

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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land is not designated within these agriculture zones. Uses permitted in these existing and proposed zoning classification allows for single-family development and multiple family residential development. The proposed change of zone to R-3 will not result in an incompatibility with agriculturally zoned property since agriculture zones do not exist on the site or surround land. Therefore, no impacts will occur.

d) The proposed General Plan Amendment, Change of Zone, Tentative Parcel Map with four (4) parcels (PM36804), and Tentative Tract Map (TR36805) will result in approximately 371 single-family dwellings, with no conversion of farmland to occur. Therefore, no impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," GIS database and Project Application Materials.

Findings of Fact:

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

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

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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| <b>AIR QUALITY</b> Would the project  |                                |  |                                     |                                     |
| <b>6. Air Quality Impacts</b>   |                                |  |                                     |                                     |
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Source: SCAQMD CEQA Air Quality Handbook, "Air Quality Assessment", dated April 10, 2016, prepared by Ldn Consulting, Inc.

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project within the Salton Sea Air Basin 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 by the CalEEMod analysis conducted for the proposed site; 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 but not an amended General Plan Element, and, as entitlements that are anticipated to result in housing with required Dust Control, California Building Codes and road improvements and vehicles with smog certifications, it is not considered a significant with these measures for 371project.

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According to the consistency analysis presented above and the analysis presented in section b) below, the proposed project will not conflict with the AQMP; no impact will occur.

b) 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 projected 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 the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), inhalable particulate matter with a diameter of 10 microns or less (PM<sub>10</sub>), fine particulate matter with a diameter of 2.5 microns or less (PM<sub>2.5</sub>), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

**South Coast Air Basin Attainment Status – Riverside County**

| Pollutant             | Federal                 | State         |
|-----------------------|-------------------------|---------------|
| O <sub>3</sub> (1-hr) | No Data                 | Nonattainment |
| O <sub>3</sub> (8-hr) | Nonattainment           | Nonattainment |
| PM <sup>10</sup>      | Attainment              | Nonattainment |
| PM <sup>2.5</sup>     | Nonattainment           | Nonattainment |
| CO                    | Unclassified/Attainment | Attainment    |
| NO <sub>2</sub>       | Unclassified/Attainment | Attainment    |
| SO <sub>2</sub>       | Attainment              | Attainment    |
| Pb                    | Unclassified/Attainment | Attainment    |

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Assuming build-out of the site as single-family residences, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

**Construction Emissions**

In this analysis, the California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management

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practices in construction and operation activities. Based on the size of this project's disturbance area being 108 acres, a Fugitive Dust Control Plan or a Large Operation Notification Form is required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations were applied to the air quality analysis and are reflected in the emission estimates.

The table below titled Reference Project Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs from the referenced 108-acre project originally anticipated to be constructed in 2017/2018. Based on the results of the model, maximum daily emissions from the construction of the reference project will not exceed established SCAQMD thresholds. Since the project as noted above would be anticipated to result in substantially less emissions compared to the reference project, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for construction established by SCAQMD.

**Reference Project Maximum Daily Construction Emissions (lbs/day)**

| Construction Phase       | NO <sub>x</sub> | CO         | SO <sub>2</sub> | PM <sup>10</sup> | PM <sup>2.5</sup> |
|--------------------------|-----------------|------------|-----------------|------------------|-------------------|
| 2017                     | 69.66           | 47.68      | 0.07            | 26.04            | 13.05             |
| 2018                     | 29.65           | 37.70      | 0.07            | 4.54             | 2.39              |
| <b>SCAQMD Threshold</b>  | <b>100</b>      | <b>550</b> | <b>150</b>      | <b>150</b>       | <b>55</b>         |
| <b>Potential Impact?</b> | <b>No</b>       | <b>No</b>  | <b>No</b>       | <b>No</b>        | <b>No</b>         |

Source: Ldn Consulting, Inc.

**Operational Emissions**

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Reference Project Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the reference 371-unit project. Based on the results of the model, maximum daily emissions from the operation of the reference project for both summer and winter scenarios will not exceed established SCAQMD thresholds.

**Reference Project Maximum Daily Operational Emissions (lbs/day)**

| Construction Phase       | NO <sub>x</sub> | CO            | SO <sub>2</sub> | PM <sup>10</sup> | PM <sup>2.5</sup> |
|--------------------------|-----------------|---------------|-----------------|------------------|-------------------|
| Area Sources             | 1.56            | 122.70        | 0.13            | 12.57            | 12.57             |
| Energy Sources           | 3.78            | 1.61          | 0.02            | 0.31             | 0.31              |
| Mobile Sources           | 34.37           | 146.37        | 0.34            | 22.88            | 6.57              |
| <b>Total Emissions</b>   | <b>39.71</b>    | <b>270.68</b> | <b>0.50</b>     | <b>35.76</b>     | <b>19.44</b>      |
| <b>SCAQMD Threshold</b>  | <b>55</b>       | <b>550</b>    | <b>150</b>      | <b>150</b>       | <b>55</b>         |
| <b>Potential Impact?</b> | <b>No</b>       | <b>No</b>     | <b>No</b>       | <b>No</b>        | <b>No</b>         |

Source: Ldn Consulting, Inc.

The project as proposed would be anticipated to have reduced emissions given the project represents 371 units analyzed in this reference air quality analysis. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for operation established by SCAQMD. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

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c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant.

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, and/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 industrial 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 within one-mile of the project include residential homes, mobile homes, and vacant land, which residential homes are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Della S. Lindley Elementary School in Thousand Palms) is located approximately three (3) miles to the west of the project; therefore, no impacts would occur to schools within ¼-mile of the project site.

*Carbon Monoxide Hotspots*

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

*Localized Significance Threshold Analysis*

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA).

Based upon the CalEEMod air quality modeling as shown in CalEEMod annual outputs, worst-case CO, NOx, and PM10 would cumulatively produce 8.086, 11.058, and 1.283 tons respectively over the estimated construction duration of 717-days. The average rate for the respective emissions is 22.55, 30.486, and 3.581 lbs/day or 0.355, 0.327 and 0.056 grams per second or 8.04e-7, 1.10e-6, 1.28e-7 for each pollutant during the construction day based on the modeling. Based on these calculations, it was found that the project would not contribute emissions in significant quantities to exceed the LST and would not require mitigation measures.

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Therefore, the proposed project would also be anticipated to not exceed maximum daily LST emission thresholds for construction established by SCAQMD.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

e) 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 but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, child care centers, and athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the relatively moderate number of nearby residences (approximately 300), approximately 1,000 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours (see mitigation measure MM NOI-1) when most people are at work. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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)?

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| 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 Wildlife or U. S. Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

- a) The proposed project is within the area covered by the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP), but is not located within a Conservation Area. A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. However, the Project shall require a Migratory Bird Treaty Act (MBTA) Survey prior to grading permit as indicated by COA 60.Planning.EPD.2. The Project shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 as indicated in AND Planning.20 (TR36805), which is a standard requirement and does not qualify as mitigation pursuant to CEQA. For these reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Division (EPD), the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.
- c) Based on the review conducted by EPD, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the

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California Department of Fish and Game or U.S. Wildlife Service. Therefore, impacts are expected to be less than significant.

- d) The proposed project will not interfere 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, subject to completion of the required MBTA Survey as outlined under 60.Planning.EPD.2 (TR36805). Therefore, less than significant impacts to wildlife corridors are anticipated.
- e) The project site does not contain riparian/riverine habitat due to prior disturbance with dirt paths and overgrown desert weeds and limited dry vegetation. No impacts are expected.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore, there is no impact.
- g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation or construction.

Mitigation: No Mitigation required.

Monitoring: No Monitoring required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials; PDA No. 4879 by Brain F. Smith and Associates dated September 15, 2014; Phase I Cultural Resources Survey of Palm Creek Ranch Archaeological Associates dated 1992 and 2002

Findings of Fact:

a) Based upon analysis of records and a Phase I Cultural Resources Survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the



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proposed Project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required

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| <b>9. Archaeological Resources</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a) Alter or destroy an archaeological site.  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" 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: On-site Inspection, Project Application Materials; PDA No. 4879 by Brain F. Smith and Associates dated September 15, 2014; Phase I Cultural Resources Survey of Palm Creek Ranch Archaeological Associates dated 1992 and 2002

Findings of Fact:

- a) The project site has been surveyed by a County approved archaeologists (PDA No. 4879 by Brain F. Smith and Associates dated September 15, 2014; Phase I Cultural Resources Survey of Palm Creek Ranch Archaeological Associates dated 1992 and 2002) and it has been determined that no historic or prehistoric artifacts, features or deposits exist on the subject land. However, in the abundance of caution in the Advisory Notification Document (AND) Planning.9 (Unanticipated Resources) (TR36805) will be required to ensure if any archaeological resources are encountered all work shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Therefore, impacts are considered less than significant.

***SB 18 Tribal Consultation***

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On April 21, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes have 90 days in which to request consultation regarding the proposed project. No consultation requests were received by July 20, 2017 the end of the 90-day noticing period.

***AB 52 Tribal Consultation***

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 27, 2015. No request for consultation was received. Condition of approval 60.PLANNING. 4 (TR36805) requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

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- b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find AND Planning.9 – Unanticipated Resources (TR36805). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. No impacts are expected.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.
- d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

**GEOLOGY AND SOILS** Would the project

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?  | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Earth-Strata, Inc., County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014

**Findings of Fact:**

a-b) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. This site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone. The nearest active fault anticipated to produce the highest ground accelerations, maximum magnitude of 7.7, is the San Andreas fault

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

located approximately three (3) miles from the subject site. 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, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**11. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

Findings of Fact:

a) Based on the information obtained from 'Map My County', the project site is located in an area with moderate potential for liquefaction. The Preliminary Geotechnical Report states that the potential for earthquake induced liquefaction or lateral spreading beneath the proposed structures is considered very low or negligible. GEO 2425 requires the start of site grading, that existing vegetation, debris, prior foundations if any be removed, dust control be implemented during construction, and where excavations over 4-feet deep are planned lateral bracing or appropriate cut slopes of 1 1/2:1 be provided as outlined within AND.Planning.5 (TR36805). Additionally, with incorporation of conditions of approval and compliance with the CBC, the potential for earthquake induced liquefaction impacts are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**12. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

Findings of Fact:

a) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. As stated in the Preliminary Geotechnical Report GEO 2425, intensity of ground shaking at the site may be higher or lower based on complex variables such as, depth and consistency of earth materials, topography, and geologic structure, direction of fault rupture, seismic wave reflection, refraction, and attenuation rates. Ultimate development of the project site will result in the construction of up to 371 single family residences for

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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the proposed residential tract (TR36805) as a Schedule A map and four (4) parcels (PM36804) to prepare the residential tract to be recorded in phases as a Schedule J Map. Compliance with the Geotechnical Report's recommendations in regards to the building design and the California Building Code (CBC) earthquake standards will ensure that impacts related to seismic ground shaking will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**13. Landslide Risk**

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

Source: Riverside County General Plan; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

Findings of Fact:

a) Secondary effects of seismic shaking considered as potential hazards include several types of ground failure, which includes landslides. The Preliminary Geotechnical Report stated that the secondary effect of a landslide due to seismic activity is unlikely given the topography of the site, subsurface exploration and laboratory testing. Therefore, impacts are considered to be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**14. Ground Subsidence**

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) Based on Map My County the project site is susceptible to subsidence. The Preliminary Geotechnical Report GEO 2425 stated that subsidence from scarification and re-compaction will be negligible. In addition, compliance with conditions of approval Conditions of Approval (COA) 80.BS GRADE 1, 2-No Building without grading permits (TR36805) will ensure any impacts in regards to subsidence will be less than significant.

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**15. Other Geologic Hazards**

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

Source: Project Application Materials; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard. A seiche is the wave action created within an enclosed basin of water, because there are no enclosed bodies of water adjacent to or up gradient of the site the likelihood of seismically induced flooding is considered nonexistent. There are no active volcanos in the vicinity of the project site and no steep hillsides subject to mudflow existing in the project vicinity. No impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**16. Slopes**

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

Findings of Fact:

a-b) The proposed Project will change the existing topography on the subject site. The grading will primarily follow the natural terrain but will alter topographic features located on the site for drainage purposes. The project has no cut or fill slopes that would exceed 2:1. Impacts will be less than significant.

c) Future development for the project area will consist of domestic sewer lines in accordance with the Coachella Valley Water District. There will be no grading that affects or negates subsurface sewage disposal systems such as for septic systems since no septic systems are currently proposed. No impacts to subsurface sewage disposal systems are anticipated.

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

| 17. 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

Findings of Fact:

a) The development of the site would result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. It is required that graded but undeveloped land shall provide, in addition to erosion control planting, on-site drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31. The applicant is required to obtain a Best Management Practices (BMP) Permit for the monitoring of the erosion and sediment control BMP's for the site. Impacts will be less than significant in regards to soil erosion and loss of topsoil with the incorporation of the conditions of approval as discussed.

b) The Preliminary Geotechnical Report laboratory test results for the subject site determined that the earth materials onsite exhibit a Very Low Expansion potential. Impacts will be less than significant.

c) The proposed Project includes the subdivision of a 108 gross acre site into 371 single-family residential lots and four (4) lot parcel map for phasing purposes. The Project is not affected by soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems since no septic or alternative waste systems are proposed. Domestic sewer lines are proposed with the residential tract in coordination with the Coachella Valley Water District. Therefore, there is no impact to septic or alternative systems is anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

| 18. Erosion  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 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"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 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:** U.S.D.A. Soil Conservation Service Soil Surveys; County Geological Report No. 2425 by Earth Systems Southwest dated September 19, 2014 (GEO 2425)

**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 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 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 Required.

**Monitoring:** No Monitoring Required.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>19. Wind Erosion and Blowsand from project either on or off site.</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

**Source:** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

**Findings of Fact:**

a) The Project site is located in an area of Moderate 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 California Building Code (CBC). In addition, because the Project site is located in an area susceptible to moderate wind erosion a condition of approval has been applied to this Project requiring that the developer take all necessary measures to control dust during construction. (COA.60 BS GRADE. 5-PM10 Dust Control Plan) (TR36805). With such compliance the Project will not result in an increase in wind erosion and blowsand, either on or off site. The Project will have less than significant impacts.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>GREENHOUSE GAS EMISSIONS</b> Would the project  |                                |  |                                     |                          |
| <b>20. Greenhouse Gas Emissions</b>  |                                |  |                                     |                          |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source:** Riverside County Climate Action Plan, Greenhouse Gas Study, dated 4/10/16, prepared by Ldn Consulting, Inc.

**Findings of Fact:**

a-b) Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as recommended by the AB 32 Scoping Plan, in order to ensure the County meets their required State goals pursuant to AB 32.

The CEQA guidelines allow for the use of CAP screening thresholds and tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the screening thresholds and tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. As an initial screening method, the CAP establishes an emissions threshold of 3,000 metric tons per year of CO<sub>2</sub> equivalent (CO<sub>2</sub>E) that is determined to be less than significant for small projects.

According to the EPA's website, the annual energy use of 422,542 homes is approximately equivalent to 4.6 metric tons of CO<sub>2</sub>. It's also the same as the annual ghg emissions of 850,501 passenger vehicles. In reference to this project with only 371 dwellings and 4,644 trip ends, using all of the emissions quantified, the total Greenhouse Gas emissions generated from the representative project is approximately 4,038 Metric Tons Carbon Dioxide equivalent (MT CO<sub>2</sub>e) per year which includes construction-related emissions amortized over a typical project life of 30 years. However, with incorporation of California Building Codes using energy efficient building materials, solar elements for the homes, and majority of motor vehicles being smog compliant, along with desert landscaping, the total GHG emissions from the reference project are below the threshold of 3,000 MT CO<sub>2</sub>e per year for residential projects established by the CAP.

Therefore, the proposed project would also be anticipated to not exceed the 3,000 metric tons CO<sub>2</sub>E/year threshold and the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of 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.



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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

| HAZARDS AND HAZARDOUS MATERIALS  | Would the project        |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>21. Hazards and Hazardous Materials</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a) The proposed Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of up to 369 residential lots; the Project will not introduce activities that will cause substantial hazard to the public. 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 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 as mentioned in section 21a, the Project does not engage in activities that would create a high level of risk or hazards to the surrounding community. Impacts will be less than significant.

c) The proposed Project is not located in a very high fire hazard area; the Project includes adequate access for emergency response vehicles and personnel. Neither project construction nor operation would be anticipated to significantly impair any evacuation or response plans. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.

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

d) The proposed Project is not located within one quarter mile of an existing or proposed school. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. 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: No Mitigation Required.

Monitoring: No Monitoring Required.

| 22. 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: Southwest Area Plan Figure 5. "French Valley Airport Influence Area", Riverside County General Plan Safety Element, Figure S-20, "Airport Locations". GIS database and Google Earth.

Findings of Fact:

a-b) According to Map My County, Google Earth and the General Plan, the project site is not located within an Airport-Influence Area and will not require the review of the Airport Land Use Commission. Therefore, no impact will occur.

c-d) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area. No impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

| 23. Hazardous Fire Area  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 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"/> |

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

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

**Findings of Fact:**

a) According to GIS database, the proposed Project is not located in a high fire hazard, however, the proposed Project has been reviewed by the Riverside County Fire Department and several conditions of approval have been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of driveways, gated entries, and turning radius. With these conditions of approval impacts as they relate to this issue, impacts will be less than significant. (AND FIRE. 1, 2, and 3, COA 50. FIRE 1, 2, 3, 4, and 5) (TR36805).

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

**HYDROLOGY AND WATER QUALITY** Would the project

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

Source: Preliminary Drainage Analysis by CVE dated September 10, 2015; Palm Creek Ranch Preliminary Hydraulic Design: Project Flood Protection System prepared by Pacific Advanced Civil

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

Engineering (PACE) dated August 2018. Coachella Valley Water District (CVWD) Letters dated October 10, 2018, April 30, 2015, and January 29, 2015.

**Findings of Fact:**

a) The proposed Project includes the subdivision of a 108 gross acre site into four (4) parcels and phased subdivision to create a tentative tract map for 371 single-family residential lots which alters the drainage pattern of the site. As discussed in the CVWD letter dated October 10, 2018, the Palm Creek Ranch development in Thousand Palms is situated on a series of coalesced alluvial fans and is exposed to regional floods that originate at the heads of these fans from the northerly foothills of Thousand Palms according to the PACE Hydraulic Design cited above dated August 2018 reviewed by CVWD. These flows are subject to avulsion and channel shifting. PACE prepared a flow path uncertainty analysis that identified a worst case 100-year inflow to the development of 3,010 cubic feet per second based on their Scenario 2. Scenario 1 provided a smaller 100-yr inflow but resulted in larger inflows along some parts of the development boundary. For this reason, the greater of the Scenario 1 or Scenario 2 inflows were used to design the channels in the flood control scheme.

The scheme receives inflows from the fan surface along the western and northern boundary of the development site and conveys them around and through the development. Flood flows are discharged along the eastern and southern boundary of the project through a system of weirs whose crests are set so that 100-year outflows from the development match those that occur under existing conditions.

To address the alteration of the existing drainage pattern with the proposed Palm Creek Ranch development as indicated by the CVWD letter dated October 20, 2018, the proposed flood control shall incorporate sediment transport and disposition, final design of the flood protection scheme shall meet CVWD 100-year plus standards, compliance with the California Drainage Law will need to be demonstrated by matching the project conditions maximum depths and velocities with the existing conditions, the developer or successor of interest shall satisfy all CVWD standards and guidelines, while CVWD accepts the design hydrology, it may or may not be accepted by FEMA as part of CLOMR or LOMR at a later time, the project lies within the area of the proposed Whitewater River Basin Thousand Palms Flood Control Project which is design phase and until construction is complete, the developer shall comply with Riverside County Ordinance No. 458.

Additionally, prior to issuance of grading permits, CVWD will require the developer to implement measures, such as but not limited to, obtain Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency and County shall require local drainage mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties.

The Advisory Notification Document conditions of approval requires that the project retention areas and channels must be kept free of all fill, buildings, and obstructions to ensure that the improved drainage patterns of the areas are maintained to prevent flood damage to the Project buildings as well as flooding along Ramon Road. Although Ramon Road is susceptible to flooding presently without the project, because the drainage basins and channels will be improved and maintained with the project, adjacent properties will not be further impacted by an increased drainage flow beyond that which is currently existing. If deemed necessary Advisory Notification Document (AND) TRANS 2 (TR36805) states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns by constructing drainage facilities, enlarging existing facilities, and/or by securing a drainage easement. AND TRANS 3 (TR36805) states that the land divider, if necessary, will be responsible to accept and properly dispose of all off-site drainage flowing onto or through the site.

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

With the incorporation of mitigation measures such as MM HYDRO WQ: 1 which requires on-site drainage retention basins and channels will be provided in accordance with plans and specification accepted by the Coachella Valley Water District and Riverside County's Department of Transportation. Therefore, with the incorporation of mitigation measures and standard conditions of approval, impacts will be less than significant.

b) As stated above, when grading and building plans are submitted for the future residential development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. Therefore, less than significant impacts would occur.

c) The geotechnical report for the proposed Project stated that groundwater was not observed during subsurface exploration. Groundwater is not anticipated to be encountered during grading. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore, less than significant impacts will occur.

d) As indicated above in 24a. and b., AND TRANS 2 and 3 9 (TR36805) will ensure that adequate drainage facilities are constructed and that any substantial surface runoff on-site and across property lines will be properly disposed of by the land divider. The use of the site for residential purposes will not create a significant amount of stormwater runoff since the properties will be designed with retention basins and channels to capture and retain any storm water created onsite. The project will not create any significant amount of polluted runoff, nor will it significantly contribute to downstream damage caused by excessive stormwater due to require drainage improvements. Therefore, with mitigation and the incorporation of conditions of approval impacts will be less than significant.

e-f) As indicated in the Western Coachella Valley Area Plan Figure 10 Special Flood Hazards Area, the Project is located in an area with the potential for flood hazards. The Project site is located within the 100-year floodplain limits for Thousand Palms. The floodplain area within the proposed retention basins and channels must be kept free of all fill, building and obstructions in order to maintain the drainage patterns of the area and to prevent flood damage to new residences. Driveways and access roads be designed in a manner to not block, divert, or obstruct the floodplain flows. In addition, the overall site will be providing elevated pads to ensure that access to these lots will not be compromised due to a storm and the Project shall satisfy all CVWD standards and guidelines for regional flood protections during the final design review process as indicated by the CVWD letter dated October 10, 2018 (COA 60.Planning.5) (TR36805). Therefore, with incorporation of these conditions of approval and site design, impacts will be less than significant with mitigation incorporated.

g) The proposed Project includes the phased subdivision of 108 gross acres into 371, single-family residential lots ranging in size from 6,000 square feet to 14,000 square feet. Because the development of the Project site will result in the soil disturbance of more than one (1) acre, a Stormwater Pollution Prevention Plan (SWPPP) will be required. In addition, retention basins and channels will be installed on the overall site as mitigation to ensure that control measures will be in place to minimize pollutants in urban runoff from impervious areas of the proposed and future residences. The retention areas and channels will also be used for irrigation of the Project landscaping to help reduce water use needs as outlines in Advisory Notification Document TRANS.5 (TR36805) and the Project will minimize and eliminate the amount of surface-runoff on-site and across property lines, and includes measures to

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

avoid any type of pollution runoff. Therefore, less than significant impacts will occur with the incorporation of mitigation and adherence to the County of Riverside's condition of approvals.

h) Future development of this Project site will include as mitigation the installation of retention basins and channels to capture rain water so as not to create a substantial increase in run off due to the development of 371 single family residences in phases. The retention basins and channels will be maintained by the property owner's association (HOA) as stated in COA 50.Planning.9 (TR36805) to ensure that odors and vectors will not occur. Therefore, impacts will be less than significant in regards to this issue area.

**Mitigation:**

MM HYDRO WQ:1 proposed flood control shall incorporate sediment transport and disposition, final design of the flood protection scheme shall meet CVWD 100-year plus standards and guidelines, compliance with the California Drainage Law will need to be demonstrated by matching the project conditions maximum depths and velocities with the existing conditions, the developer or successor of interest shall satisfy all CVWD standards and guidelines, the project lies within the area of the proposed Whitewater River Basin Thousand Palms Flood Control Project which is design phase and until construction is complete, the developer shall comply with Riverside County Ordinance No. 458.

MM HYDRO WQ:2 prior to issuance of grading permits, CVWD will require the developer to implement measures, such as but not limited to, obtain Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency and County shall require local drainage mitigation measures such as required retention areas be incorporated into the development to prevent flooding of the site or downstream properties.

MM HYDRO WQ:3 retention basins will be provided in accordance with plans and specification accepted by Riverside County's Department of Transportation.

MM HYDRO WQ:4 compliance with the conditions of approval, including, but not limited to, 60.PLANNING.6-CVWD Clearance Prior to Grading Permit Issuance (TR36805).

**Monitoring:** Monitoring shall be required by the Coachella Valley Water District, Riverside County Department of Transportation, and the Riverside County Building and Safety Department.

**25. 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as  | <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                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a result of the failure of a levee or dam (Dam Inundation Area)? |                                |  |                              |                                     |
| d) Changes in the amount of surface water in any water body?     | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Source:** Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Preliminary Drainage Analysis by CVE dated September 10, 2015; Palm Creek Ranch Preliminary Hydraulic Design: Project Flood Protection System prepared by Pacific Advanced Civil Engineering dated August 2018. Coachella Valley Water District (CVWD) Letters dated October 10, 2018, April 30, 2015, and January 29, 2015.

**Findings of Fact:**

a-b) The proposed Project includes the subdivision of a 108-gross acres into four (4) parcels and the phased subdivision of 108 gross acres into 371 single-family residential lots. The proposed Project site is located within the 100-year floodplain limits for Thousand Palms. The floodplain impacts the entire 108 acres and alters the drainage pattern of the site along with changes to absorption rates and amount of surface runoff. As discussed in the CVWD letter dated October 10, 2018, the Palm Creek Ranch development in Thousand Palms is situated on a series of coalesced alluvial fans and is exposed to regional floods that originate at the heads of these fans from the northerly foothills of Thousand Palms according to the PACE Hydraulic Design cited above dated August 2018 reviewed by CVWD. These flows are subject to avulsion and channel shifting. PACE prepared a flow path uncertainty analysis that identified a worst case 100-year inflow to the development of 3,010 cubic feet per second based on their Scenario 2. Scenario 1 provided a smaller 100-yr inflow but resulted in larger inflows along some parts of the development boundary. For this reason, the greater of the Scenario 1 or Scenario 2 inflows were used to design the channels in the flood control scheme.

The scheme receives inflows from the fan surface along the western and northern boundary of the development site and conveys them around and through the development. Flood flows are discharged along the eastern and southern boundary of the project through a system of weirs whose crests are set so that 100-year outflows from the development match those that occur under existing conditions.

To address the alteration of the existing drainage pattern with the proposed Palm Creek Ranch development as indicated by the CVWD letter dated October 20, 2018, the proposed flood control shall incorporate sediment transport and disposition, final design of the flood protection scheme shall meet CVWD 100-year plus standards, compliance with the California Drainage Law will need to be demonstrated by matching the project conditions maximum depths and velocities with the existing conditions, the developer or successor of interest shall satisfy all CVWD standards and guidelines, while CVWD accepts the design hydrology, it may or may not be accepted by FEMA as part of CLOMR or LOMR at a later time, the project lies within the area of the proposed Whitewater River Basin Thousand Palms Flood Control Project which is design phase and until construction is complete, the developer shall comply with Riverside County Ordinance No. 458.

Additionally, prior to issuance of grading permits, CVWD will require the developer to implement measures, such as but not limited to, obtain Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency and County shall require local drainage mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties.

The floodplain retention areas and channels must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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buildings. The Project will be designed and conditioned to ensure that ultimate development of the Project site will result in less than significant impacts with mitigation in regards to the alteration of the existing drainage courses and surface run-off and absorption rates.

The land divider shall delineate the locations of the retention basins and channels on the final map and shall record a drainage easement to the benefit of the Riverside County over said areas for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed. Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation" (COA 50.TRANS.5-TR36805).

c) The Project site is located within the 100-year floodplain limits within Thousand Palms. The floodplain retention areas and channels must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The proposed building pad locations are elevated to mitigate 100-year flood plain impacts with mitigation measures. Conditions of approval and compliance with the California Building Codes will also ensure that impacts related to this issue area will be less than significant with mitigation incorporated.

d) The proposed Project will not change the amount of surface water in any water body, because there are no enclosed bodies of water adjacent to the project site. No impact will occur.

Mitigation:

MM HYDRO WQ:1 proposed flood control shall incorporate sediment transport and disposition, final design of the flood protection scheme shall meet CVWD 100-year plus standards and guidelines, compliance with the California Drainage Law will need to be demonstrated by matching the project conditions maximum depths and velocities with the existing conditions, the developer or successor of interest shall satisfy all CVWD standards and guidelines, the project lies within the area of the proposed Whitewater River Basin Thousand Palms Flood Control Project which is design phase and until construction is complete, the developer shall comply with Riverside County Ordinance No. 458.

MM HYDRO WQ:2 prior to issuance of grading permits, CVWD will require the developer to implement measures, such as but not limited to, obtain Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency and County shall require local drainage mitigation measures such as required retention areas be incorporated into the development to prevent flooding of the site or downstream properties.

MM HYDRO WQ:3 retention basins will be provided in accordance with plans and specifications accepted by Riverside County's Department of Transportation.

MM HYDRO WQ:4 compliance with the conditions of approval, including, but not limited to, 60.PLANNING.6-CVWD Clearance Prior to Grading Permit Issuance (TR36805).

Monitoring: Monitoring shall be required by the Coachella Valley Water District, Riverside County Transportation Department and the Riverside County Building and Safety Department.



|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>LAND USE/PLANNING</b> Would the project   |                                |  |                                     |                          |
| <b>26. Land Use</b>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Result in a substantial alteration of the present or planned land use of an area?                   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) The project site is surrounded to the north, south, east, and west with scattered single-family development, mobile home parks, and vacant residential lots. The Project site has an existing General Plan Land Use Designation of Very Low Density Residential (VLDR)-1 Acre minimum within the Western Coachella Valley Area Plan. The applicant is proposing a General Plan Amendment to modify VLDR to Medium Density Residential (2-5 D.U./Ac) and Highest Density Residential (HHDR) (20+ D.U./Ac.). The proposed Project is consistent with the development pattern of the surrounding area since proposes single-family residences and potential future multiple family residential project with separate entitlement, and the subject urban area is comprised mostly with single-family residential units and vacant lots for residential purposes. The Project site borders to the west and east residential lots with 7,200 square feet to 10,000 square feet and the lot sizes with the Project ranging from approximately 6,000 square feet to 14,000 square feet each. While the subject land is currently designated VLDR for 1-acre minimum lots, land immediately to the south and westerly land portions are mostly designated MDR (2-5 D.U./Ac.) and Mixed-Use Area (MUA) planned for urban type development in the future. Therefore, ultimate development of the site will not result in a substantial alteration to the present or planned land use in the area due to similar land use designations in the region and required urban type improvements. Impacts therefore will be less than significant.

b) The proposed Project is located within the Cathedral City Sphere of Influence. No comments from the City have been received as of this writing including recent email transmittal dated November 6, 2018. The project was also presented to the Thousand Palm Community Council on November 20, 2014 for informational purposes. Impacts are expected to be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>27. Planning</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a) Be consistent with the site's existing or proposed zoning?     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be compatible with existing surrounding zoning?                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?           | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

**Findings of Fact:**

a) The Project site currently has a total of three zoning classifications. The Project site is currently zoned R-1 and R-3-6,000, both of which are proposed to remain in place, and is also has an existing C-P-S zone along the Ramon Road frontage. Change of Zone No. 7936 proposes to change the zoning from C-P-S to R-3 on a 7.10-acre portion of a 108-acre Project along Ramon Road. Upon approval of the zone change, the proposed Project will be consistent with the new zoning classification and its development standards. See b-c) below for information regarding compatibility. Therefore, no impacts will occur.

b-c) Properties to the north are zoned R-1, 7,200 square feet minimum, to the east Controlled Development Areas (W-2), ½ acre minimum, to the west R-1, Mixed Use (MU), and to the south, Mobile Home Subdivisions (R-T). The proposed Project's change of zone will be compatible with the density of existing and planned residential development located in the vicinity of the Project site. Furthermore, the project site will be maintained as a single-family residential development, helping to further support the compatibility of the proposed project to the overall developed area. Impacts will be less than significant.

d) The proposed Project includes the subdivision of a 108 gross acre site into 371 single-family residential lots, with minimum lot sizes of 6,000 square feet up to 14,000 square feet. The current land use designation of VLDR allows for a 1-acre lot minimum. However, the applicant has proposed a General Plan Amendment and is moving forward with modifying the Western Coachella Valley Area Plan from VLDR to MDR and HHDR. As proposed the General Plan Amendment to MDR will allow for 6,000 square foot and 14,000 square foot minimum lot sizes with overall project density of approximately 3.5 dwellings units per acre. Policies of the WCVAP encourage permanent residential stock in this region to create housing jobs balance and to encourage tentative approval of residential tract maps provided that the overall project density yield does not exceed 2-5 dwellings units per acres, and the project density is approximately 3.5 dwellings units per acre within the allowable density range of MDR. As proposed, the Project is consistent with this proposed land use designation and applicable policies of the General Plan. Impacts are therefore less than significant.

e) The proposed Project will not disrupt or divide the physical arrangement of an established community. Therefore, there will be no impact.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>MINERAL RESOURCES</b> Would the project  |                                |  |                              |                                     |
| <b>28. Mineral Resources</b>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?                                 | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-d) The mineral resource zone (MRZ) mapped for this area is MRZ-3. This classification is an area where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. Furthermore, there are no known existing surface mines or designated mineral resource areas located near the Project site and the Project site is not located in an area of proposed, existing or abandoned quarries or mines. Thus, Project development would not expose people or property in the Project area to these hazards Therefore, no impacts are anticipated

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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

**29. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

Source: Riverside County General Plan Figure S-20 "Airport Locations," Riverside County Parcel Report.

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

**Findings of Fact:**

a-b). As noted on the Riverside County Parcel Report, the project site is not located within an airport land use plan or within 2 miles of an existing public airport or airstrip. The proposed residential development will not be impacted by excessive airport noise levels. Therefore, no impact will occur.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

**30. Railroad Noise**

NA  A  B  C  D

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

**Findings of Fact:**

The Project site is not located in close proximity to a railroad; therefore, there will be no impact in regards to railroad noise.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

**31. Highway Noise**

NA  A  B  C  D

**Source:** Riverside County's Western Coachella Valley Area Plan, Project Application Materials and Google Maps

**Findings of Fact:**

According to Google Maps, the proposed Project site is located approximately 1.5 miles from Interstate 10, listed as an Interstate on Figure 7, "Circulation" in the WCVAP. Given, the proximity of this Highway there will be no impacts in regards to highway noise.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

**32. Other Noise**

NA  A  B  C  D

**Source:** Project Application Materials, GIS database

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

**Findings of Fact:**

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, no impacts are anticipated.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

**33. Noise Effects on or by the Project**

|   |                          |                                     |                                     |                          |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input 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"/> |

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

**Findings of Fact:**

**Fundamentals of Sound and Environmental Noise**

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means.

For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA, provided the characteristics of the roadway remained approximately the same. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise also dissipates as the distance from the noise generator increases. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet of propagation. For example, if a noise source generates a noise level of 70 dBA at 50 feet, it would be attenuated to 64 dBA at 100 feet and further attenuated to 58 dBA at 200

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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feet. Note however, for mobile sources (i.e. vehicles), the dissipation for doubling distances tends more towards the magnitude of 3 to 4.8 dBA.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

**LEQ (Equivalent Energy Noise Level):** The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

**CNEL (Community Noise Equivalent Level):** The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

**LDN (Day-Night Average Level):** The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own.

Based on the more conservative study performed from the Federal Interagency Committee on Noise (FICON), typical ambient increases in traffic noise could be a potential impact depending on how high the levels already exist along the specific roadways. Since 5 dBA is considered a readily noticeable increase in noise, a potential impact could exist if the traffic increase resulted in a 5 dBA ambient increase for areas where the ambient noise is under 60 dBA CNEL. If the ambient is between 60 to 65 dBA CNEL, then a 3 dBA increase may create a significant impact. Lastly, if the ambient is above 65 dBA CNEL, then a 1.5 dBA increase may represent a significant impact. The project is estimated to generate a total of 1,113 average daily trips from 371 units onto the surrounding roads, most directly to Ramon Road, Desert Moon Drive, and Vista Del Sol. Although the project will be adding trips to Ramon Road and other area roadways, these roads already handle a larger number of daily trips and the portion of the project generated trips would represent a very small portion of the overall current trips and would not result in a more than doubling of trips or therefore an increase of more than 3 dBA in ambient noise levels. Therefore, the impacts to Ramon Road represents the worst-case scenario for increases in ambient noise.

As noted previously, it would take a doubling of traffic from existing conditions to increase the ambient noise level greater than 3 dBA, which is the level where an increase in noise is a barely perceptible change in noise. There are currently approximately 300 residential units directly accessing Ramon Road from Desert Moon Drive and Vista Del Sol. This number of units would also be estimated at generating approximately 1,113 average daily trips directly to Ramon Road. The project would be more

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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than doubling the existing number of trips, resulting in an increase in ambient noise of 3 dB. Since the increase in ambient noise would be significantly below the typical accepted threshold of 3 dBA to be barely perceptible, the impact to ambient noise levels would be less than significant.

b) Operationally, the project will result in temporary noise sources typical of residential uses such as landscaping activities. These activities are common in the project area and do not represent a substantial increase in periodic noise in the project vicinity. Periodic operational noise increase will be less than significant.

The proposed project may create a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance No. 847 Section 2 indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Neither the County's General Plan nor Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a substantial temporary or periodic noise increase.

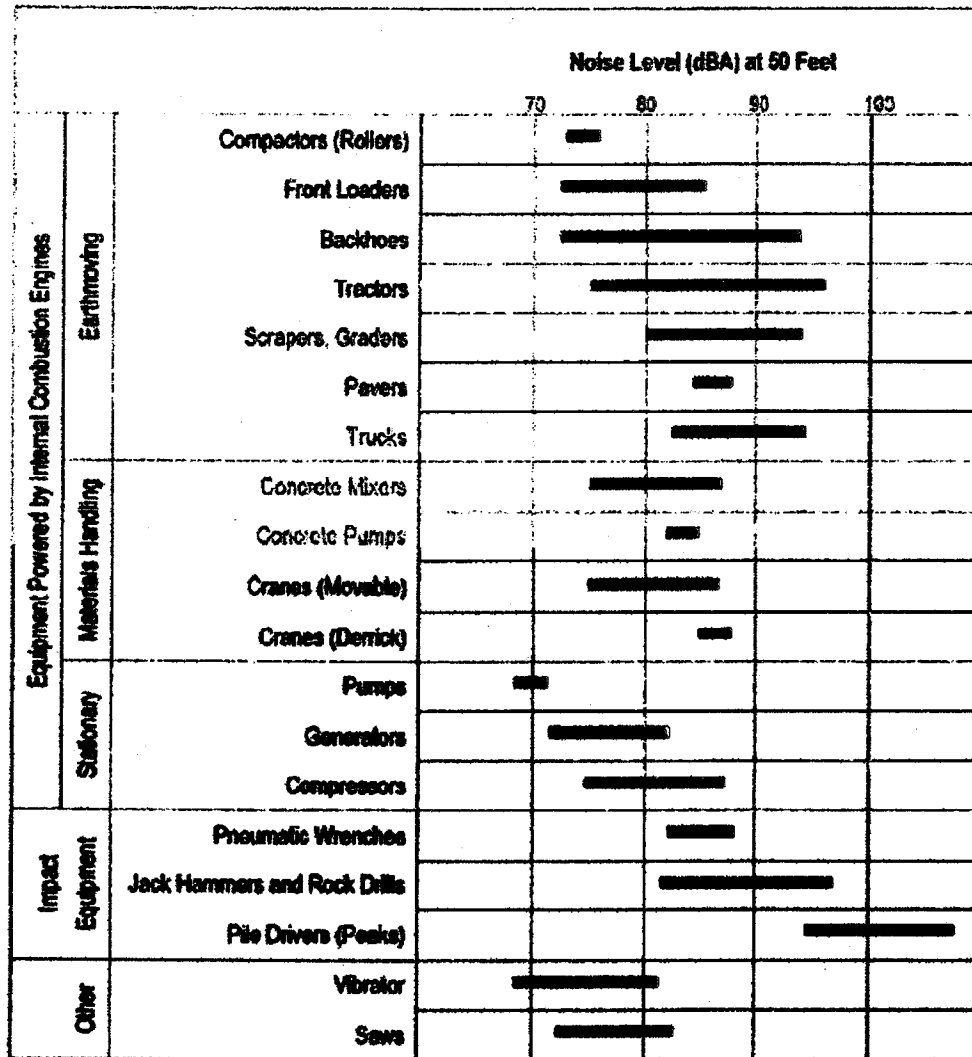
Therefore, to evaluate whether the Project will generate a substantial periodic increase in short-term noise levels at off-site sensitive receiver locations, a construction-related noise level threshold is adopted from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. The construction related noise level threshold starts at 85 dBA for more than eight hours per day, and for every 3-dBA increase, the exposure time is cut in half. This results in noise level thresholds of 88 dBA for more than four hours per day, 92 dBA for more than one hour per day, 96 dBA for more than 30 minutes per day, and up to 100 dBA for more than 15 minutes per day. For the purposes of this analysis, the lowest, more conservative construction noise level threshold of 85 dBA Leq is used as an acceptable threshold for construction noise at the nearby sensitive receiver locations. Since this construction-related noise level threshold represents the energy average of the noise source over a given time period, they are expressed as Leq noise levels. Therefore, the noise level threshold of 85 dBA Leq over a period of eight hours or more is used to evaluate the potential Project-related construction noise level impacts at the nearby sensitive receiver locations.

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers and portable generators that when combined can reach high levels. The number and mix of construction equipment are expected to occur in the following stages:

- Site Preparation;
- Grading;
- Building Construction;
- Paving; and
- Architectural Coating.

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

The figure shown below shows the typical range of construction activity noise generation as a function of equipment used in various building phases. The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 95 dB (A) at 50 feet from the source.



Source: EPA PB 202/17, Environmental Protection Agency, December 31, 1971, "Noise from Construction Equipment and Operations"

The closest residential building or sensitive receptor to the project boundary is approximately 100 feet. As noted previously, with every doubling of distance, noise is attenuated by approximately 6 dBA. And 6 dBA is typical of a hard surface – in reality the attenuation is often greater as the noise travels over soft dirt, grass, bushes etc. Regardless, based on the more conservative 6 dBA value, noise levels at 50 feet of 95 dBA would be anticipated to attenuate to approximately 80 dBA at 350 feet. Assuming as worst case that this level of noise occurs constantly throughout an 8-hour period, this would still not exceed the threshold of 85 dBA Leq as previously noted. This also assumes that the loudest construction equipment would be operating consistently at the closest location to the sensitive receptor, when in actuality the equipment moves about the site depending on construction needs. Therefore, temporary construction-related noise impacts will be less than significant with the implementation of



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

existing regulations. Although not required to reduce impacts to a less than significant level, a mitigation measure is included as NOI-1 with a variety of measures that can be taken during grading and building construction to further ensure construction impacts will remain less than significant to surrounding sensitive receptors.

c) Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 dBA CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 dBA CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design. The existing immediate surrounding area is primarily residential and vacant areas with regular vehicle trips. As shown in the figure below, even Quiet Urban Daytime is at approximately 50 dBA. Therefore, this existing noise environment is not likely to be near the 65 dBA CNEL threshold. As noted previously, the existing and proposed noise levels from traffic generated by the project is not anticipated to generate more than a 3 dBA increase in noise. Other operational noise is not anticipated to substantially increase noise in the surrounding area. Also, as noted previously, temporary noise impacts from construction are exempt from noise standards provided it occurs within the limited hours. Therefore, the project is not anticipated to expose people to noise levels in excess of standards established in the local general plan and impacts would be less than significant.

| COMMON OUTDOOR ACTIVITIES                         | COMMON INDOOR ACTIVITIES                    | A - WEIGHTED SOUND LEVEL dBA | SUBJECTIVE LOUDNESS | EFFECTS OF NOISE   |
|---|---|------------------------------|---------------------|--------------------|
| THRESHOLD OF PAIN                                 |   | 140                          |                     |                    |
| NEAR JET ENGINE                                   |   | 130                          |                     |                    |
| JET FLY-OVER AT 300m (1000 ft)                    | ROCK BAND                                   | 120                          |                     |                    |
| LOUD AUTO HORN                                    |   | 100                          |                     |                    |
| GAS LAWN MOWER AT 1m (3 ft)                       |   | 95                           | VERY LOUD           |                    |
| DIESEL TRUCK AT 15m (50 ft), at 60 km/hr (38 mph) | FOOD BLENDER AT 1m (3 ft)                   | 80                           |                     |                    |
| NOISY URBAN AREA, DAYTIME                         | VACUUM CLEANER AT 3m (10 ft)                | 70                           | LOUD                | SLIGHT DISTURBANCE |
| HEAVY TRAFFIC AT 90m (300 ft)                     | NORMAL SPEECH AT 1m (3 ft)                  | 60                           |                     |                    |
| QUIET URBAN DAYTIME                               | LARGE BUSINESS OFFICE                       | 50                           | MODERATE            | SLEEP DISTURBANCE  |
| QUIET URBAN NIGHTTIME                             | THEATER, LARGE CONFERENCE ROOM (BACKGROUND) | 40                           |                     |                    |
| QUIET SUBURBAN NIGHTTIME                          | LIBRARY                                     | 30                           |                     |                    |
| QUIET RURAL NIGHTTIME                             | BEDROOM AT NIGHT, CONCERT HALL (BACKGROUND) | 20                           | FAINT               |                    |
|   | BROADCAST/RECORDING STUDIO                  | 10                           |                     |                    |
| LOWEST THRESHOLD OF HUMAN HEARING                 | LOWEST THRESHOLD OF HUMAN HEARING           | 0                            | VERY FAINT          | NO EFFECT          |

Source: Environmental Protection Agency Office of Noise Abatement and Control, Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (EPA/ONAC 550/9-74-004) March 1974.

d) Vibration is the movement of mass over time. It is described in terms of frequency and amplitude, and unlike sound there is no standard way of measuring and reporting amplitude. Groundborne vibration can be described in terms of displacement, velocity, or acceleration. Each of these measures can be further described in terms of frequency and amplitude. Displacement is the easiest descriptor to

|                                |  |                              |           |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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understand; it is simply the distance that a vibrating point moves from its static position. The velocity describes the instantaneous speed of the movement and acceleration is the instantaneous rate of change of the speed.

Although displacement is fundamentally easier to understand than velocity or acceleration, it is rarely used for describing groundborne vibration, for the following reasons: 1) human response to groundborne vibration correlates more accurately with velocity or acceleration; 2) the effect on buildings and sensitive equipment is more accurately described using velocity or acceleration; and, 3) most transducers used in the measurement of groundborne vibration actually measure either velocity or acceleration. For this study velocity is the fundamental measure used to evaluate the effects of groundborne vibration.

Common sources of vibration within communities include construction activities and railroads. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Vibration with high enough amplitudes can also damage structures (such as crack plaster or destroy windows). Structural damage is generally only of concern where large construction equipment is necessary to complete a development project (e.g. large bulldozers, vibratory pile drivers), where blasting is required, or where very old buildings are involved (e.g. ancient ruins). Groundborne vibration generated by construction projects is generally highest during pile driving or rock blasting. Next to pile driving, grading activity has some potential for structural vibration impacts if large bulldozers, large trucks, or other heavy equipment are used where very old structures are present. Construction of the project does not require rock blasting or pile driving. Grading activities will require use of heavy construction equipment.

Operation of the proposed project does not include uses that cause vibration. Furthermore, the project does not require pile driving or blasting to complete, there are no ancient structures in the project vicinity, and no research medical facilities in the vicinity that could be using sensitive medical or scientific equipment. Potential impacts related to temporary construction activities is discussed below.

The most vibration-causing piece of equipment that will likely be used onsite as part of the proposed project is a vibratory roller. This machine can cause vibration levels of up to 0.021 PPV at 100 feet. The closest sensitive receptor is located an average of 350 feet from the nearest edge of the project site that would generate an average level of 0.007 PPV. Continuous vibration is perceptible at 0.01 PPV; therefore, this level of vibration will not be readily perceptible to area residents. Furthermore, this level of vibration will not exceed the continuous threshold of 0.30 PPV that could damage older residential structures. Impacts will be less than significant.

**Mitigation:**

MM NOI-1: Prior to the issuance of grading and building permits, respectively, the following notes shall be added to grading and building plans to include the following:

"During grading and construction, the Building and Safety Department shall verify that the following measures are implemented to reduce construction noise and vibrations, emanating from the proposed Project:

|                                |  |                              |           |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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During all Project site excavation and grading onsite, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.

Equipment shall be shut off and not left to idle when not in use.

The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.

The contractor shall limit the use of heavy equipment or vibratory rollers and soil compressors along the Project boundaries to the greatest degree possible.

All construction activities and haul truck deliveries shall adhere to County of Riverside Ordinance No. 847, which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays."

Monitoring: Mitigation shall be monitored through the Building & Safety plan check process.

**PALEONTOLOGICAL RESOURCES**

**34. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. However, should fossil remains be encountered, all site earthmoving shall be ceased, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist AND Planning.7 – Low Paleo (TR36805). This is a standard requirement for all projects that may involve grading or ground disturbance and therefore does not qualify as mitigation pursuant to CEQA. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>POPULATION AND HOUSING</b> Would the project   |                                |  |                                     |                                     |
| <b>35. Housing</b>  |                                |  |                                     |                                     |
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Affect a County Redevelopment Project Area?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

Findings of Fact:

a) The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.

b) The Project is anticipated result in the construction of up to 371 single-family dwelling units. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income although the project proposes 7.10-acre portion to be planned High Density Residential (HHDR) for potential future apartment complex by separate entitlement at a later date. The Project will have less than significant impact.

c) The Project includes the subdivision of a 108 gross acre site. The Project site is comprised of vacant land with no structures existing on-site. Therefore, the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, the Project will have no impact.

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

e-f) The proposed Project will ultimately result in the construction of a total of 371 single-family dwelling units generating a population of approximately 1,153 persons. The land use designation for the project site is proposed to be MDR, which allows for 2-5 dwelling units per acre. The 7.10-acre HHDR portion would be reviewed by potential future entitlement proposal. This modification will not result in a population growth that will be inconsistent with the General Plan. Infrastructure and road improvements will be provided on-site and offsite. These required urban improvements are to ensure that existing residences within the vicinity of the site are not severely impacted and the new residents anticipated on the Project site will be adequately served by new infrastructure and road improvements. These

|                                |  |                              |           |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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elements will not induce a population growth into the area that is not anticipated. Less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Roy Wilson Fire Station #35 is the closest to the proposed project, located approximately one (1) mile to the west from the Project site. Given the existing homes in the general area, coupled with the relative size and use of the proposed project, less than significant impacts to emergency response times or overall impacts on County Fire Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. 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 Required.

Monitoring: No Monitoring Required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department-Palm Desert station. The proposed Project will not have a less than significant incremental effect on the level of sheriff services provided in the vicinity of the Project area. The area is already required to be patrolled by County Sheriff and the inclusion of 371 single-family homes will have less than significant impacts to any response times nor significantly increase service levels on existing sheriff facilities. Regardless, the Project shall comply with County Ordinance No. 659 to prevent any potentially significant effects to sheriff services. 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.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

|                    |                          |                          |                                     |                          |
|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>38. Schools</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: GIS database.

Findings of Fact:

The public schools serving the Project site are located in the Palm Springs Unified School District school facilities. Due to its relatively moderate size, the Project would not require the development of additional schools. In addition, the applicant will be required to pay the school district impact fees, which according to the state, acts as complete mitigation for any school impacts as outlined in COA 80.Planning.5 (TR36805). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

|                      |                          |                          |                                     |                          |
|----------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>39. Libraries</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan

Findings of Fact:

This Project is subject to the requirements of County Ordinance No. 659 which establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. The project is conditioned under Advisory Notification Document PLANNING.20 (TR36805) mitigation fee and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

|                            |                          |                          |                          |                                     |
|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>40. Health Services</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Riverside County General Plan

Findings of Fact:

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. No impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>RECREATION</b>  |                                |  |                                     |                          |
| <b>41. Parks and Recreation</b>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                     | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 checked="" type="checkbox"/> | <input 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: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The Project does include recreational facilities such as pedestrian paths and open space, but does not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project, a 371-lot single-family residential subdivision, ultimate development would result in a projected population of approximately 1,153 new residents, which is not anticipated to significantly increase the needs of additional recreational space due to on-site recreational amenities such as tot lots, walking and jogging trails. Therefore, impacts would be considered less than significant.
- b) As previously addressed, the proposed Project does include the construction of site-specific recreational facilities. However, the use of existing neighborhood or regional parks or other recreational facilities will not result in a substantial accelerated physical deterioration of these facilities due to the limited number of new users that is anticipated due to project implementation. Furthermore, as discussed below, ten-foot-wide community trails will be included within the project design and located along Ramon Road and within the interior Project trails. Therefore, less than significant impacts will occur.
- c) The Project site is located within the Bermuda Dunes #121 CSA. In addition, all residential subdivisions are subject to Quimby fees and COA 50. PLANNING 1-Recreation District and COA 90. PLANNING.6 (TR36805) ensures payment of these fees. Payment of such fees will offset the incremental increase in recreational use. Therefore, less than significant impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

|                                | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--------------------------------|--------------------------------|--|-------------------------------------|--------------------------|
| <b>42. Recreational Trails</b> | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County's General Plan

Findings of Fact:

The proposed Project will be required to construct a ten-foot (10') combination trail/sidewalk within the Ramon Road right-of-way. Impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Riverside County General Plan; Palm Creek Ranch Traffic Impact Analysis by Trames Solutions, Inc.



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

**Findings of Fact:**

a) The proposed grading activities will require the transport of grading equipment to and from the Project site, and may result in related circulation activities, during the short-term. However, the proposed Project which will ultimately result in the construction of 371 single-family residential structures, which will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program subject to required transportation related improvements. In addition, according to the traffic impact analysis, the project is anticipated to generate 364 morning peak hourly trips, 475 afternoon peak hourly trips, and 1,113 daily trips to Ramon Road. With associated improvements such as Ramon Road conditioned for 8-inch concrete curb and gutter located 43-feet from centerline, and match-up asphalt concrete paving, and Desert Moon Drive is conditioned for 32-feet of asphalt pavement from centerline, and match-up asphalt concrete paving, with concrete curb and gutter (COA 50.TRANS.7) (TR36805), and on-site parking with two (2) spaces per dwelling unit. Due to these required improvements with on-site parking, and being constructed in phases, impacts would be less than significant.

b) The proposed Project will result in an increase of traffic due temporary construction traffic, and 1,113 daily trips to Ramon Road during ultimate operation of the Project site as a residential tract. 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 due to required road improvements and Transportation Uniform Mitigation Fees (TUMF) fee as indicated by COA 80.TRANS.4 (TR36805). With a phased tract map, required road improvements, and required TUMF fees to address congestion management, impacts are less than significant.

c-d) Future development of the Project site will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic; and the project is not located within an airport influence area. No impacts are anticipated.

e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway providing access to the Project is already designed or conditioned 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. Therefore, no impact will occur.

f) Future development of the Project site may result in the need for new or altered maintenance of roads which is partially resolved with TUMF Fees, being constructed in phases, and required Home Owners Association (HOA) fees to maintain common areas including private streets, impacts are less than significant.

g) The proposed Project will ultimately allow for the construction of 371 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the traveling public is protected during construction will ensure that less than significant impacts will occur during construction.

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

h) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, gate width and opening, will ensure that adequate emergency access into and out of the Project site is available. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval such as 90.FIRE 1, regarding fire access lanes.

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. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

According to the WCVAP, Figure 8, "Trails and Bikeway System" a General Plan designated Combination Trail (Regional Trail/Class 1 Bike Path) is shown along Ramon Road directly adjacent to the project site. As part of Tentative Tract No. 36805, the applicant is required to provide a 10-foot-wide trail easement combination sidewalk within the Ramon Road ROW. Impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**TRIBAL CULTURAL RESOURCES** Would the project

**45. Tribal Cultural Resources**

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

**Source:** Native American Consultation

**Findings of Fact:**

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to requesting tribes on July 27, 2017.

**AB 52 Tribal Consultation**

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 27, 2015. No request for consultation was received. Condition of approval 60. PLANNING 4 requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

**SB 18 Tribal Consultation**

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On April 21, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes had 90 days in which to request consultation regarding the proposed project. No consultation requests were received by July 20, 2017 the end of the 90-day noticing period.

There were no Sacred Sites and no Tribal Cultural Resources identified by any of the Tribes because there are none present. Therefore, the Project will have no impact on tribal cultural resources.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

**UTILITY AND SERVICE SYSTEMS** Would the project

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>46. Water</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source:** Department of Environmental Health Review; Coachella Valley Water District Letters dated October 10, 2018, April 30, 2015, and January 29, 2015.

**Findings of Fact:**

a-b) Tentative Tract No. 36805 is for the subdivision of a 108 gross acre site into 371 residential lots. As stated in the letter from the Coachella Valley Water District (CVWD) indicated above, the Project site is located within the service boundaries of CVWD and domestic water service exists including along

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

Ramon Road. Water service to individual lots will require the extension of water facilities within dedicated public and/or private rights-of-ways, subject to terms, and conditions established by CVWD including but not limited to, fees and charges, and water conservation measures. The project in addition be conditioned by E Health to provide potable water (COA 80.E HEALTH.1) (TR36805). Less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>47. Sewer</b>   |                                |  |                                     |                          |
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?           | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Department of Environmental Health Review; Coachella Valley Water District Letters dated October 10, 2018, April 30, 2015, and January 29, 2015.

Findings of Fact:

a-b) The proposed Project will result in the subdivision of 108 gross acres into 371 single-family residential lots. The Project site is located in an area primarily developed with single-family residences. The subject property is located within the Coachella Valley Water District (CVWD) service area. Presently sanitary sewer service is available to the Project site including from along Ramon Road which sewer lines would be extended to serve the individual residential lots subject to terms, and conditions established by CVWD including but not limited to, fees and charges, water conservation measures. The applicant has indicated that each lot will be served by domestic sewer in accordance with CVWD and E Health COA 80.E HEALTH.1 9 (TR36805). Impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| <b>48. Solid Waste</b>  |                                |  |                                     |                          |
| a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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

**Findings of Fact:**

a-b). The Project will be served by Riverside County Waste Management. Adequate capacity exists at all three landfills located in Riverside County. The development will comply with federal, state, and local statues and regulations related to solid wastes. Condition of approval 80. WASTE 1 (TR36805), requires that the applicant prepare a Waste Recycling Plan (WRP) identifying materials that will be generated during construction and methods and measures taken to recycle, reuse, or reduce the amount of materials generated. Condition of approval 90. WASTE 1 (TR36805), requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

**49. 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:** Project Materials.

**Findings of Fact:**

a-g) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Gas, Imperial Irrigation District, Verizon and AT&T, Coachella Valley Water District and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, offsite utility improvements will be required to support this Project. Less than significant impacts will occur.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| <b>50. Energy Conservation</b>  |                                |  |                                     |                          |
| a) Would the project conflict with any adopted energy conservation plans? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Materials

Findings of Fact:

Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; due to use of energy efficient building materials required with the California Building Code (CBC) and residential roof top solar components, therefore, less than significant impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>51.</b> 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts are less than significant.

|  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>52.</b> 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)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions which are reduced below significance due to compliance such

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

as with California Building Codes and vehicles being compliant with mandatory smog certifications, and in particular regarding hydrology which is reduced below significance with required regional and local drainage improvements that consider the existing and currently planned development of the area.

Therefore, as illustrated in the E.A., the Project will not have any impacts that cannot be reduced to less than significant with mitigation incorporated and appropriate conditions of approval. Less than significant cumulative impacts are anticipated to occur with mitigated incorporated as identified under Items 24, 25, and 33.

|   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact: As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. With the incorporation of mitigation measures such as with Noise and Hydrology as specifically stated under Items 24, 25, and 33, and standard conditions of approval applied to the proposed Project, will ensure all impacts are less than significant.

### EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None

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

Location: County of Riverside Planning Department  
77-588 El Duna Ct, Ste. H  
Palm Desert, CA 92211

### VI. AUTHORITIES CITED

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

Revised: 11/14/18

Y:\Planning Case Files-Riverside office\TR36805\PC Docs\TR36805 EA 42751.docx

**BBG KRG, Inc.**  
**708 S. Temescal Street, Suite 101**  
**Corona, CA 92879**  
**(951) 736-1881**

April 16, 2019

Chairman and Honorable Board Members  
Board of Supervisors, County of Riverside  
4080 Lemon Street  
Riverside, CA 92501

RE: Board of Supervisors Agenda No. 3.16 – In Opposition  
9063 Transportation & Land Management Agencies / Planning  
Resolution No. 2019-050 – Amending the Riverside County General Plan – First Cycle  
of General Plan Amendments for 2019, Resolutions A, B and C

Dear Chairman and Honorable Members,

Pursuant to process guidelines, we believe that we have the right to speak and be in direct opposition to any action pending before the Board. In regard to the pending item before the Board, Approval of Resolution 3.16, we are in opposition to any approval by the Board at this time.

Our family has a long ownership and community legacy in Temescal Canyon, along with a significant interest and investment in the Serrano Specific Plan. This project is an active project in terms of (a) maintaining our rights that were previously approved, and (b) preparing this year to commence the process for the development of the project.

Our main points of opposition today are as follows:

1. The Serrano Specific Plan, in which we have made a significant investment in prior approvals, is absolutely active and forthcoming. We do not want to the Board to make active decisions on erroneous information or assumptions related to our project. It is going to be built. We continue to spend significant funds on the project to position it for development.
2. Serrano is a very large project. It incorporates 489 total acres, 372 acres to be built, 48 acres for conservation areas, and 51 acres for circulation and flood control facilities. It is approved for approximately 6.8 million square feet of development. It also represents a future alternate north south transportation alternative for the community.
3. All of our conditions and approvals are in place and in compliance.
4. The 2016 General Plan Update includes a section dedicated to the Serrano Specific Plan and how important it is to the county.
5. We were never notified of the public hearings, even though any decisions could have a direct adverse and negative impact on our project.
6. Our Serrano project should be required to be considered in terms of any direct adverse impacts created by other projects affecting our ability to move forward.

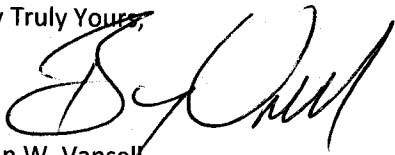


7. The approval of 3.16 item creates a great negative impact for Serrano, damaging our ability to move forward as it is entitled to. This is specific in terms of the critical need to consider Serrano and its cumulative impacts for any other pending or submitted projects that are adjacent or nearby our project. This includes specifically the Speedway / Toscana Village project.

Again, we are in opposition to the pending item 3.16 before the Board today. This project will create significant financial hardships on our project that was not envisioned by either the owners or the County when our Specific Plan was approved.

It is not reasonable for the County to approve and thereby create direct adverse impacts on an approved project, such as Serrano Specific Plan.

Very Truly Yours,



Bryan W. Vansell  
Vice President

cc Katherine E. Garrett, Esq.  
Dana Schiffman, Esq.



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

KECIA R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

April 23, 2019

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

TEL: (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4901

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, April 27, 2019**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Karen Barton*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD

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

ORDINANCE NO. 348.4901

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Thousand Palms District Zoning Plan Map No. 40, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Thousand Palms District, Map No. 40.049 Change of Zone Case No. 7936," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **April 16, 2019**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington, Perez and Hewitt  
NAYS: None  
ABSENT: Spiegel

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant



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

KECIA R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

April 23, 2019

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

TEL: (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4907

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, April 27, 2019**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Karen Barton*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD

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

ORDINANCE NO. 348.4907

AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Temescal Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2438, Change of Zone Case No. 7859" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **April 16, 2019**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington, Perez and Hewitt  
NAYS: None  
ABSENT: Spiegel

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant



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

KECIA R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

April 23, 2019

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

TEL: (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4893

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, April 27, 2019.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Karen Barton*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD

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

ORDINANCE NO. 348.4893

AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Nuevo Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2431, Change of Zone Case No. 7919" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **April 16, 2019**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Perez and Hewitt  
NAYS: None  
ABSENT: Spiegel  
ABSTAIN: Washington

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant

+6✓

### Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: BEYAZI VANSELL

Address: 709 S. TEMESCAL ST

City: CORONA Zip: 92879

Phone #: 951-736-1081

Date: 4/16/19 Agenda # 3.16

**PLEASE STATE YOUR POSITION BELOW:**

Position on "Regular" (non-appealed) Agenda Item:

       Support      X   Oppose           Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

       Support           Oppose           Neutral

I give my 3 minutes to: \_\_\_\_\_



# BOARD RULES

## **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

## **Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:**

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

## **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

## **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. *Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.*

## **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

## **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Craig Morris

Address: 28401 Calle Mira Monte

City: San Juan Cap. Zip: 92675

Phone #: 949-422-3991

Date: 4/16/19 Agenda # 3.16

**PLEASE STATE YOUR POSITION BELOW:**

Position on "Regular" (non-appealed) Agenda Item:

Support  Oppose  Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support  Oppose  Neutral

I give my 3 minutes to: Bryan Vansell

# BOARD RULES

## **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

## **Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:**

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

## **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

## **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

## **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

## **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.



# Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: OLIVER B. CAGLE

Address: 32731 ALIPAZ ST #68

City: SAN JUAN CAPISTRANO zip: 92675

Phone #: 714-337-7565

Date: 4-16-14 Agenda # 3.16 (IF NEEDED FOR OWNER)

### PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support       Oppose       Neutral

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Support       Oppose       Neutral

I give my 3 minutes to: \_\_\_\_\_

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