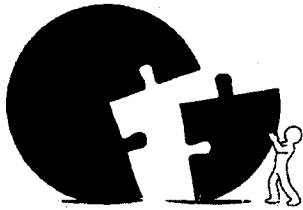
- Paul Quill, Representative, 51245 Avenida Rubio, La Quinta 92253 (760)834-5505
- Roland Ferrer, Interested Party
- Gayle Cady, Vista Santa Rosa Resident, 82-831 Avenue 54, Vista Santa Rosa 92274-9554
 - Norman Cady, Vista Santa Rosa Resident (gave his time to Gayle Cady)

No one spoke in a neutral position or in opposition

IV. CONTROVERSIAL ISSUES:

None

CD 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 mcstark@rctlma.org.



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY 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 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
Supervisory 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 minimum to Specific Plan and to amend Ordinance No. 348 to include the Specific Plan Zoning Standards for the project site.

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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 61st Avenue and Sundowner Avenue.

Specific Plan No. 385 and its Zoning Ordinance can be viewed at the Riverside County Planning Department, 4080 Lemon Street, 12th 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

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 4th 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.

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 61st 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.

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

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 |

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 $\frac{1}{4}$
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:

ADOPTION 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,

TENTATIVE APPROVAL 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7814**, amending the zoning classification for the subject property from Light Agriculture-10 acre minimum 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,

APPROVAL 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.

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 Agriculture-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 Agriculture-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

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.

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

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.

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.

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.

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

2
3 **RESOLUTION NO. 2014-012**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1125 and SPECIFIC PLAN NO. 385**
6

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

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

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

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

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

23 **ADOPTION** of General Plan Amendment No. 1125; and,

24 **ADOPTION** of Specific Plan No. 385; and,

25 **APPROVAL** of Tentative Tract Map. No. 36590.
26
27
28

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07814 GPA01125 TR36590 SP00385
VICINITY/POLICY AREAS**

Supervisor Benoit
District 4

Date Drawn: 08/20/2014
Vicinity Map



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen



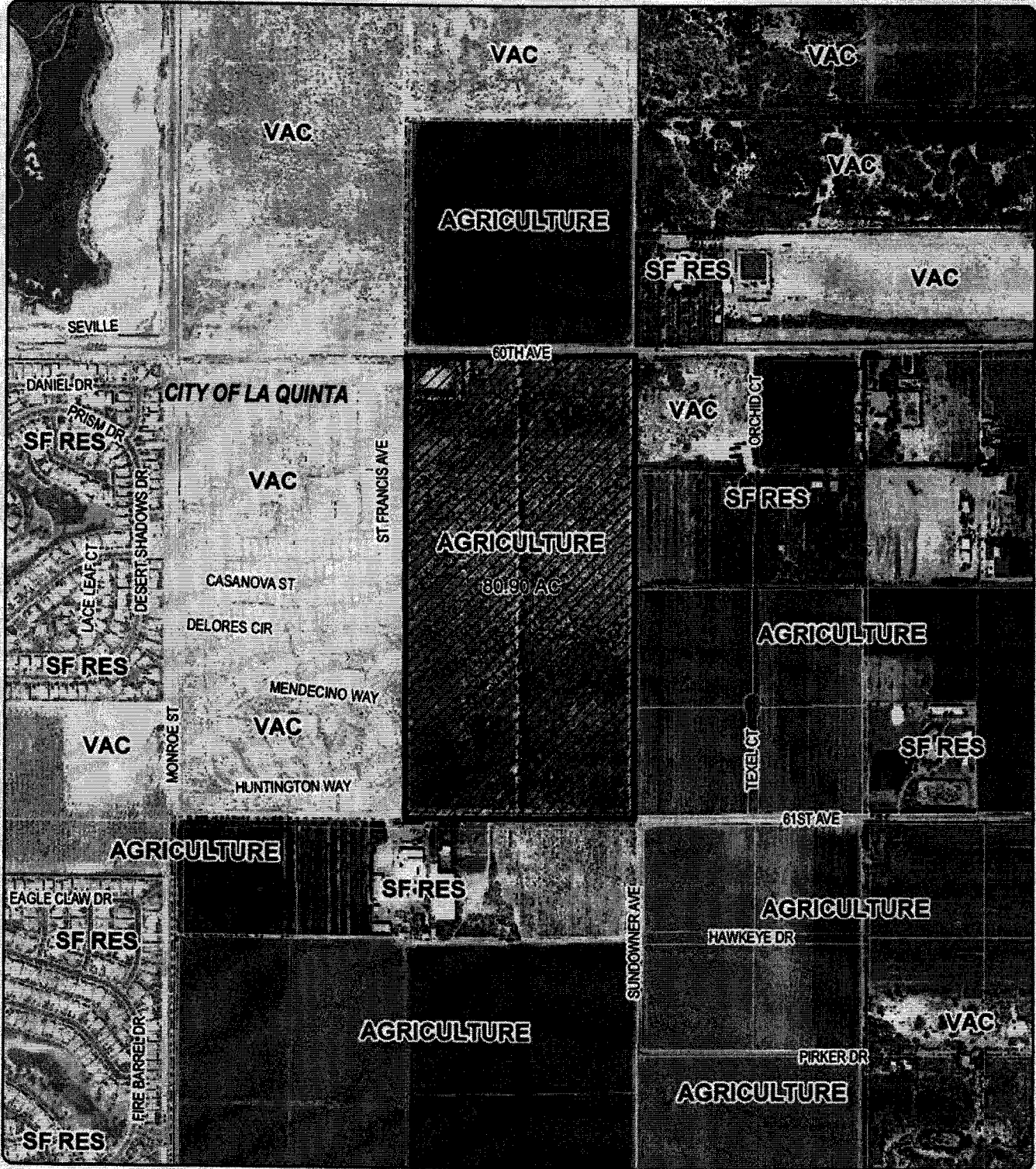
© 2014 Riverside County Planning Department. All rights reserved. This map is for informational purposes only. It is not intended to be used for any other purpose. The County does not warrant the accuracy of the information shown on this map. The County is not responsible for any errors or omissions on this map. The County is not responsible for any damages, including consequential damages, arising from the use of this map. The County is not responsible for any claims, including consequential claims, arising from the use of this map. The County is not responsible for any claims, including consequential claims, arising from the use of this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07814 GPA01125 TR36590 SP00385

Supervisor Benoit
 District 4

LAND USE

Date: 08/20/2014
 Exhibit 1



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen

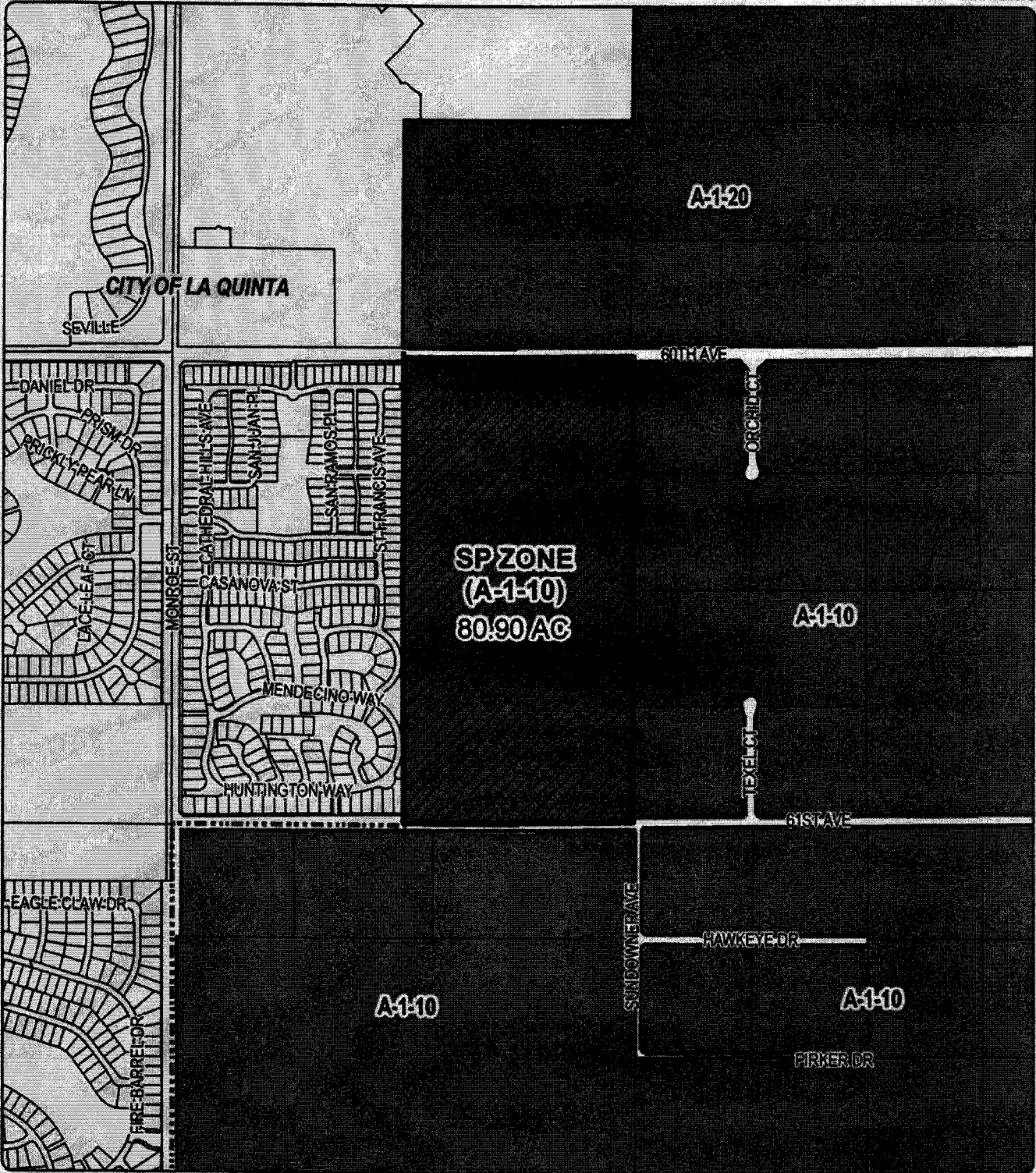


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://infoonline.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07814 GPA01125 TR36590 SP00385
PROPOSED ZONING

Supervisor Benoit
 District 4

Date: 08/20/2014
 Exhibit 3



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen

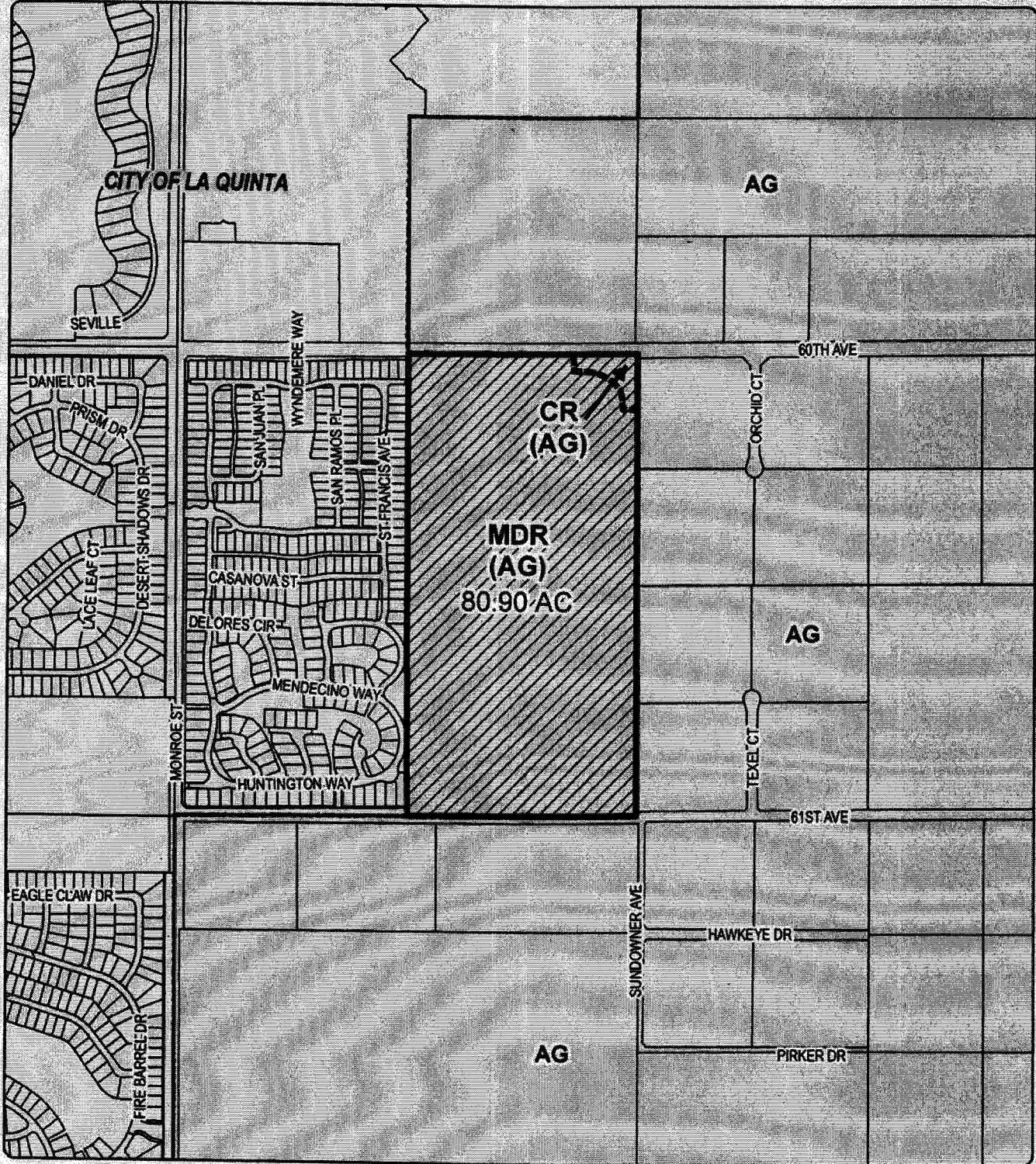


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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07814 GPA01125 TR36590 SP00385
PROPOSED GENERAL PLAN

Supervisor Benoit
 District 4

Date: 08/20/2014
 Exhibit 6



Zoning District: Lower Coachella Valley

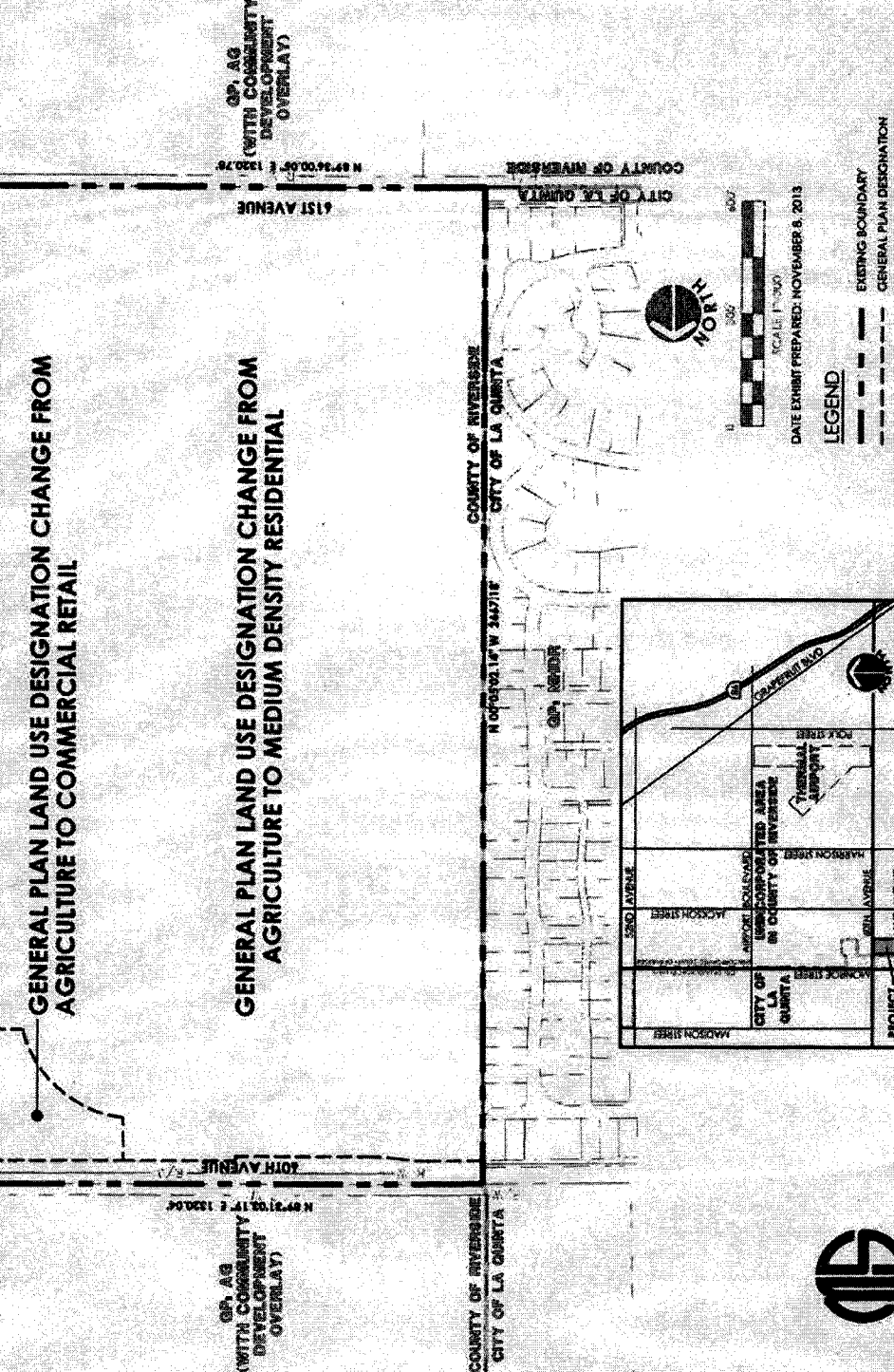
Author: Vinnie Nguyen



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GENERAL PLAN AMENDMENT EXHIBIT GPA1125

APPLICANT / LAND OWNER:	CAL THERMAL BEAL ESTATE, LLC. 4675 MACARTHUR COURT SUITE 1500 NEWPORT BEACH, CALIFORNIA 92640
CONTACT:	JIM STOEGERHAUSEN (714) 255-2682 PAUL CULL (714) 771-0050
ERRIT PREPARE:	MSA CONSULTING, INC. 34200 BOB ROPE DRIVE RANCHO MIRAGE, CALIFORNIA 92703
CONTACT:	PAUL DEPALATIS, ACP (714) 320-9811
ASSESSOR'S PARCEL NUMBER:	744-290-003
LEGAL DESCRIPTION:	THE EAST HALF OF NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 7 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.
THOMAS BROTHERS MAP:	PAGE 599, GRID: 11, T2, S1, AND S2 / YEAR: 2013
EXISTING GENERAL PLAN DESIGNATION:	AGRICULTURE (AG)
PROPOSED GENERAL PLAN DESIGNATION:	MEDIUM DENSITY RESIDENTIAL (MDR)
COMMERCIAL RETAIL (CR)	
PUBLIC UTILITY PURVEYORS:	
ELECTRIC:	IMPERIAL IRRIGATION DISTRICT
GAS:	THE GAS COMPANY
TELEPHONE:	VERISON COMPANY
WATER:	COACHELLA VALLEY WATER DISTRICT
CABLE:	TIME WARNER CABLE
SEWER:	COACHELLA VALLEY WATER DISTRICT



GENERAL PLAN LAND USE DESIGNATION CHANGE FROM
AGRICULTURE TO COMMERCIAL RETAIL

GENERAL PLAN LAND USE DESIGNATION CHANGE FROM
AGRICULTURE TO MEDIUM DENSITY RESIDENTIAL

GP, AG
(WITH COMMUNITY
DEVELOPMENT
OVERLAY)

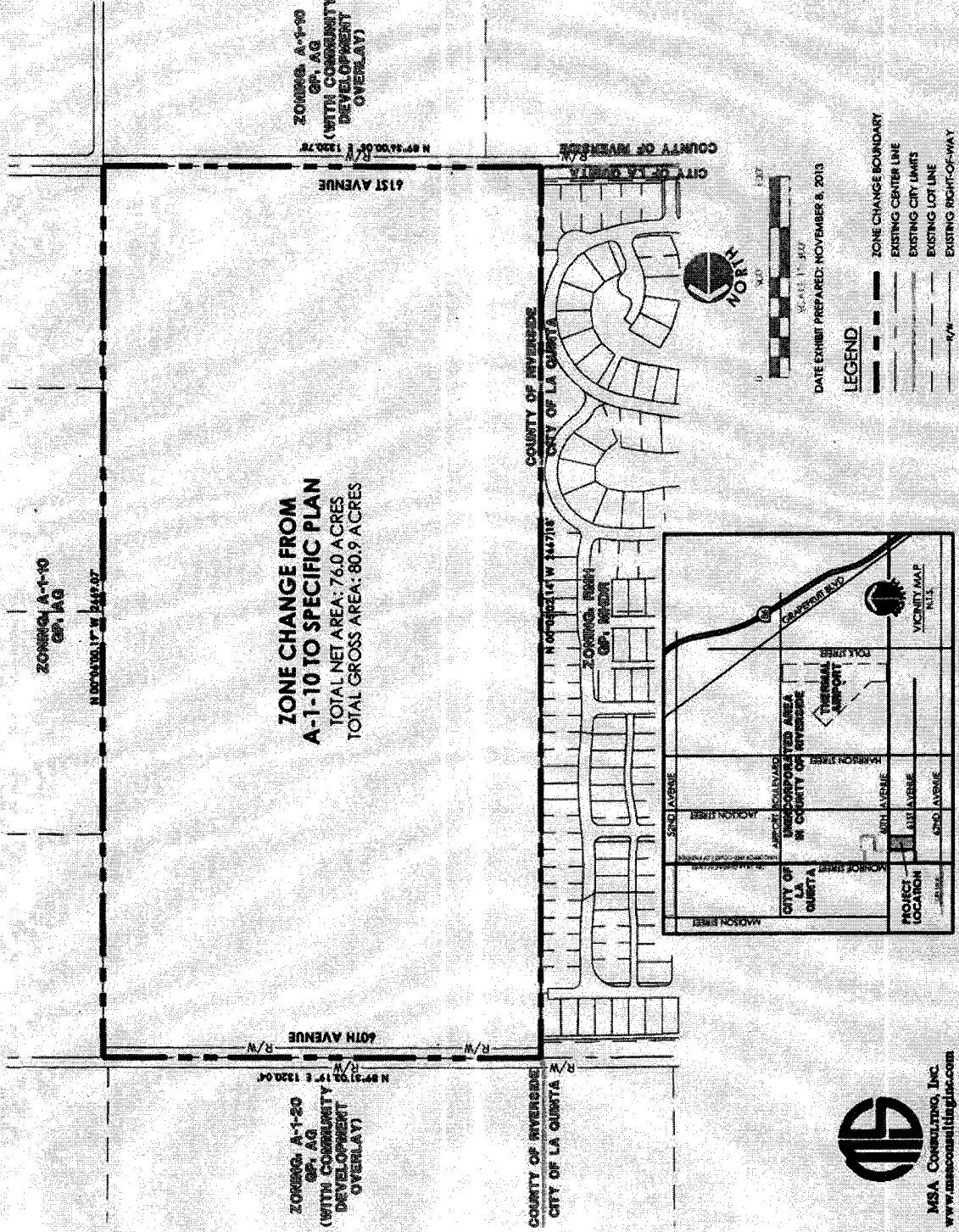
GP, AG
(WITH COMMUNITY
DEVELOPMENT
OVERLAY)

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



MSA Consulting, Inc.
www.msaconsultinginc.com

CHANGE OF ZONE EXHIBIT



**ZONE CHANGE FROM
A-1-10 TO SPECIFIC PLAN**
TOTAL NET AREA: 76.0 ACRES
TOTAL GROSS AREA: 80.9 ACRES

**ZONE A-1-10
GP, AG
(WITH COMMUNITY
DEVELOPMENT
OVERLAY)**

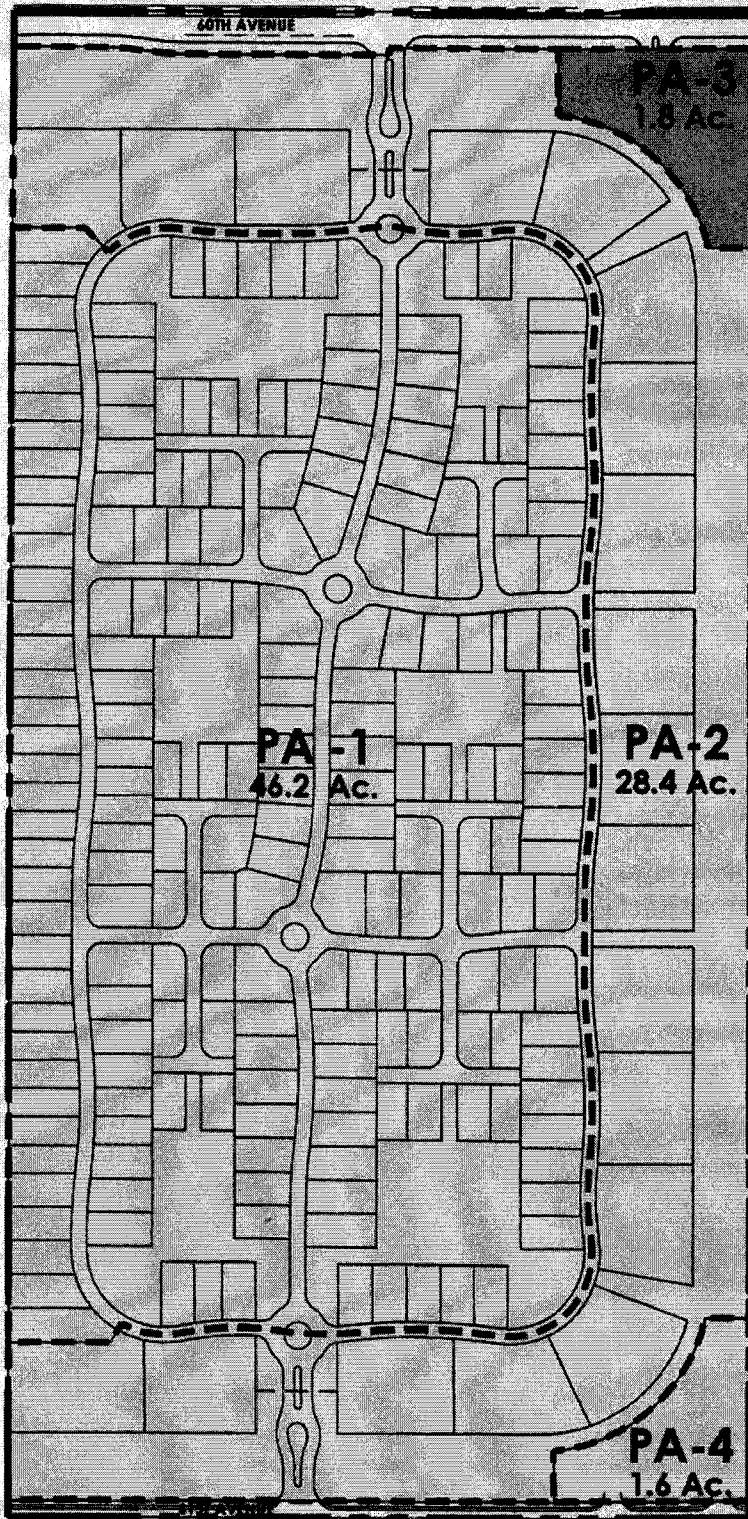
**ZONE A-1-20
GP, AG
(WITH COMMUNITY
DEVELOPMENT
OVERLAY)**

APPLICANT/ LAND OWNER:	CALL HERMAN REAL ESTATE LLC CALL HERMAN COURT SUITE 1150 NEWPORT BEACH, CALIFORNIA 92660
CONTACT:	JIM STODOLSKY (949) 255-2482 PAUL CHILL (760) 771-8050
EXHIBIT PREPARE:	MSA CONSULTING, INC. 34200 BOB HOPE DRIVE PACIFIC PALMS, CALIFORNIA 92270
CONTACT:	PAUL DEPALATIS, ACP (760) 200-1811
ASSESSOR'S PARCEL NUMBER:	744-290-003
LEGAL DESCRIPTION:	THE EAST HALF OF NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.
THOMAS BROTHERS MAP PAGE:	5590 GRID: F1, F2, G1, AND G2 / YEAR: 2013
EXISTING ZONING:	A-1-10
PROPOSED ZONING:	SPECIFIC PLAN
EXISTING GP LAND USE:	AG (WITH COMMUNITY DEVELOPMENT OVERLAY)
PROPOSED GP LAND USE:	IDR
PUBLIC UTILITY PURVEYORS:	
ELECTRIC:	IMPERIAL IRRIGATION DISTRICT
GAS:	THE GAS COMPANY
TELEPHONE:	VERICON COMPANY
WATER:	COACHELLA VALLEY WATER DISTRICT
CABLE:	TIME WARNER CABLE
SEWER:	COACHELLA VALLEY WATER DISTRICT
SCHOOL DISTRICT:	COACHELLA VALLEY UNIFIED
FEMA FLOOD ZONE DESIGNATION:	ZONE D

**CASE #: CZ7814
DATED: 11/8/13
PLANNER: P.R.**

MSA Consulting, Inc.
www.msaconsultinginc.com

VISTA SOLEADA



LEGEND:

- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL RETAIL
- PUBLIC STREET ROW

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

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

Source: Tentative Tract Map No. 36590

Exhibit Date: July 23, 2014



MSA CONSULTING, INC.
www.msacconsultinginc.com



CONCEPTUAL LAND USE PLAN



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



Spanish Mission Architectural Style

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

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

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



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.



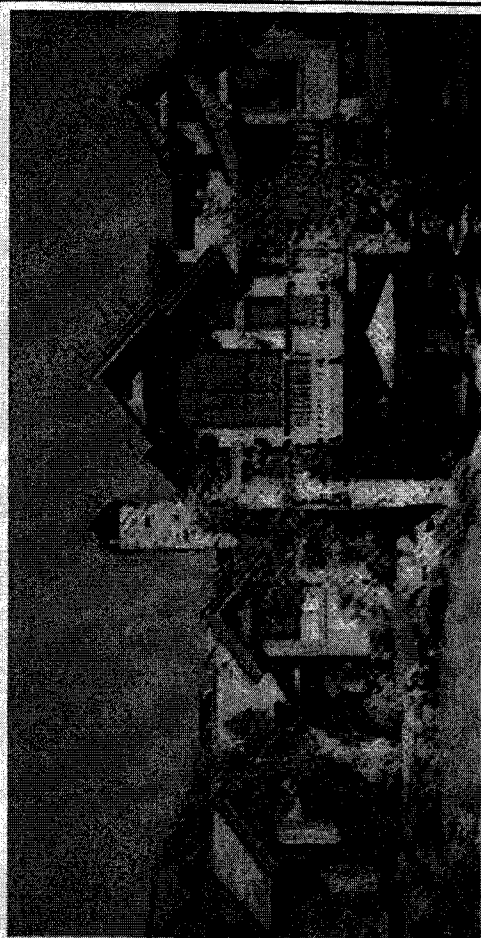


Contemporary Southwest Architectural Style

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

Essential Elements of Contemporary Southwest Architectural Style

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



Rustic Western Ranch Architectural Style

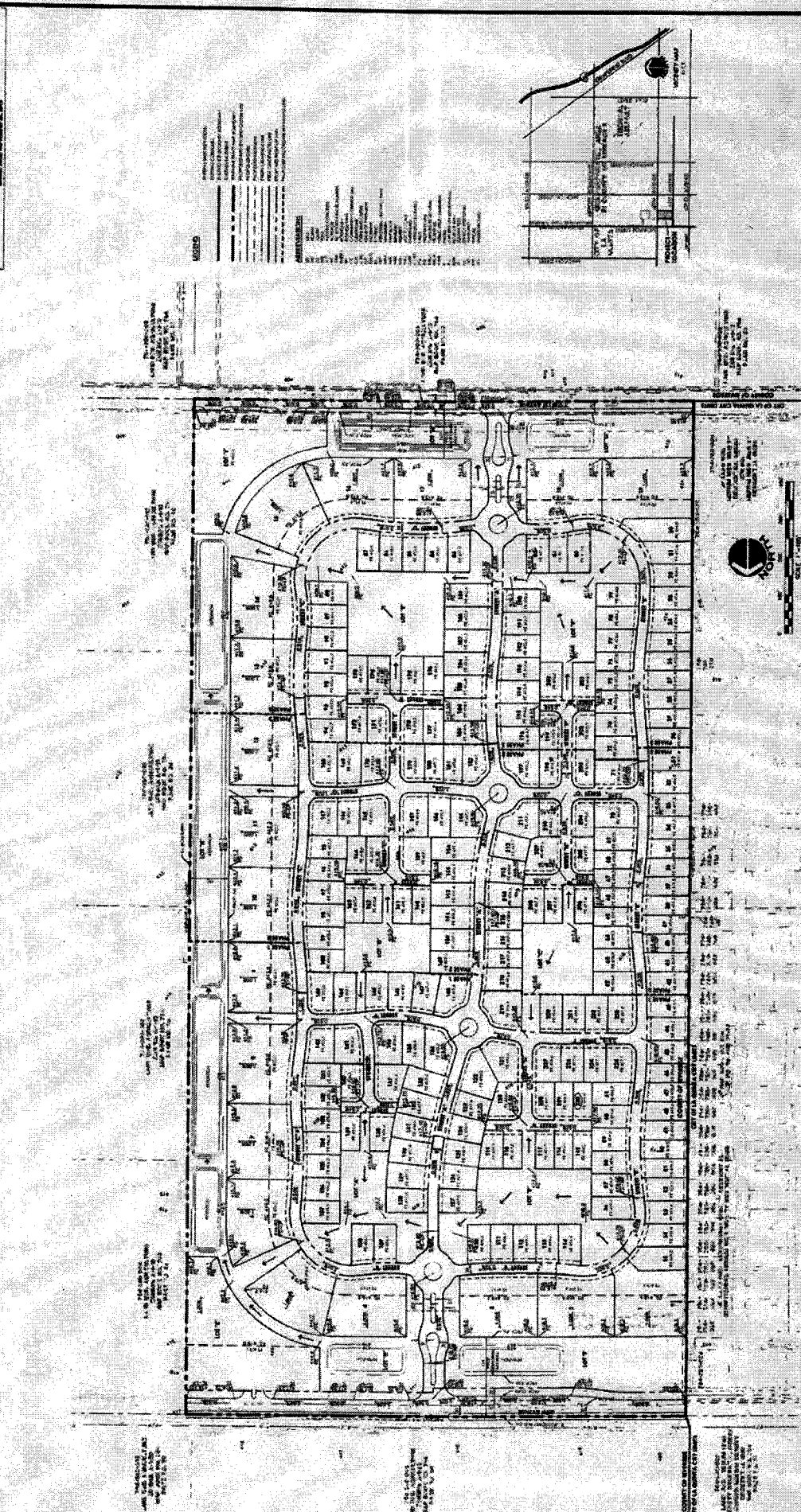
Rustic Western Ranch residences embody the spirit of the rugged "old west", exuding strength and confidence through the use of natural materials and bold horizontal and geometric lines. These homes are generally simple in detail, opting for functionality in lieu of excessive ornamentation. Pitched gable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

Essential Elements of Rustic Western Ranch Architectural Style

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

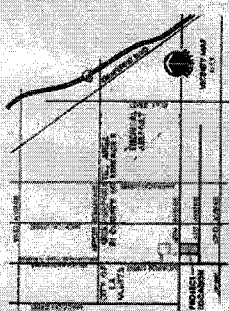


IN THE COUNTY OF HAVANA, STATE OF CALIFORNIA
PRELIMINARY GRADING PLAN
TENTATIVE TRACT MAP NO. 36590
VISTA SOLEADA



LEGEND

—	EXISTING UTILITY LINES
—	PROPOSED UTILITY LINES
—	EXISTING EASEMENTS
—	PROPOSED EASEMENTS
—	EXISTING STREETS
—	PROPOSED STREETS
—	EXISTING LOT LINES
—	PROPOSED LOT LINES
—	EXISTING CURBS
—	PROPOSED CURBS
—	EXISTING DRIVEWAYS
—	PROPOSED DRIVEWAYS
—	EXISTING SIDEWALKS
—	PROPOSED SIDEWALKS
—	EXISTING FENCES
—	PROPOSED FENCES
—	EXISTING SIGNAGE
—	PROPOSED SIGNAGE
—	EXISTING LANDSCAPING
—	PROPOSED LANDSCAPING
—	EXISTING UTILITIES
—	PROPOSED UTILITIES
—	EXISTING EASEMENTS
—	PROPOSED EASEMENTS
—	EXISTING STREETS
—	PROPOSED STREETS
—	EXISTING LOT LINES
—	PROPOSED LOT LINES
—	EXISTING CURBS
—	PROPOSED CURBS
—	EXISTING DRIVEWAYS
—	PROPOSED DRIVEWAYS
—	EXISTING SIDEWALKS
—	PROPOSED SIDEWALKS
—	EXISTING FENCES
—	PROPOSED FENCES
—	EXISTING SIGNAGE
—	PROPOSED SIGNAGE
—	EXISTING LANDSCAPING
—	PROPOSED LANDSCAPING
—	EXISTING UTILITIES
—	PROPOSED UTILITIES



CASE #: TR36590 AMD#2
EXHIBIT: G (grading)
DATED: 9/23/14
PLANNER: P. R.

PLANT MATERIAL LEGEND

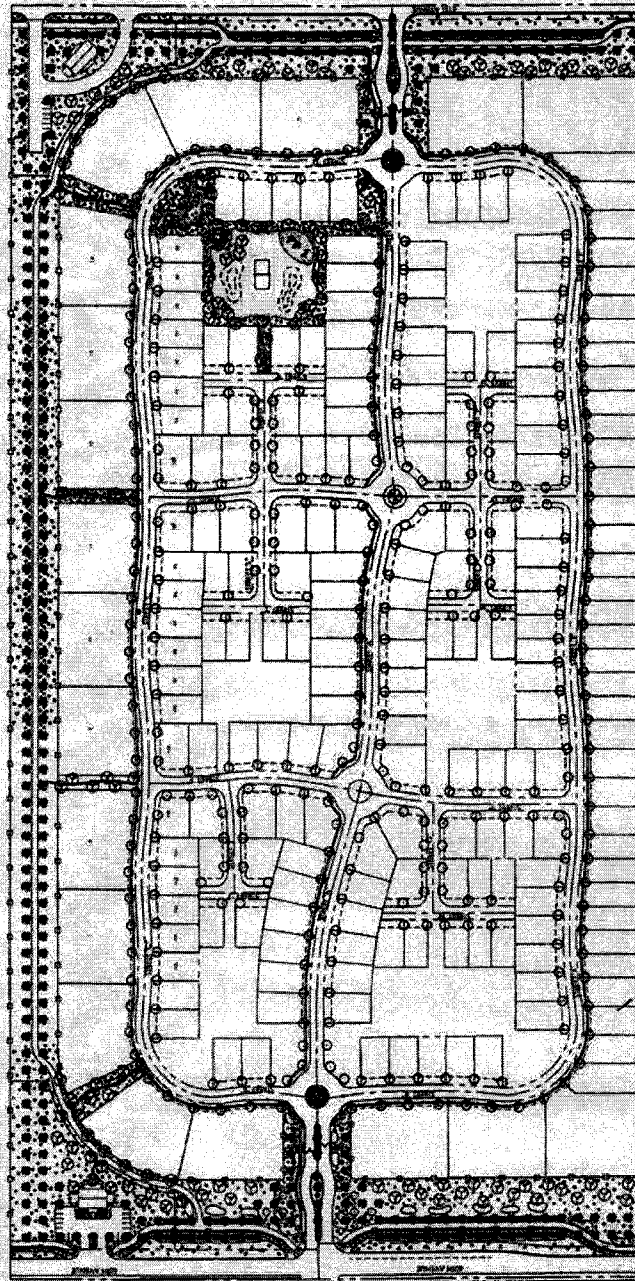
	Plant Material 1	10'	10'
	Plant Material 2	10'	10'
	Plant Material 3	10'	10'
	Plant Material 4	10'	10'
	Plant Material 5	10'	10'
	Plant Material 6	10'	10'
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	Plant Material 8	10'	10'
	Plant Material 9	10'	10'
	Plant Material 10	10'	10'
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	Plant Material 97	10'	10'
	Plant Material 98	10'	10'
	Plant Material 99	10'	10'
	Plant Material 100	10'	10'



VISTA SOLEADA

TRACT 36590
RIVERSIDE COUNTY, CALIFORNIA

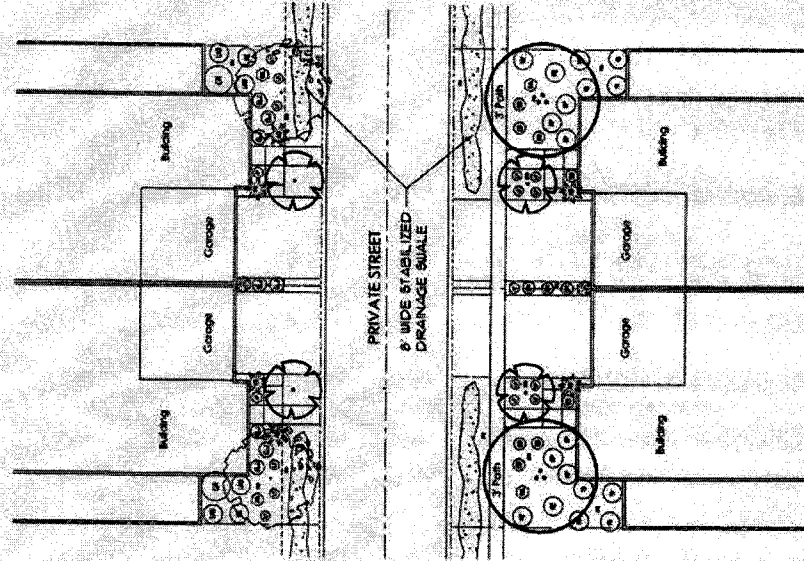
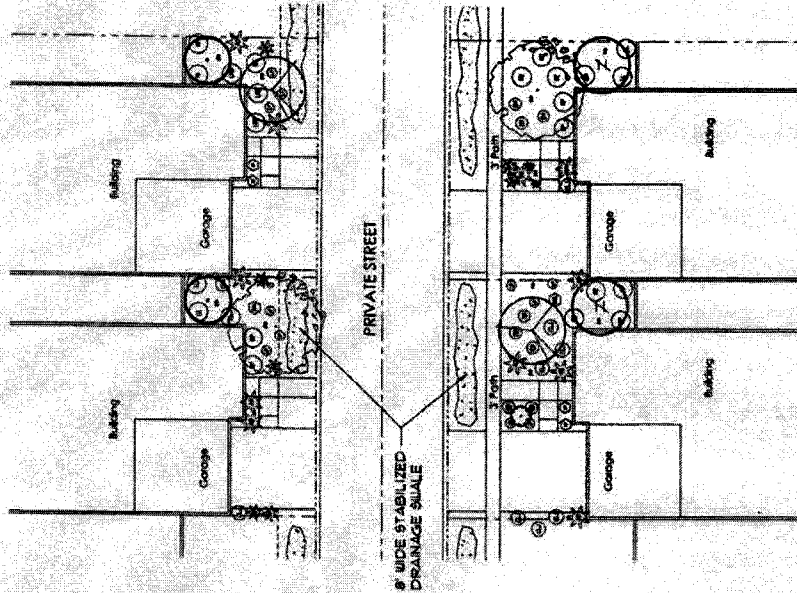
CONCEPTUAL PLANTING PLAN
EAST PERIMETER LANDSCAPE BUFFER



CASE #: TR36590 AMD#2
EXHIBIT: L (land sheet 1-7)
DATED: 2/28/14
PLANNER: P. RULL

PLANT MATERIAL LEGEND

SYMBOL	PLANT MATERIAL
(Circle with diagonal lines)	Grass
(Circle with horizontal lines)	Flower Bed
(Circle with vertical lines)	Shrub
(Circle with dots)	Tree
(Circle with cross-hatch)	Water Feature
(Circle with wavy lines)	Path
(Circle with concentric circles)	Lighting
(Circle with solid black)	Structure
(Circle with diagonal lines, top-left to bottom-right)	Retaining Wall
(Circle with diagonal lines, bottom-left to top-right)	Driveway
(Circle with diagonal lines, top-right to bottom-left)	Garage
(Circle with diagonal lines, bottom-right to top-left)	Building
(Circle with diagonal lines, top-left to bottom-right, larger)	8' Wide Stabilized Drainage Swale
(Circle with diagonal lines, bottom-left to top-right, larger)	Private Street
(Circle with diagonal lines, top-right to bottom-left, larger)	Attached Zero Lot Line
(Circle with diagonal lines, bottom-right to top-left, larger)	Detached Zero Lot Line



VISTA SOLEADA
TRACT 36590
RIVERSIDE COUNTY, CALIFORNIA
CONCEPTUAL PLANTING PLAN
FRONT YARD TYPICALS

JUNE 4, 2014



PLANT MATERIAL LEGEND

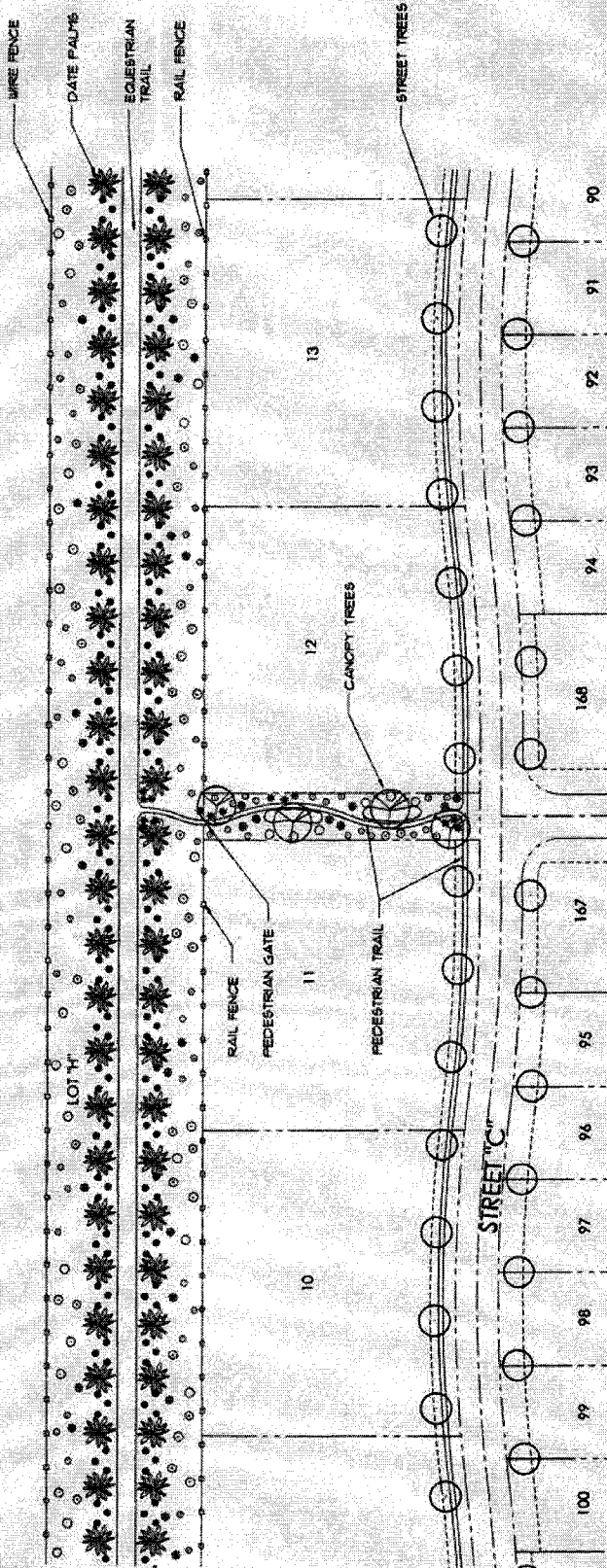
SYMBOL	DESCRIPTION
(Circle with cross)	Small Tree
(Circle with dot)	Medium Tree
(Circle with vertical lines)	Large Tree
(Star)	Shrub
(Circle with horizontal lines)	Groundcover
(Circle with diagonal lines)	Grass
(Circle with wavy lines)	Water Feature
(Circle with concentric circles)	Light Fixture
(Circle with 'X')	Sign
(Circle with 'A')	Art
(Circle with 'B')	Benches
(Circle with 'C')	Bike Rack
(Circle with 'D')	Trash Enclosure
(Circle with 'E')	Play Structure
(Circle with 'F')	Seating
(Circle with 'G')	Storage
(Circle with 'H')	Utility
(Circle with 'I')	Other

SYMBOL	DESCRIPTION
(Circle with cross)	Small Tree
(Circle with dot)	Medium Tree
(Circle with vertical lines)	Large Tree
(Star)	Shrub
(Circle with horizontal lines)	Groundcover
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SYMBOL	DESCRIPTION
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(Circle with 'B')	Benches
(Circle with 'C')	Bike Rack
(Circle with 'D')	Trash Enclosure
(Circle with 'E')	Play Structure
(Circle with 'F')	Seating
(Circle with 'G')	Storage
(Circle with 'H')	Utility
(Circle with 'I')	Other



VISTA SOLEADA
TRACT 36590
 RIVERSIDE COUNTY, CALIFORNIA
CONCEPTUAL PLANTING PLAN
EAST PERIMETER LANDSCAPE BUFFER



FEBRUARY 17, 2014

PLANT MATERIAL LEGEND

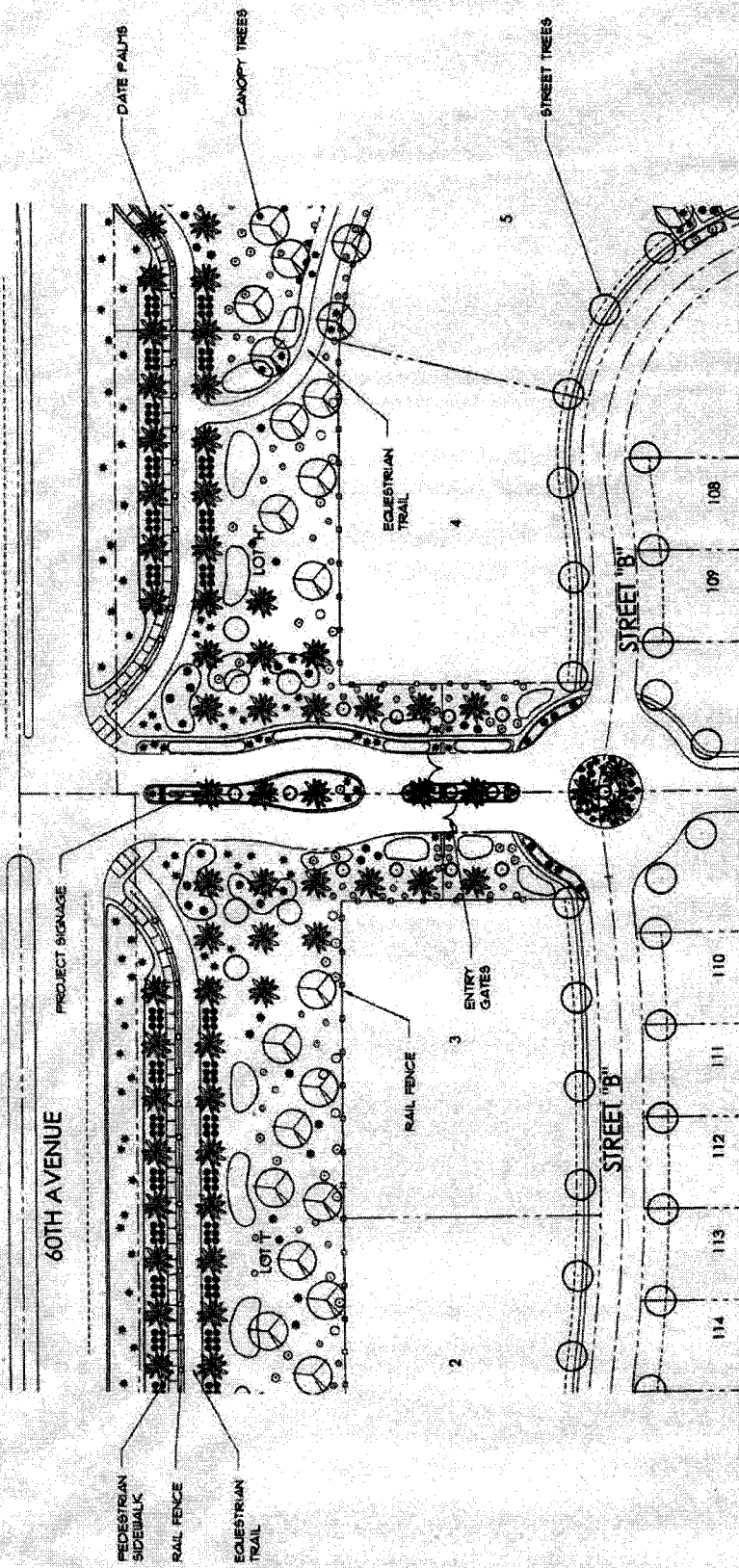
SYMBOL	PLANT MATERIAL
(Circle with cross)	DATE PALM
(Circle with vertical lines)	STREET TREE
(Circle with horizontal lines)	CANOPY TREE
(Circle with diagonal lines)	EQUESTRIAN TRAIL
(Circle with dots)	RAIL FENCE
(Circle with stars)	PEDESTRIAN SIDEWALK
(Circle with triangles)	ENTRY GATES
(Circle with squares)	PROJECT SIGNAGE

SYMBOL	PLANT MATERIAL
(Circle with cross)	DATE PALM
(Circle with vertical lines)	STREET TREE
(Circle with horizontal lines)	CANOPY TREE
(Circle with diagonal lines)	EQUESTRIAN TRAIL
(Circle with dots)	RAIL FENCE
(Circle with stars)	PEDESTRIAN SIDEWALK
(Circle with triangles)	ENTRY GATES
(Circle with squares)	PROJECT SIGNAGE

SYMBOL	PLANT MATERIAL
(Circle with cross)	DATE PALM
(Circle with vertical lines)	STREET TREE
(Circle with horizontal lines)	CANOPY TREE
(Circle with diagonal lines)	EQUESTRIAN TRAIL
(Circle with dots)	RAIL FENCE
(Circle with stars)	PEDESTRIAN SIDEWALK
(Circle with triangles)	ENTRY GATES
(Circle with squares)	PROJECT SIGNAGE

SYMBOL	PLANT MATERIAL
(Circle with cross)	DATE PALM
(Circle with vertical lines)	STREET TREE
(Circle with horizontal lines)	CANOPY TREE
(Circle with diagonal lines)	EQUESTRIAN TRAIL
(Circle with dots)	RAIL FENCE
(Circle with stars)	PEDESTRIAN SIDEWALK
(Circle with triangles)	ENTRY GATES
(Circle with squares)	PROJECT SIGNAGE

SYMBOL	PLANT MATERIAL
(Circle with cross)	DATE PALM
(Circle with vertical lines)	STREET TREE
(Circle with horizontal lines)	CANOPY TREE
(Circle with diagonal lines)	EQUESTRIAN TRAIL
(Circle with dots)	RAIL FENCE
(Circle with stars)	PEDESTRIAN SIDEWALK
(Circle with triangles)	ENTRY GATES
(Circle with squares)	PROJECT SIGNAGE



VISTA SOLEADA
 TRACT 36590
 RIVERSIDE COUNTY, CALIFORNIA
CONCEPTUAL PLANTING PLAN
AVENUE 60 ENTRY & STREETSCAPE



FEBRUARY 17, 2014

PLANT MATERIAL LEGEND

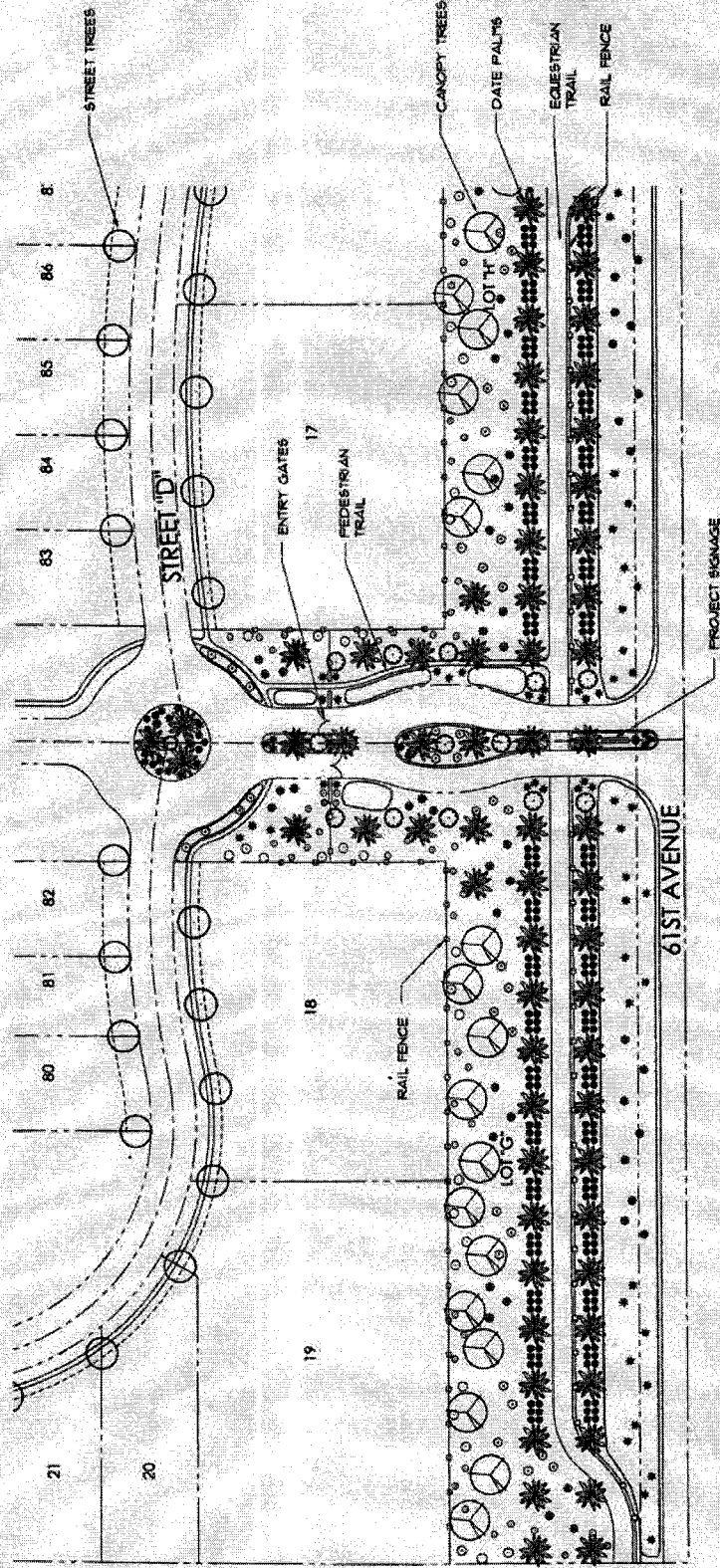
Symbol	Plant Name	Quantity
○	Street Trees	8
○	Canopy Trees	17
○	Date Palms	18
○	Equestrian Trail	19
○	Rail Fence	20
○	Project Storage	21

Symbol	Plant Name	Quantity
○	Street Trees	8
○	Canopy Trees	17
○	Date Palms	18
○	Equestrian Trail	19
○	Rail Fence	20
○	Project Storage	21

Symbol	Plant Name	Quantity
○	Street Trees	8
○	Canopy Trees	17
○	Date Palms	18
○	Equestrian Trail	19
○	Rail Fence	20
○	Project Storage	21

Symbol	Plant Name	Quantity
○	Street Trees	8
○	Canopy Trees	17
○	Date Palms	18
○	Equestrian Trail	19
○	Rail Fence	20
○	Project Storage	21

Symbol	Plant Name	Quantity
○	Street Trees	8
○	Canopy Trees	17
○	Date Palms	18
○	Equestrian Trail	19
○	Rail Fence	20
○	Project Storage	21



VISTA SOLEADA
 TRACT 36390
 RIVERSIDE COUNTY, CALIFORNIA
CONCEPTUAL PLANTING PLAN
AVENUE 61 ENTRY & STREETSCAPE



FEBRUARY 17, 2014

PLANT MATERIAL LEGEND

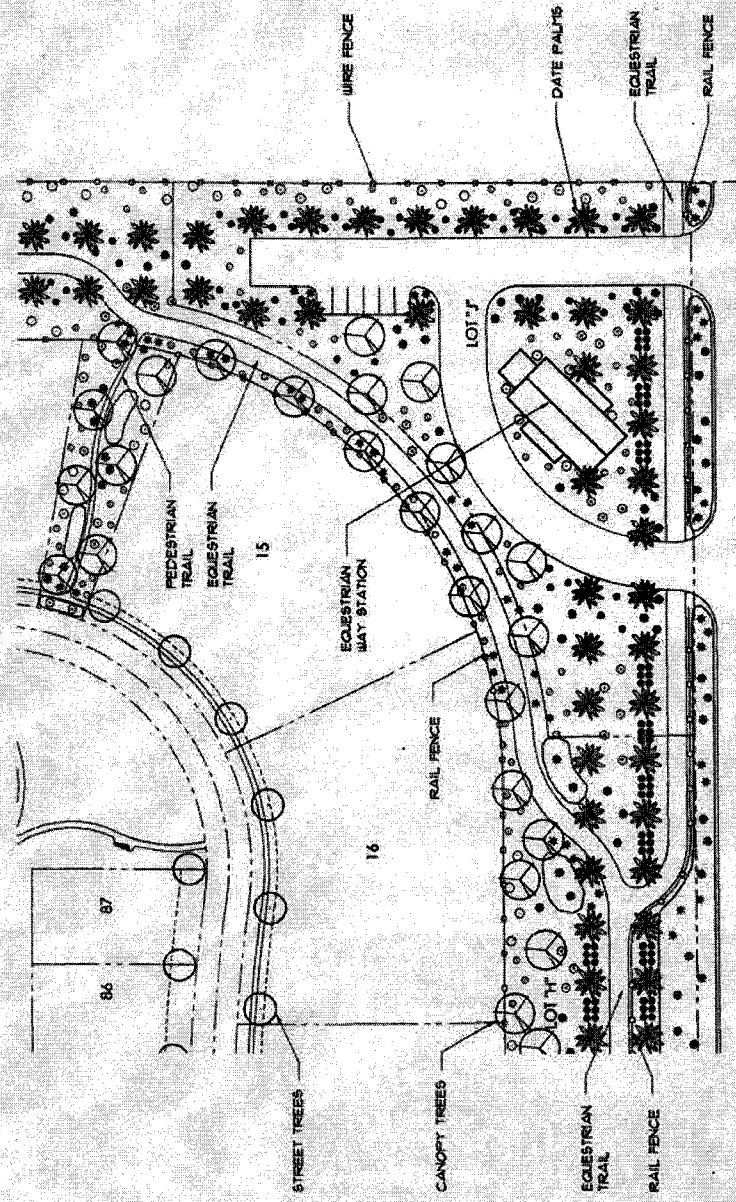
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(Circle with dot)	CANDY TREE	15
(Circle with vertical line)	DATE PALM	15
(Circle with horizontal line)	RAIL FENCE	15
(Circle with diagonal line)	EQUESTRIAN TRAIL	15
(Circle with wavy line)	WIRE FENCE	15

Symbol	Plant Name	Quantity
(Circle with cross)	STREET TREES	15
(Circle with dot)	CANDY TREE	15
(Circle with vertical line)	DATE PALM	15
(Circle with horizontal line)	RAIL FENCE	15
(Circle with diagonal line)	EQUESTRIAN TRAIL	15
(Circle with wavy line)	WIRE FENCE	15

Symbol	Plant Name	Quantity
(Circle with cross)	STREET TREES	15
(Circle with dot)	CANDY TREE	15
(Circle with vertical line)	DATE PALM	15
(Circle with horizontal line)	RAIL FENCE	15
(Circle with diagonal line)	EQUESTRIAN TRAIL	15
(Circle with wavy line)	WIRE FENCE	15

Symbol	Plant Name	Quantity
(Circle with cross)	STREET TREES	15
(Circle with dot)	CANDY TREE	15
(Circle with vertical line)	DATE PALM	15
(Circle with horizontal line)	RAIL FENCE	15
(Circle with diagonal line)	EQUESTRIAN TRAIL	15
(Circle with wavy line)	WIRE FENCE	15

Symbol	Plant Name	Quantity
(Circle with cross)	STREET TREES	15
(Circle with dot)	CANDY TREE	15
(Circle with vertical line)	DATE PALM	15
(Circle with horizontal line)	RAIL FENCE	15
(Circle with diagonal line)	EQUESTRIAN TRAIL	15
(Circle with wavy line)	WIRE FENCE	15



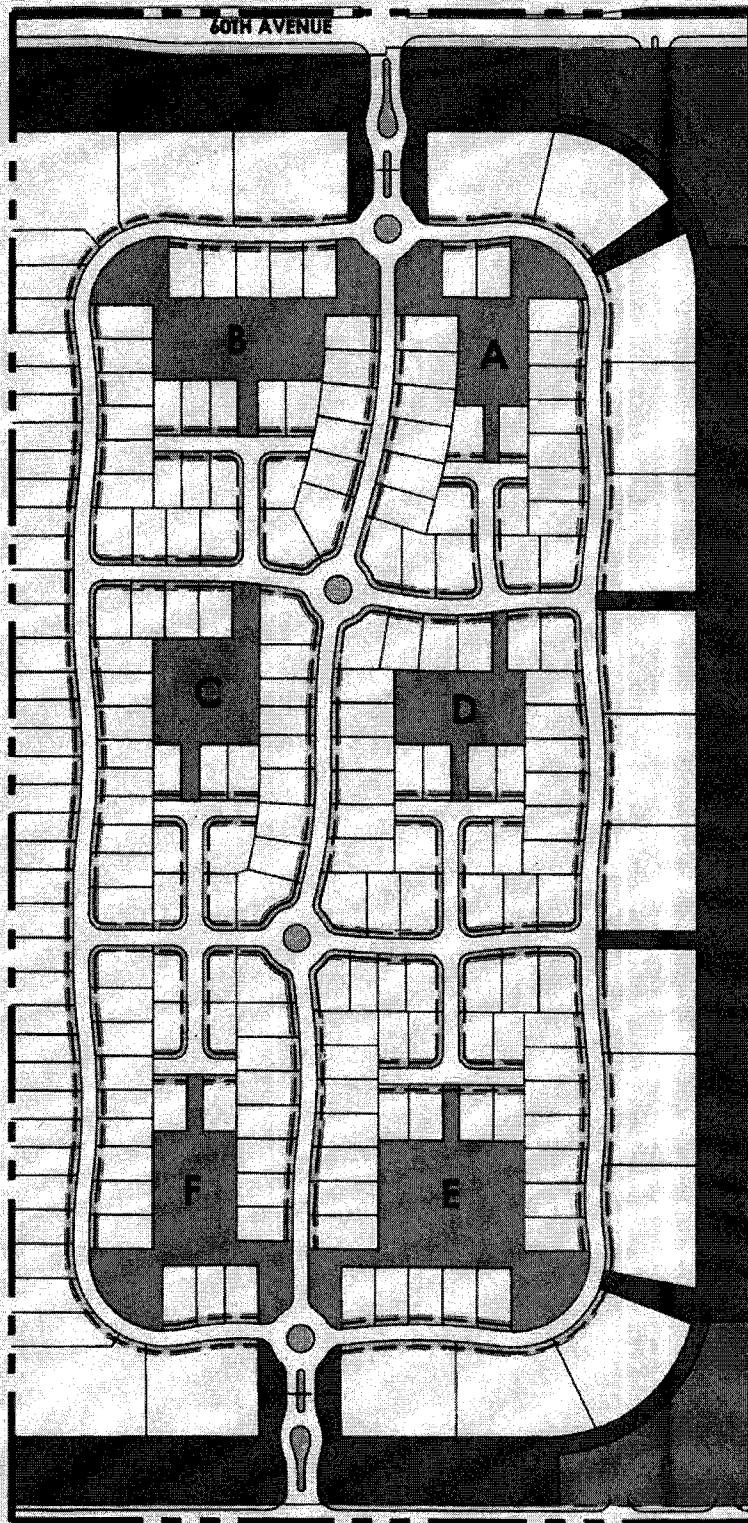
VISTA SOLEADA
 TRACT 36590
 RIVERSIDE COUNTY, CALIFORNIA
 CONCEPTUAL PLANTING PLAN
 AVENUE 61 - EQUESTRIAN WAY STATION



FEBRUARY 17, 2014



VISTA SOLEADA



LEGEND:

PROJECT BOUNDARY	
OPEN SPACE CATEGORY	AREA
	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.
 3) 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



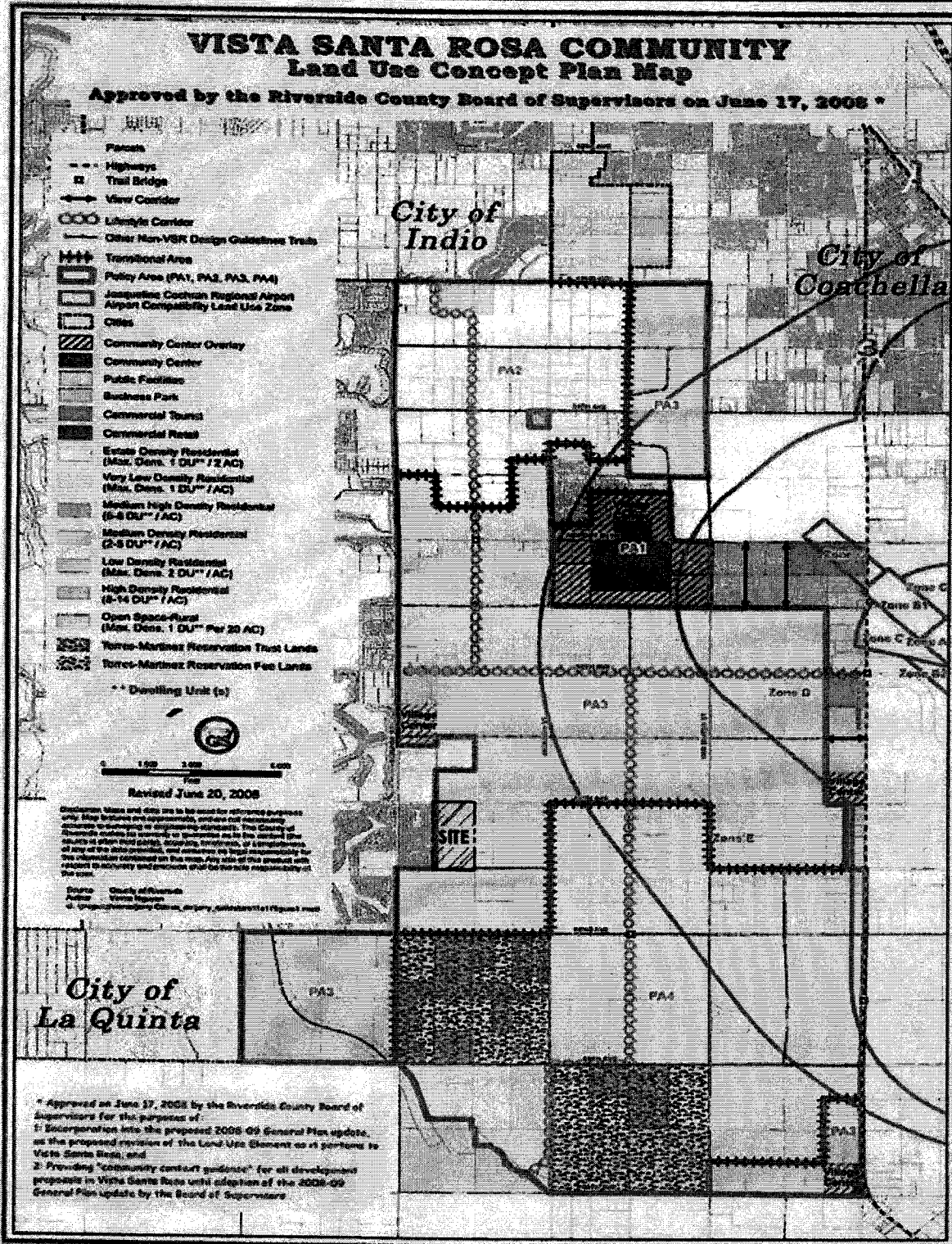
MSA CONSULTING, INC.
www.msaconsultinginc.com



CONCEPTUAL OPEN SPACE PLAN VISTA SOLEADA SPECIFIC PLAN



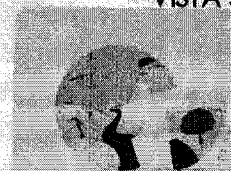
CASE #: TR36590 AMD#2
 EXHIBIT: R
 DATED: 2/24/14
 PLANNER: P.RULL



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

The 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	--	--
SUBTOTAL	76.1	3.0	230
Commercial Retail (CR)			
PA-3 Buffer/Rural Market	1.8	--	--
SUBTOTAL	1.8	--	--
Roads			
Perimeter Public Roadways	3.0	--	--
SUBTOTAL	3.0	--	--
PROJECT TOTALS	80.9	2.8	230



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 61st 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 61st 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.

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 62nd and Jackson.

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

C. Total Project Area: 80.9 gross acres

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

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

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

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

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

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

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

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

J. Proposed Zoning, if any: Specific Plan

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

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

11/6/14
Date

Paul Rull
Printed Name

For Juan C. Perez, Interim Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory

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

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3

Findings of Fact:

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

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

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

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

d) The project is currently zoned as Agriculture with a Community Development Overlay. Though the project is identified as prime farmland, it is consistent with the Agricultural Foundation Amendment policies discussed within the Riverside County General Plan Land Use Element. As discussed in Section 4a, the Agricultural Foundation allows up to 7 percent of land, or 2,947 acres of existing agricultural land uses to be transferred to another foundation land use. The General Plan Amendment will provide a transition between residential uses, located immediately on the western boundaries of the project site, and agricultural uses, located on the eastern boundaries of the site, within the County. Therefore impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.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**

¹ South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

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

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Maximum Construction Emissions						
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 Emissions						
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
<i>Source: Technical Air Quality and Greenhouse Gas Emission Report for the Vista Soleada Specific Plan by Meridian Consulting in January 2014</i>						
<i>Note: Volatile organic compounds are measured as reactive organic compounds</i>						

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

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

Source	NO _x	CO	PM ₁₀	PM _{2.5}
Construction				
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
<i>Source: Technical Air Quality and Greenhouse Gas Emission Report for the Vista Soleada Specific Plan by Meridian Consulting in January 2014</i>				

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

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?

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

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

a) The project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Area. According to the Conservation Area Map (Figure 4-1) of the CVMSHCP, the project site does not lie within a Conservation Area. Because the project is located within the CVMSHCP Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the CVMSHCP area. However, the project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts will be less than significant.

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

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

d) Surveys were conducted for the *General Biological Resources Assessment* to determine the presence of wildlife corridors around the project set. No regularly used wildlife corridors could be detected through sign or observation. The project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impacts will occur.

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

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

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

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

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

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

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

Findings of Fact:

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

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

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

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

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

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

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

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

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

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

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

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

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

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

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

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

Monitoring: Planning Department; County Archaeologist

10. Paleontological Resources

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

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

Findings of Fact:

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

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

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

GEOLOGY AND SOILS Would the project

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

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

Findings of Fact:

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

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

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

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

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

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

Findings of Fact:

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

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

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

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

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault located four miles west in the City of La Quinta. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Some CBC requirements include specific guidelines for foundation construction, fire protection and earthquake protection systems, and so forth. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

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

Monitoring: No mitigation measures are required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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

Findings of Fact:

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

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

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

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

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

Findings of Fact:

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

Mitigation: Refer to Mitigation Measure 11a.

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

16. Other Geologic Hazards

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

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

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Grading Review, GEO No. 1367

Findings of Fact:

a) The project is topographically flat and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. The project is not anticipated to create any steep slopes during future construction activities. Impacts will be less than significant.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impacts will occur.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

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 & Greenhouse Gas Emission Report for the Vista Soleada Specific Plan*, January 2014

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (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 (MTCO ₂ e/year)	Proposed Project GHG Emissions Source	Proposed Project Emissions (MTCO ₂ 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
Annual 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

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

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

Findings of Fact:

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

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

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

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

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

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

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

Monitoring: Riverside County Department of Environmental Health

23. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

d) The project is not within the vicinity of a private airstrip, or heliport and will not result in a safety hazard for people residing or working in the project area.

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

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 13 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the Area Plan, the proposed project site is located in an area designated as low for wildfire susceptibility. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

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

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

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

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

Findings of Fact:

a) The project site is generally flat and post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite through stormwater BMPs. Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) The construction of the project will implement BMP measures to reduce off-site water quality issues by including non-structural, structural, and treatment BMPs to minimize the potential for contaminated stormwater discharges and the potential for downstream pollutant loading. The project includes an on-site stormwater drainage system with drainage swales and retention basins, designed in accordance with the NPDES program, as demonstrated in the project Preliminary Water Quality Management Plan (WQMP). The retention basins will conform to the MS4 Whitewater River Watershed Municipal Stormwater Program. Impacts will be less than significant.

c) The project site is located within a groundwater recharge area where groundwater levels are currently rising. The project will result in less water demand than that required for existing farm operations. Therefore, the project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level. Impacts will be less than significant.

d) The project has been designed to include a comprehensive drainage system that collects storm flows, retains the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.

e) The project is located within a 100-year flood hazard area. The Coachella Valley Stormwater Channel intercepts and conveys surface water flows in the Lower Whitewater River Subbasin of the Whitewater River Watershed to the Salton Sea. This channel is designed to convey 100 year flood

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

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

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

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. Impacts will be less than significant.

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

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

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

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

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

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

Findings of Fact:

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

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

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

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Therefore, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact will occur.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area"

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the project site to excessive noise levels. The closest airport is Thermal Airport, located four miles east of the project site. No impact will occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan, Circulation Element

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

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

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

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

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

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

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

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

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

Mitigation: 25a. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

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

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

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

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

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

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

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

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

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

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

Monitoring: Department of Building and Safety, Code Enforcement

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Riverside County General Plan Housing Element

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

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

Source: Coachella Valley Unified School District

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

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

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The closest library to the project site is the Coachella Valley Branch Library, located at 1538 7th Street in the City of Coachella, approximately 5.6 miles to the northeast of the site. The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

b) The project will include six pocket parks and an Equestrian Way Station that will be open to residents and guests. The project will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan; MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013

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

Mitigation: No mitigation measures are required.

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

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

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

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

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

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

Findings of Fact:

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

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, implementation of the proposed project will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as