

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



ITEM: 21.1
(ID # 14106)

MEETING DATE:

Tuesday, January 26, 2021

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING FOR GENERAL PLAN AMENDMENT NO. 190017, CHANGE OF ZONE NO. 1900048, TENTATIVE PARCEL MAP NO. 37590, PLOT PLAN NO. 190037, AND ADOPTION of a MITIGATED NEGATIVE DECLARATION for CEQ NO. 190165 - Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Medium Density Residential (MDR) – Lower Coachella Valley District: W-2 (Controlled Development Areas) – Location: west of Tyler Street, north of 68th Avenue, south of 66th Avenue, and east of Harrison Street – Gross Acreage: 26.2 – Request: General Plan Amendment No. 190017 – A General Plan Amendment to change the sites existing Medium Density Residential land use designation to Commercial Retail and High Density Residential. Change of Zone No. 1900048 – A proposal to change the site's existing zoning of W-2 to R-3 and C-1/C-P. Tentative Parcel Map No. 37590 – A Tentative Parcel Map for a Schedule "E" subdivision of 26.2 acres into four developable lots and realignment of Middleton Avenue. Plot Plan No. 190037 – A Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in three phases: Phase I includes 80 multi-family residential units. Phase II proposes approximately 23,000 square feet of commercial buildings, which may include a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units. APN: 751-160-004, 751-160-007, 751-160-009, 751-160-012, and 751-160-014. District 4. [100% Applicant Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **CEQ NO. 190165**, based on the findings and conclusions provided in the initial study, attached hereto and incorporated herein, and the conclusion that the project will not have a significant effect on the environment;

Continued on Page 2

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: January 26, 2021
xc: Planning

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 190017 (Entitlement/Policy Amendment)**, to modify the General Plan Land Use Designations from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR), and Community Development: High Density Residential (CD: HDR) as shown on Figure 7, attached hereto, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment Cycle resolution by the Board of Supervisors;
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900048**, to change the site's existing zoning classification of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial), in accordance with Exhibit No. 3 attached hereto and incorporated herein, based upon the findings and conclusions incorporated in the staff report, subject to the adoption of the General Plan Amendment Cycle resolution and pending final adoption of the zoning ordinance by the Board of Supervisors;
4. **APPROVE PLOT PLAN NO. 190037**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report, and subject to the Board of Supervisors' adoption of the General Plan Amendment Cycle resolution and pending final adoption of the zoning ordinance by the Board of Supervisors; and
5. **APPROVE TENTATIVE PARCEL MAP NO. 37590**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to the adoption of the General Plan Amendment Cycle resolution and pending final adoption of the zoning ordinance by the Board of Supervisors.

Continued on Page 3

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

General Plan Amendment No. 190017 (GPA190017) is a proposal to change the site's existing General Plan land use designation from Community Development: Medium Density Residential (CD: MDR) [2-5 DU/AC] to Community Development: Commercial Retail (CD: CR) [0.20 – 0.35 FAR] in the northwest corner of the site to accommodate the commercial development (Phase 2), and Community Development: High Density Residential (CD: HDR) [8-14 DU/AC] throughout the remainder of the site to accommodate 160 low-income multi-family residential units (Phases 1 and 3).

Change of Zone No. 1900048 (CZ1900048) is a proposal to change the site's existing zoning classification from W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial).

Plot Plan No. 190037 (PPT190037) is a proposal for the development of commercial, retail, and multi-family residential buildings on the Project site. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 square feet of buildings with a 3,500 square foot community center and a pool for a total of 72,476 square feet of building area. Phase II proposes approximately 23,000 square feet of commercial buildings that may include a childcare facility, market, general retail, and a medical clinic. Phase 3 includes 80 multi-family residential units within 68,976 square feet of buildings.

Tentative Parcel Map No. 37590 (TPM37590) proposes a Schedule "E" subdivision to subdivide approximately 26.23 gross acres into four developable lots. Parcel 1 is comprised of approximately 2.54 acres and will be developed with general commercial/retail uses. Parcel 2 is comprised of approximately 1.02 acres and will also be developed with general commercial/retail. Parcels 1 and 2 are considered Phase 2 of the proposed Project. Parcel 3 (Phase 1) is comprised of approximately 9.57 acres and will be developed with 80 residential units, a community center and a pool house. Parcel 4 (Phase 3) is comprised of approximately 9.49 acres and will be developed with 80 residential units. Tentative Parcel Map No. 37590 also proposes the realignment of Middleton Avenue.

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

Environmental Analysis

An Initial Study (IS) was completed that resulted in the preparation of a Mitigated Negative Declaration (MND) for this Project, in accordance with the California Environmental Quality Act (CEQA). The IS (CEQ190165), identified potentially significant impacts in regard to Biological Resources and Cultural Resources; however, with the incorporation of mitigation measures, the impacts were reduced to less than significant. The IS/MND represents the independent judgement of the Riverside County Board of Supervisors. The documents were circulated for public review per the California Environmental Quality Act and State CEQA Guidelines Section 15105 and Executive Order N-80-20.

Planning Commission Action

The Planning Commission heard the project on December 2, 2020. An adjacent property owner spoke regarding his concerns with increased traffic and privacy. The Applicant agreed to increase the height of the block wall to eight (8') feet, along the rear property line of the adjacent neighbor. In addition, the reconfiguring of the existing Middleton Avenue was also discussed. The Planning Commission closed the public hearing and recommended approval of the project as recommended by staff with a 5-0 vote, with minor changes to site design to address concerns about privacy and circulation.

Impact on Residents and Businesses

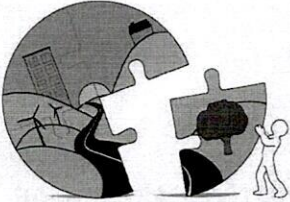
All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

ATTACHMENTS:

- A. Planning Commission Minutes and Staff Report Package
- B. Revised Plot Plan No. 190037 and Tentative Parcel Map No. 37950 Exhibits



Jason Farin, Principal Management Analyst 1/20/2021



John Hildebrand
Interim Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: January 25, 2021
TO: Board of Supervisors
FROM: Robert Flores, Principal Planner
RE: Item 21.1 – Attachment A

Attached for review is the Planning Commission Minutes for December 2, 2020, which were unintentionally left out of Attachment A of the staff report for the January 26, 2021 public hearing.

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 2, 2020**

I. AGENDA ITEM 3.1

GENERAL PLAN AMENDMENT NO. 190017, CHANGE OF ZONE NO. 1900048, TENTATIVE PARCEL MAP NO. 37590, and PLOT PLAN NO. 190037 – Intent to Adopt a Mitigated Negative Declaration – CEQ190165 – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Medium Density Residential (MDR) – Lower Coachella Valley District: W-2 (Controlled Development Areas) – Location: Westerly of Tyler Street, northerly of 68th Avenue, southerly of 66th Avenue, and easterly of Harrison Street – Gross Acreage: 26.2.

II. PROJECT DESCRIPTION:

General Plan Amendment No. 190017 (GPA190017), a General Plan Amendment to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 – 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site. **Change of Zone No. 1900048 (CZ1900048)**, proposal to change the site's existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial). **Tentative Parcel Map No. 37590 (TPM37590)**, a Tentative Parcel Map for a Schedule "E" subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue. **Plot Plan No. 190037 (PPT190037)**, a Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Phase II proposes approximately 23,000 sq. ft. of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Continued from November 18, 2020.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

David Yrigoyen, Applicant's Representative, david.yrigoyen@cvhc.org, 760-541-4711
Mary Ann Ybarra, Applicant's Representative, maryann.ybarra@cvhc.org, 760-347-3157
Nichole Vann, Applicant's Representative, nvann@msaconsultinginc.com, 760-567-8831- did not speak

Spoke in opposition:

Alfredo Bazua, Interested Party

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Thornhill, 2nd by Commissioner Leonard

By a vote of 4-0 (Commissioner Sanchez Absent)

ADOPTED Planning Commission Resolution No. 2020-013; and,

The Planning Commission Recommends that the Board of Supervisors take the following actions:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190165; and,

TENTATIVELY Approve General Plan Amendment No. 190017; and,

TENTATIVELY Change of Zone, No. 1900048; and,

APPROVE Tentative Parcel Map No. 37590; and,

APPROVE Plot Plan No. 190037, subject to the conditions of approval as modified at hearing.

From: COB

Sent: Monday, January 25, 2021 3:03 PM

To: Perez, Juan <JCPEREZ@RIVCO.ORG>; Young, Alisa <AYoung@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG) <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District (district1@rivco.org) <district1@rivco.org>

Cc: Bradford, Deborah <DBradfor@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>; Cushman, Melissa <MCushman@RIVCO.ORG>; Flores, Robert <rflores@RIVCO.ORG>

Subject: January 26 2021 Item No 21.1 Memo to BOS on GPA No 190017; CZ No 1900048 in Coachella Valley

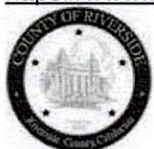
Greetings,

Please see attachment from Planning related to January 26, 2021 Agenda Item No 21.1 (MinuteTraq No 14106).

This will be filed with Agenda back-up.

Thank you kindly,

Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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From: Bradford, Deborah <DBradfor@RIVCO.ORG>

Sent: Monday, January 25, 2021 10:50 AM

To: COB <COB@RIVCO.ORG>

Cc: *ESE-TAP CO OP <ese_tapcoop@rivcounty.onmicrosoft.com>; Hildebrand, John <JHildebr@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>; Cushman, Melissa <MCushman@RIVCO.ORG>; Flores, Robert <rflores@RIVCO.ORG>

Subject: Item 21.1 Memo to BOS

Importance: High

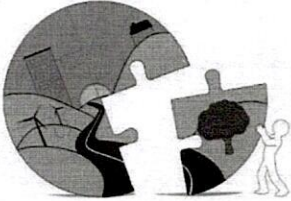
Good Morning,

Please provide the Board of Supervisors with this memo in regards to the meeting tomorrow. If you should have any questions please contact me or Robert Flores.

Thank you,

Deborah

Deborah Bradford, Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951)955-6646
dbradfor@rivco.org



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Interim Planning Director

Memorandum

DATE: January 26, 2021
TO: Board of Supervisors
FROM: Robert Flores, Principal Planner
RE: Item 21.1 – Revised Transportation Condition

In order to address circulation matters discussed at the Planning Commission public hearing, the Transportation Department has requested the following revision to an existing condition:

Note #2 in the condition titled ***Existing Maintained*** to read as follows (underline is added text):

2. At the east project boundary, an offset cul-de-sac per Ord. 461, Std. No. 800A shall be provided. A residential driveway per Ord. No 461, Std. No. 207 shall be provided to serve as an emergency egress for the existing properties east of the cul-de-sac. A gate with Knox box per Fire Department requirements shall be provided at the residential driveway. The east terminus of Middleton Street (connection to 66th Avenue/Tyler Street) shall be realigned to connect with Tyler Street as approved by the Director of Transportation.

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Maxwell, Sue

From: COB
Sent: Tuesday, January 26, 2021 9:13 AM
To: Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Cc: Leach, Charissa
Subject: January 26 2021 Item No 21.1 Revised Memo from Planning (Robert Flores)
Attachments: GPA190017 CZ1900048 TPM37590 amd PPT190037 Memo to BOS no. 2.pdf

Please see attached.

Thank you kindly,

Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
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From: Flores, Robert <rfloros@RIVCO.ORG>
Sent: Tuesday, January 26, 2021 9:01 AM
To: COB <COB@RIVCO.ORG>
Cc: Maxwell, Sue <smaxwell@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>; Bradford, Deborah <DBradfor@RIVCO.ORG>; Tsang, Kevin <KTSANG@RIVCO.ORG>
Subject: agenda item 21.1

Good morning:

Please see the attached memo for Agenda Item No. 21.1 for today's Board meeting. Please distribute accordingly.
Thank you.

Kind regards,

Robert Flores
Principal Planner | Fourth Supervisorial District
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Direct (951) 955-1195 | Main (951) 955-3200 | Fax (951) 955-1811

RFlores@RivCo.org | <http://planning.rctlma.org/> | Follow us on Twitter! 

From: Maxwell, Sue

Sent: Monday, January 25, 2021 3:19 PM

To: Perez, Juan <JCPEREZ@RIVCO.ORG>; Young, Alisa <AYoung@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG) <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District (district1@rivco.org) <district1@rivco.org>

Cc: Bradford, Deborah <DBradfor@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>; Cushman, Melissa <MCushman@RIVCO.ORG>; Flores, Robert <rflores@RIVCO.ORG>

Subject: January 26 2021 Item No 21.1 Request to Speak on GPA No 190017; CZ No 1900048 in Coachella Valley (Mary Ann Ybarra and David Yrigoyen)

Greetings,

The COB has received 2 Requests to Speak for January 26, 2021 Agenda Item No 21.1, and thought you may want to know.

These will be filed with Agenda back-up.

With best regards,

Clerk of the Board of Supervisors
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From: cob@rivco.org <cob@rivco.org>

Sent: Monday, January 25, 2021 2:13 PM

To: COB <COB@RIVCO.ORG>; maryann.ybarra@cvhc.org

Subject: Board comments web submission



First Name:	Mary Ann
Last Name:	Ybarra
Address (Street, City and Zip):	45-701 Monroe Street Suite G, Indio CA 92201
Phone:	760-347-3157
Email:	maryann.ybarra@cvhc.org
Agenda Date:	01/26/2021
Agenda Item # or Public Comment:	21.1
State your position below:	Support

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210126. You will be muted until your item is pulled and your name is called. Please dial in at 9:30am with the phone number you provided in the form so you can be identified during the meeting.

1/26/21 21.1

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, January 25, 2021 2:14 PM
To: COB; david.yrigoyen@cvhc.org
Subject: Board comments web submission

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First Name: David
Last Name: Yrigoyen
Address (Street, City and Zip): 45-701 Monroe Street Suite G, Indio CA 92201
Phone: 760-861-1881
Email: david.yrigoyen@cvhc.org
Agenda Date: 01/26/2021
Agenda Item # or Public Comment: 21.1
State your position below: Support

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210126. You will be muted until your item is pulled and your name is called. Please dial in at 9:30am with the phone number you provided in the form so you can be identified during the meeting.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

3 . 1

Planning Commission Hearing: December 2, 2020

PROPOSED PROJECT

Case Number(s):	GPA190017, CZ1900048, TPM37590, and PPT190037	Applicant(s): Coachella Valley Housing Coalition
Environmental:	IS/MND(CEQ190165)	Representative(s):
Area Plan:	Eastern Coachella Valley	MSA Consulting, Inc.
Zoning Area/District:	Lower Coachella Valley District	
Supervisory District:	Fourth District	
Project Planner:	Deborah Bradford	
Project APN(s):	751-160-004, -007, -009, -012, and -014	

John Earle Hildebrand III
Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 190017 (GPA190017) is a proposal to change the site's existing General Plan land use designation from Community Development: Medium Density Residential (CD: MDR) [2-5 DU/AC] to Community Development: Commercial Retail (CD: CR) [0.20 – 0.35 FAR] in the northwest corner of the site to accommodate the commercial development (Phase 2), and Community Development: High Density Residential (CD: HDR) [8-14 DU/AC] throughout the remainder of the site to accommodate 160 low-income multi-family residential units (Phases 1 and 3).

Change of Zone No. 1900048 (CZ1900048) is a proposal to change the site's existing zoning classification from W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial).

Tentative Parcel Map No. 37590 (TPM37590) proposes a Schedule "E" subdivision to subdivide approximately 26.23 gross acres into four developable lots. Parcel 1 is comprised of approximately 2.54 acres and will be developed with general commercial/retail uses. Parcel 2 is comprised of approximately 1.02 acres and will also be developed with general commercial/retail. Parcels 1 and 2 are considered Phase 2 of the proposed Project. Parcel 3 (Phase 1) is comprised of approximately 9.57 acres and will be developed with 80 residential units, a community center and a pool house. Parcel 4 (Phase 3) is comprised of approximately 9.49 acres and will be developed with 80 residential units. Tentative Parcel Map No. 37590 also proposes the realignment of Middleton Avenue.

Plot Plan No. 190037 (PPT190037) is a proposal for the development of commercial, retail, and multi-family residential buildings on the Project site. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 square feet of buildings with a 3,500 square foot community center and a pool for a total of 72,476 square feet of building area. Phase II proposes approximately 23,000 square feet of commercial buildings that may include a childcare facility, market, general retail, and a medical clinic. Phase 3 includes 80 multi-family residential units within 68,976 square feet of buildings.

The descriptions included above and as further detailed in the Initial Study/Mitigated Negative Declaration will herein be referred to as the "Project".

The Project site is located, north of 68th Avenue, south of 66th Avenue, east of Harrison Street, and west of Tyler Street within the community of Oasis, California.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2020-013 recommending approval of General Plan Amendment No. 190017 to the Board of Supervisors.

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **CEQ NO. 190165**, based on the findings and conclusions provided in the initial study, attached hereto and incorporated herein, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 190017, to modify the General Plan Land Use Designations from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR), and Community Development: High Density Residential (CD: HDR) as shown on Figure 7, attached hereto, based on the findings and conclusions incorporated in the staff report, pending adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900048, to change the site's existing zoning classification of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial), in accordance with Exhibit No. 3 attached hereto and incorporated herein, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE PARCEL MAP NO. 37590, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors' adoption of the resolution for GPA No. 190017 and adoption of the zoning ordinance for Change of Zone No. 1900048; and,

APPROVE PLOT PLAN NO. 190037, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report, and subject to the Board of Supervisors' adoption of the resolution for GPA No. 190017 and adoption of the zoning ordinance for Change of Zone No. 1900048.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	Commercial Retail (CR) and High Density Residential (HDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Native American Lands
East:	Community Development: Public Facilities (CD: PF) and Native American Lands
South:	Community Development: Medium Density Residential (CD: MDR)
West:	Community Development: Medium Density Residential (CD: MDR)
Existing Zoning Classification:	Controlled Development Areas (W-2)
Proposed Zoning Classification:	General Residential (R-3) and General Commercial (C1/CP)
Surrounding Zoning Classifications	
North:	Light Agriculture, 10-acre minimum (A-1-10), Controlled Development Areas (W-2), and SP No. 303 PA M-4
East:	Light Agriculture, 10-acre minimum (A-1-10) and Controlled Development Areas (W-2)
South:	Controlled Development Areas (W-2)
West:	Controlled Development Areas (W-2)
Existing Use:	Agricultural
Surrounding Uses	
North:	Native American Land, and Elementary School
South:	Agricultural Uses
East:	Agricultural Uses
West:	Agricultural Uses

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	26.23 gross acres	-

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	Residential – 137,952 SF (19.06 acres) Commercial – 23,000 SF (3.56 acres)	N/A
Floor Area Ratio:	23,000 square feet on 3.56 AC	0.20 – 0.35 FAR (CR)
Building Height (FT):	Residential 22’4” Commercial 30’	50’
Total Proposed Number of Lots:	4	N/A
Map Schedule:	“E”	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Residential	137,952 SF	64 - 1 bedroom – 1.25 sp./unit = 80 48 - 2 bedrooms – 2.25 sp./unit = 108 48 - 3+ bedrooms – 2.75 sp./unit = 132	320	357
Commercial	23,000 SF	15,500 SF gen. comm. - 1 sp./200 sf. = 78 3,500 SF day care – 1 sp./500 sf. = 7 4,000 SF medical – 1 sp./200 sf. = 20	105	116
TOTAL:			425	473

Of the total parking spaces required, the applicant is required to provide 11 electrical vehicle parking spaces with charging stations. The applicant has stated they will be providing 47 electrical vehicle parking spaces.

Located Within:

City’s Sphere of Influence:	No
Community Service Area (“CSA”):	Yes – #125 Thermal Street Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	N/A
CVMSHCP Conservation Boundary:	Yes – In the Coachella Valley Plan Fee Area
Stephens Kangaroo Rat (“SKR”) Fee Area:	No

Airport Influence Area ("AIA"):	No
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PROJECT LOCATION MAP



Figure 1: Aerial of Project Site

PROJECT BACKGROUND AND ANALYSIS

Background

The applicant submitted a Pre-Application Review (PAR) in May of 2018. The project proposed under the PAR is consistent with the proposed Oasis Villas Community, which included clustered multiple-family residential buildings (6 modules) – totaling approximately 105,105 square feet, including a 3,500 square foot community center. The proposed project under the PAR would also include separate areas for a daycare facility, a market, a laundry facility, retail, restaurant buildings, and a medical clinic – totaling approximately 23,000 square feet. The PAR also proposed subdividing the 23.23 acre site into 5 lots. Lots 1 and 2 located south of 66th Avenue would be developed with commercial uses. Lot 3 would include a retention basin and expansion of commercial uses. Lots 4 and 5 would be for the development of residential uses within 6 “modules”. In addition, a proposal for a general plan amendment to amend the General Plan land use designation of the northern portion of the project site to Commercial Retail (CR), and to Medium Density Residential (MDR) for the residential portion of the Project site. A change of zone to modify the zoning classification from Controlled Development (W-2) to Residential Incentive (R-6) and

Scenic Highway Commercial (C-P-S) were included as a part of the PAR. The PAR was scheduled for and heard on the June 14, 2014 Development Advisory Committee (DAC) meeting. At this meeting the overall design, specific studies required, possible constraints and anticipated fees were discussed.

The applicant, the Coachella Valley Housing Coalition, formally submitted General Plan Amendment No. 190017 (GPA190017), Change of Zone No. 1900048 (CZ1900048), Tentative Parcel Map No. 37590 (TPM37590) and Plot Plan No. 190037 (PPT190037) to the County of Riverside on November 12, 2019.

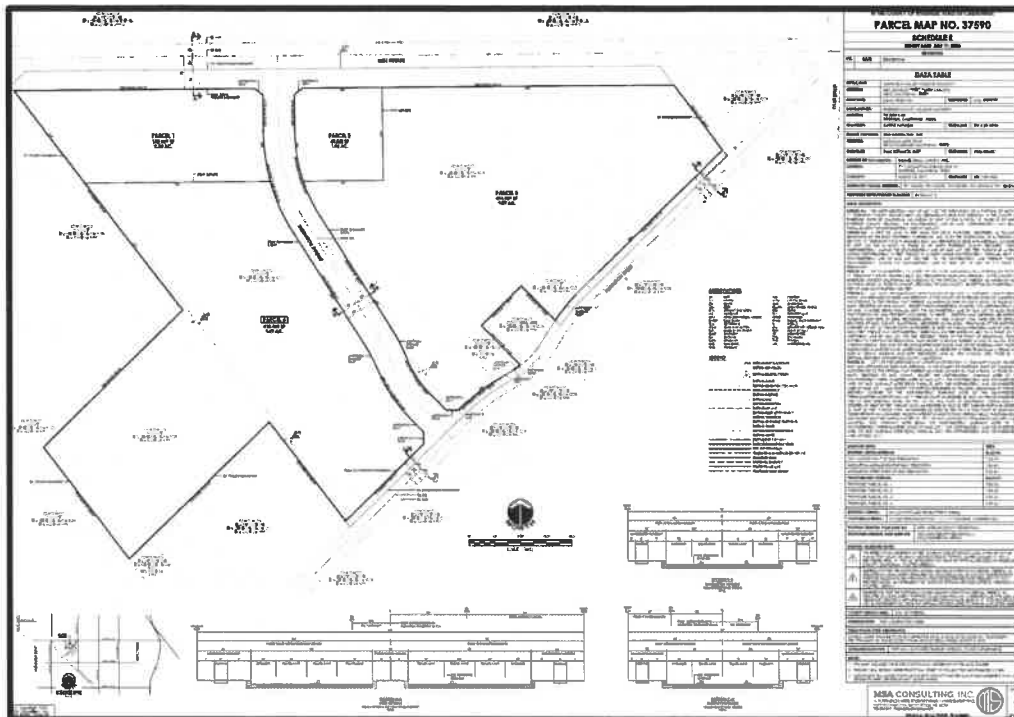


Figure 3. TPM37590

The overall design submitted was fairly similar to the PAR; however, the residential unit number increased from 102 to 160 low-income multi-family residential units. The commercial portion has remained as provided in the PAR request. The subdivision has changed from a five (5) lot subdivision to a four (4) lot subdivision. To accommodate the increased density, the applicant is requesting the General Plan Amendment from Medium Density Residential (MDR), 2-5 dwelling units/acre, to High Density Residential (HDR), 8-14 dwelling units/acre, for the residential portion of the Project site (Parcels 3 and 4). Included in the General Plan Amendment request is the amendment of the northern portion of the Project site to Commercial Retail (CR) (Parcels 1 and 2). The Change of Zone request is from Controlled Development (W-2) to General Commercial (C1/CP) for the northern portion of the Project site (Parcels 1 and 2) and General Residential (R-3) for the residential portion of the Project site (Parcels 3 and 4).

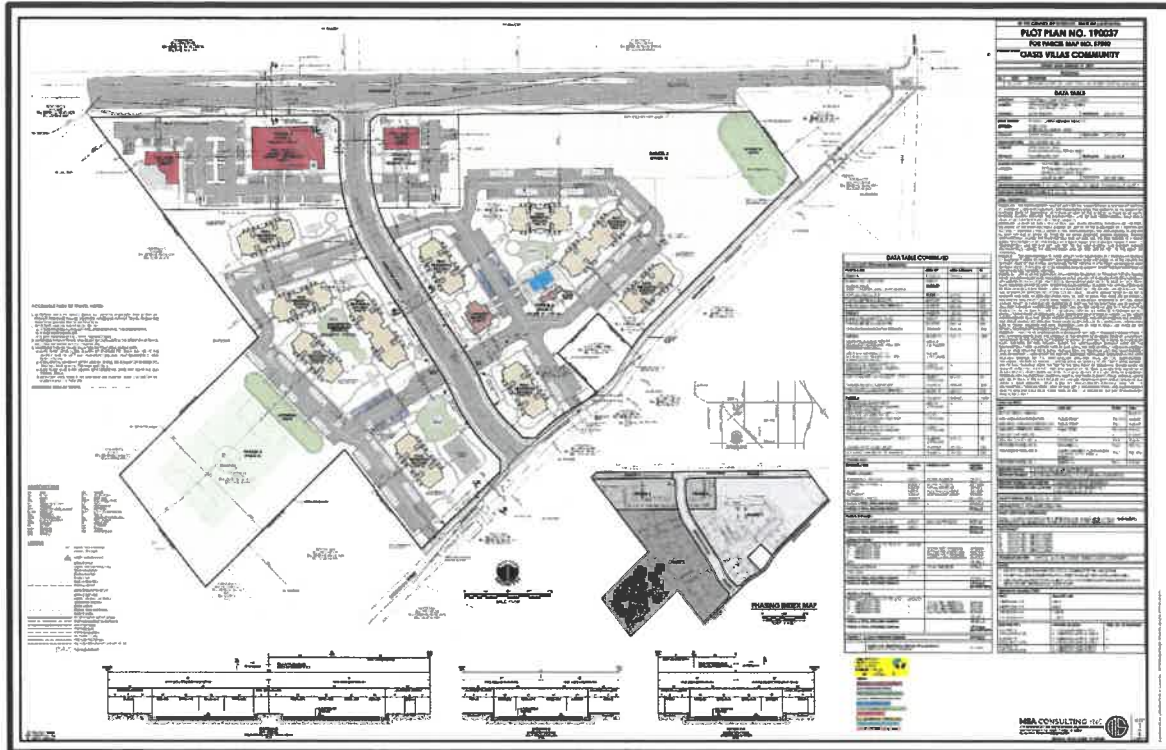


Figure 4 – Plot Plan Exhibit



Figure 5 – Conceptual Landscape Plan



Figure 6. – Proposed Residential Elevations.



Figure 7. – Proposed Commercial Elevations

The proposed Project will be developed in Phases. Phase one of the Project will occupy approximately 9.57 acres of the Project site. Located on the eastern portion of the property, phase one will develop 80 residential units, a 3,500-community building and an approximately 2.4-acre landscaped basin, as shown in Table 1. The residential units will consist of one- to four-bedroom units ranging from 628 square feet to 1,240 square feet. At total buildout, the residential component of phase one will occupy a total building area of 72,476 square feet. The 2.03-acre landscaped basin will be located north of the residential units.

Table 1. Phase One				
Land Use	Unit Type	Size	Quantity	Total Building Area (SF)
Residential	1 Bedroom	628 SF	32	20,096 SF
	2 Bedroom	898 SF	24	21,552 SF
	3 Bedroom	1,088 SF	16	17,408 SF
	4 Bedroom	1,240 SF	8	9,920 SF
	Community Building	3,500 SF	1	3,500 SF
Retention	--	2.03 AC	--	--
Total Phase One Area				9.57 Acres

Phase two will occupy approximately 3.56 acres of the northwest corner of the Project property. Implementation of the second phase will include the development of three commercial buildings: the childcare facility (Building 1), market and attached retail uses (Building 2) and medical clinic (Building 3), as shown in Table 2. 113 parking spaces will be provided in the commercial component.

Table 2. Phase Two		
Building	Building Use	Size (Square Feet)
1	Childcare Facility	3,500 SF
2	Market	8,250 SF
	Market Storage/Trash	1,500 SF
	Possible Future Divisible Retail Space	5,750 SF
3	Medical Clinic	4,000 SF
Total Commercial Buildings		23,000 SF

The final Project phase, phase three, occupies approximately 9.49 acres of the western portion of the site, south of the proposed commercial component and will include the development of 80 residential units and an approximately 2.4-acre open space area (recreational and retention), as shown in Table 3. Similar to the phase one development, phase three will include one- to four-bedroom units, with a building area of 68,976 square feet at total buildout.

Table 3. Phase Three				
Land Use	Unit Type	Size	Quantity	Total Building Area (SF)
Residential	1 Bedroom	628 SF	32	20,096 SF
	2 Bedroom	898 SF	24	21,552 SF
	3 Bedroom	1,088 SF	16	17,408 SF
	4 Bedroom	1,240 SF	8	9,920 SF

Retention	--	2.4 AC	--	--
Total Phase Three Area				9.49 Acres

General Plan Consistency: The proposed Project will result in changing the General Plan land use designation for the Project site from Community Development: Medium Density Residential (CD:MDR) to Community Development: Commercial Retail (CD: CR) for Parcels 1 and 2, and Community Development: High Density Residential (CD: HDR) for Parcels 3 and 4. The proposed Change of Zone further implements the General Plan land use designation by applying zoning classifications that are consistent with the proposed General Plan land use designation. Findings necessary for the General Plan and Change of Zone are detailed below within the Findings section of the staff report. The proposed Plot Plan No. 37590 is consistent with the proposed land use designation of High Density Residential, since the Plot Plan will allow for the development of 160 low-income multi-family residential units on 19.06 acres of land, which results in a density of 8.4 dwelling units/acre. In addition, the Plot Plan will allow for the construction of approximately 23,000 square feet of commercial uses on a 3.56 acre (Parcel 1 and 2) with a Floor Area Ratio (FAR) of 0.15. The General Plan's High Density Residential land use designation encourages a land use density range of 8-14 dwelling units/acre and the Commercial Retail land use designation encourages a FAR of 0.20 – 0.35.

Ordinance No. 348 Consistency: The Project proposes to modify the existing zoning classification of the Project site from Controlled Development (W-2) to General Commercial (C1/CP) for Parcels 1 and 2 and General Residential (R-3) for Parcels 3 and 4. As provided in Ordinance No. 348, the C1/CP zoning classification allows for the development of general commercial uses, medical offices, and day care centers and the R-3 zoning classification allows for the development of two family dwelling, multiple family dwelling, bungalow courts and apartment houses. These uses are allowed in the C1/CP and R-3 zones provided a plot plan is obtained.

Off-site Improvements: The proposed Tentative Parcel Map is a schedule "E" subdivision which requires improvements in regards to streets, water, fire protection, sewage disposal, fencing, and electrical and communication facilities. The following is a list of frontage and off-site improvements that are proposed and will further be provided as Project conditions of approval:

66th Avenue, a County maintained Urban Arterial Highway shall be improved with curb and gutter and match-up concrete asphalt paving; reconstruction; or resurfacing of existing paving within the 76 foot half-width dedicated right-of-way. A center median will be constructed along the property frontage along 66th Avenue, with a left turn lane for westbound traffic turning left on to Middleton Avenue and as detailed further in the Project's conditions of approval.

A 10 foot wide Class I Multimodal Path shall be constructed within the 21 foot wide parkway and extend to the intersection of Tyler Street and 66th Avenue and terminate at the ADA ramp, as detailed further in the Project's conditions of approval.

Middleton Street along the Project boundary is a County maintained road and shall be improved with curb and gutter, match up asphalt paving; reconstruction; or resurfacing of exiting paving within the 37 foot half-width dedicated right-of-way, and as detailed further in the Project's conditions of approval.

Middleton Avenue at 66th Avenue shall be improved to include, left, right and through lanes, as detailed further in the Project's conditions of approval.

The intersection of Middleton Avenue and Driveways 2, 3, and 4 shall be improved to provide shared left turn lanes, right turn lanes, and through lanes, as detailed further in the Project's conditions of approval.

The intersection of Middleton Avenue at Middleton Street shall be improved to provide shared left-turn/right-turn lanes for southbound traffic, one shared left-turn lane/through lane shall be provided for eastbound traffic, and one shared through/right-turn lane provided for westbound traffic as detailed further in the Project's conditions of approval.

Right-of-way dedication shall be conveyed for public use along 66th Avenue, Middleton Street, and Middleton Avenue, as detailed further in the Project's conditions of approval.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) was completed that resulted in the preparation of an Mitigated Negative Declaration (MND) for this Project, in accordance with the California Environmental Quality Act (CEQA). The IS (CEQ190165), identified potentially significant impacts in regards to Biological Resources and Cultural Resources; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. The IS/MND represents the independent judgement of the Riverside County Board of Supervisors. The documents were circulated for public review per the California Environmental Quality Act Statute and State Guidelines Section 15105 and Executive Order N-80-20.

Solar Energy:

Riverside County Climate Action Plan, as updated in 2019, includes Clean Energy Measure R2-CE1 which refers to the requirement of on-site energy production (including but not limited to solar) to any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development. Since the proposed Project is for the development of 160 low income housing units, this measure is applicable to this Project and has been addressed in the MND and applicable conditions of approval are included for the Plot Plan.

Future Federal action in the form of program funding is expected to be determinant toward project implementation. Such Federal action is expected to warrant a separate environmental review process under the National Environmental Policy Act (NEPA) guidelines for the corresponding federal agency. The level of environmental review and findings are to be determined by the agency performing the Federal action.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed Project, the following findings are required to be made:

Land Use Findings:

1. The Project site currently has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR). As proposed, the General Plan Amendment would change the existing land use designation from CD: MDR to Community Development: Commercial Retail (CD: CR) in the northwest corner of the site to accommodate the commercial development (Phase 2), and

to Community Development: High Density Residential (CD: HDR) throughout the remainder of the site to accommodate multi-family residential units (Phases 1 and 3). As proposed, the Plot Plan will provide for the construction of 160 multi-family low-income residential units, resulting in a density of approximately 8.4 dwelling units/acre and the construction of approximately 23,000 square feet of commercial uses on a 3.56 acre (Parcel 1 and 2) with a Floor Area Ratio (FAR) of 0.15. The residential and commercial uses proposed are consistent with the encouraged land use stated in the General Plan for HDR and CR land uses. Therefore, the Project as proposed will be consistent with the proposed General Plan land use designations.

2. The Project site's existing zoning classification is Controlled Development (W-2). The proposed Project request's to change the Project site's existing zoning classification from W-2 to General Residential (R-3) for the residential component of the Project (Parcels 3 and 4) and to General Commercial (C1/CP) for the commercial component of the Project (Parcels 1 and 2). The proposed Change of Zone No. 190048 for Parcels 3 and 4 of the Project site to the R-3 zoning classification allows, subject to approval of Plot Plan No. 190037, the development of the multi-family dwellings. The proposed Change of Zone No. 1900048 for Parcels 1 and 2 to the C1/CP zoning classification allows for commercial uses such as the proposed market, medical office, and day care facility, subject to the approval of Plot Plan No. 190037. As detailed in the Entitlement Findings below, the proposed Project is consistent with the allowable uses and development standards within Ordinance No. 348.

Entitlement Findings:

General Plan Amendment:

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4 C.2., the first two findings (C.2.a and C.2.b) are required and one additional finding (C.2.c through C.2.g) is also required.

1. The proposed changes do not involve a change in or conflict with:
 - a. The Riverside County Vision.

The Riverside County Vision, in its discussion on Housing, specifically states, "We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities" and "Adequate housing for farm laborers is now provided." GPA No. 190017 is consistent with this vision because it will allow for the approval of the implementing Project that proposes to provide 160 affordable housing, most likely workforce housing, within the Eastern Coachella Valley area, which needs more housing, especially affordable or attainable housing for agricultural workers.

The Riverside County Vision, in its discussion on Vision Concepts, specifically states, "Growth involving new development or expansion of existing development is consistently accompanied by the public improvements required to serve it." General Plan Amendment No. 190017 is consistent with the vision about Population Growth because the implementing Project will be providing adequate public improvements to serve the project and the community. The proposed improvements include, but are not limited to, road and intersection improvements, pedestrian

facility improvements, including a new multimodal path, sewage and water improvements, and fire protection improvements.

On the topic of Our Communities and Their Neighborhoods, the Riverside County Vision states, "The pattern of development is now leading toward more efficient use of land resources and the incentives for intensification of development are working very effectively." General Plan Amendment No. 190017 proposes to intensify the residential density, and the changes to the land use designation of the site diversifies the mix of land uses, which provides for "horizontal" mixed use type development. The increase in density and diversity of land uses provides for a more efficient use of land resources than the existing MDR land use provides.

The Riverside County Vision, in its discussion on Jobs and the Economy, specifically states, "Jobs/housing balance is significantly improved overall, as well as within subregions of Riverside County." General Plan Amendment No. 190017 is consistent with this vision because it will provide for the approval of the implementing Project which proposes to provide for commercial/retail uses, therefore, providing for more job opportunities in this region and improving the jobs/housing balance for Project area.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Appendix B:

The General Plan Principle I.G.1 states "The County should encourage compact and transit-adaptive development on regional and community scales." General Plan Amendment No. 190017 is consistent with this principal because it provides for the approval of the implementing Project, which proposes a "horizontal" mixed use development, with both residential and commercial/retail uses. The development may be considered a compact development within the community of Oasis, which may also be conducive of use of transit and other forms of active transportation (i.e. walking and biking).

The General Plan Principle III.E.1 states "Compact development patterns and location of higher density uses near community centers should allow services to be safely accessed by walking, bicycling or other nonmotorized means." General Plan Amendment No. 190017 is consistent with this principal because it provides for the approval of the implementing Project, which proposes a "horizontal" mixed use development, with both residential and commercial/retail uses. The development adjacent to two schools, which will allow for safe access by walking, bicycling or other nonmotorized means.

The General Plan Principle IV.A.1 states "It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices." General Plan Amendment No. 190017 is consistent with this principal because it provides for the approval of the implementing Project that would to provide a variety of styles, densities and prices, which ensure quality housing for a range of lifestyles in the diverse community of Oasis. Specifically, the

proposed development will provides for unique and affordable housing for agricultural workers of the Eastern Coachella Valley.

The General Plan Principle IV A.6.c states, “Existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas...Steps to implement this principle include:...Redesigning vacant land for higher density uses or mixed use...” General Plan Amendment No. 190017 is consistent with this principal because it provides for the approval of the implementing Project that proposes to develop a vacant, under-used site with higher density uses and mixed uses.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflict with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

c. Any Foundation Component designation in the General Plan.

General Plan Amendment No. 190017 proposes General Plan land use designations of HDR and CR, which are within the same Foundation Component of the General Plan as the existing land use designation of MDR. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

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

The purposes of the General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. General Plan Amendment No. 190017 would either contribute to the achievement of the General Plan or, at a minimum, would not be detrimental to them because it provides for the approval of the implementing Project that proposes a “horizontal” mixed use development with both residential and commercial/retail community-serving uses adjacent to two existing school and close proximity to major roads and several town centers or commercial areas. The development provides for land use and development in strategic locations and new job opportunities that adds to the economic base and improves the jobs/housing balance for the area.

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

The state housing crises, which impacts Riverside County, and Oasis’ particular need for more housing, especially affordable housing for agricultural workers, may be considered a special circumstance or condition that was unanticipated in preparing the last substantial update in 2008 to the General Plan. The proposed HDR land use designation provides for higher density housing than the existing MDR land use designation that will facilitate the production of more housing units, which will help meet the housing needs of Oasis and contribute to the housing supply of the County and state. Lower density residential was planned for this area, but the need for more housing – as well as commercial activity to help support that housing - provides sufficient cause to increase the density of

the Project site; therefore, approval of General Plan Amendment No. 190017 and the implementing Project may be considered appropriate changes to the County's General Plan.

4. An amendment is required to comply with an update to the Housing Element or change in State Housing Element law.

The County is currently in the process of updating its Housing Element for the Sixth Cycle, which must include a plan to accommodate over 40,000 units that were allocated through the RHNA process. The 6th Cycle RHNA allocation is about 10,000 units larger than the 5th Cycle RHNA allocation. General Plan Amendment No. 190017 proposes to increase the density of the Project site that provides for the approval of the implementing Project that proposes to develop 160 affordable units for agricultural workers. The increase in density and development of units will assist the County plan for and meet its RHNA allocation for past and present housing cycles.

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

General Plan Amendment No. 190017 will provide for the approval of the implementing Project, which proposes to develop housing and commercial/retail community-serving uses. The proposed nonresidential uses will provide additional job opportunities for the community, which expands employment opportunities that contribute to the local economy and improves the community's jobs-housing balance.

Change of Zone:

Change of Zone No. 1900048 is a proposal to change the site's existing zoning classification from Controlled Development (W-2) to General Residential (R-3) and General Commercial (C-1/C-P). As provided in Ordinance No. 348, uses permitted in the R-3 zoning classification include two family dwelling, multiple family dwellings, bungalow courts, and apartment houses subject to the approval of a Plot Plan. The residential component of this Project (Parcels 3 and 4) is consistent with this zoning classification in that the development proposed is for 160 multi-family low income housing units. The commercial component proposed on Parcels 1 and 2 will be for the development of a day care facility, market, laundry, restaurant, and medical clinic. These uses are permitted in the C-1/CP zoning classification as provided in Ordinance No. 348, subject to the approval of a plot plan. The Change of Zone to the R-3 and C-1/C-P zoning classifications will provide consistency with the proposed General Plan land use designation of HDR and CR. The Tract Map will allow for the development of 160 low-income multi-family residential units on 19.06 acres of land, which results in a density of 8.4 dwelling units/acre. In addition, the Tract Map will allow for the construction of approximately 23,000 square of commercial uses on a 3.56 acres (Parcel 1 and 2) with a Floor Area Ratio (FAR) of 0.15. The General Plan's High Density Residential land use designation encourages a land use density range of 8-14 dwelling units/acre and the Commercial Retail land use designation encourages an FAR of 0.20 – 0.35. Therefore, the proposed Change of Zone is consistent with the proposed General Plan's land use designation.

Tentative Parcel Map:

Tentative Parcel Map No. 37590 is a Schedule "E" subdivision that proposes to subdivide approximately 26.23 gross acres into four developable lots. Parcel 1 is comprised of approximately 2.54 acres and will be developed with general commercial/retail uses. Parcel 2 is comprised of approximately 1.02 acres and will also be developed with a general commercial/retail uses. Parcels 1 and 2 are considered Phase 2 of the proposed Project. Parcel 3 (Phase 1) is comprised of approximately 9.57 acres and will be developed

with 80 residential units, a community center and pool house. Parcel 4 (Phase 3) is comprised of approximately 9.49 acres and will be developed with 80 residential units. The subdivision also proposes the realignment of Middleton Avenue. The findings required to approve Tentative Parcel Map No. 37590, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

1. The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV. A. 6 states that communities should be revitalized through development of under-used, vacant or infill sites and re-designing vacant land for higher density uses or mixed uses. General Plan Principle IV.B.1.promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed Tentative Parcel Map No. 37590 will comply with the General Plan by providing a mixed use development of commercial uses and 160 multi-family low incomes residential uses promoting the unique characteristics of the Eastern Coachella Area Plan.
2. Project implementation will be consistent with the policies and goals of the County of Riverside's General Plan and Eastern Coachella Area Plan. The proposed land division will ultimately result in a development that will provide a variety of uses which include commercial and residential uses. The Project will be consistent with the overall density and floor area ratio, as provided in the General Plan. Therefore, the proposed Project is consistent with this finding.
3. The Project is a proposal to subdivide 26.23 gross acres into four developable lots. The site is physically suitable for the type of development and density proposed due to its frontage on 66th Avenue, and Middleton Street and the availability of infrastructure and accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental constraints that would result in the inability to develop the Project site. Therefore, the proposed Project is consistent with this finding.
4. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Mitigated Negative Declaration for Environmental Assessment CEQ190165 for the Project.
5. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The mitigated negative declaration for the Project identified potential significant impacts to Biological and Cultural Resources. However, through the incorporation of mitigation measures the impacts are reduced to less than significant. Therefore, through compliance with applicable County and State ordinances it was determined that no significant impacts would result in terms of substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat as a result of the proposed development.

6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.10 for a Schedule "E" subdivision as detailed below:
 - a) Streets – All road improvements within the Project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461. These improvements include but are not limited to Middleton Avenue within the Project boundary to be improved as a Collector Road and will include curb and gutters. Middleton Street along the Project boundary will be improved with curb and gutter. The intersection of Middleton Street and Middleton Avenue will be improved with left turn and through lane. 66th Avenue along the northern boundary of the Project site which is classified as an Urban Arterial Highway will be improved with match-up paving within the 76 foot half-width right-of-way and will include curb and gutters, median, and turn lane. Therefore, with the design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.10 (A), as it pertains to streets will be met.
 - b) Domestic Water - Domestic water service will be supplied by the Coachella Valley Water District (CVWD) via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16. Therefore, with the requirements of the conditions of approval, and CVWD requirements, compliance with Ordinance No. 460 10.10 (B), as it pertains to domestic water, will be met.
 - c) Fire Protection – Fire protection improvements include but are not limited to, the location of fire hydrants, the submittal of a site plan showing the location of fire lanes, minimum 24 foot access roads located within 150 feet to all portions of exterior building walls. The Project is phased, therefore, each phase shall provide approved access for fire protection. Fire sprinklers shall be provided in all dwelling units and in all new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. All residential dwellings shall display street numbers in a prominent location on the street side of the residence. All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Therefore, with the incorporation of standard conditions of approval the requirements of Ordinance No. 460 10.10 (C), as it pertains to fire protection will be met.
 - d) Sewage Disposal – Sanitary Sewer Service will be supplied by the CVWD. Therefore, with the requirements of the advisory notification document, and CVWD requirements, compliance with Ordinance No. 460 10.10 (D), as it pertains to sewage disposal, will be met.
 - e) Fences –Six foot high steel tubular fencing is provided along the east, west, and south perimeter of the commercial portion of the Project site and around the swimming pool located within the interior of the property. Six foot high CMU walls will be installed around the Project boundaries and within portion of the interior. The detention basins within Project site will be enclosed by the 6 foot high CMU fencing. Therefore, the requirements of Ordinance No. 460 10.10 (E) as they pertain to fencing have been met.
 - f) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be to be placed underground. Therefore, with

this condition of approval the requirements of Ordinance No. 460 10.10 (F) as they pertain to the installation of electrical and communication facilities have been met.

7. The design of the proposed land division and its types of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division because, Project design will ensure there will be no conflict with providing accessibility. Therefore, the proposed Project is consistent with this finding.
8. The parcels as shown on the Tentative Map are consistent Schedule "E" subdivisions as provided for in Ordinance No. 460 which states that there is no minimum or maximum parcel size. In addition there is no minimum lot size for commercial developments within the C1/CP zoning classification and the minimum lot area shall be 7,200 square feet for development within the R-3 zoning classification. The residential portion of the Project site is comprised of 19.06 acres. Therefore, the proposed Project is consistent with this finding.

Plot Plan Findings

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348

1. The proposed uses conform to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The proposed Project is for the subdivision of 26.23 gross acres into four developable lots. Parcel 1 is comprised of approximately 2.54 acres and will be developed with a day care facility and general commercial uses. Parcel 2 is comprised of approximately 1.02 acres and will be developed with a medical clinic. Parcels 1 and 2 are considered Phase 2 of the proposed Project. Parcel 3 (Phase 1) is comprised of approximately 9.57 acres and will be developed with 80 residential units, community center and pool house. Parcel 4 (Phase 3) is comprised of approximately 9.49 acres and will be developed with 80 residential units. The General Plan land use designation as amended pursuant to the proposed Project would be High Density Residential and Commercial Retail. The General Plan's High Density Residential land use designation encourages a land use density range of 8-14 dwelling units/acre and the Commercial Retail land use designation encourages an FAR of 0.20 – 0.35. The development as proposed will result in a density of 8.4 dwelling units/acre and an FAR at a maximum of 0.15. The residential component of the Project site follows the R-3 zoning classification which allows for the development of two-family dwellings, multi-family dwelling, bungalow courts, and apartment houses subject to the approval of a Plot Plan. The commercial component of the Project site follows the C1/CP zoning classification which allows for market, laundries, restaurants, day care facilities and medical clinics subject to the approval of a Plot Plan. The proposed Project is consistent with the General Plan and the requirements of State law and the ordinance of Riverside County as detailed previously in the Land Use findings and Tentative Tract Map findings.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare since, as detailed in the MND for the proposed Project, it was determined that the potential of significant impacts to Biological and Cultural Resources could occur; however with the incorporation of mitigation measures impacts were reduced to less than significant. There were no other potentially significant impacts. The Project will be required to adhere to the requirements of the advisory notification document and conditions of approval. In addition, the proposed Project

conforms to all applicable policies of the General Plan, the development standards of the Ordinance No. 348, and the requirements of State law and the ordinances of Riverside County.

3. The proposed residential and commercial uses conform to the logical development of the land and is compatible with the present and future logical development of the surrounding area. The Project site is located within an agricultural community and would provide low income housing for the agricultural workers and their families. Two school site are located within close proximity of the Project site which will enable school children living in the residential units to walk to school. The proposed retail, day care facility, medical clinic, and community center will also provide needed services to the future residents of the proposed Project and to the surrounding community as well. The proposed Project will ensure logical development and compatibility within the Project vicinity.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will provide the necessary additional right-of-way dedication for Middleton Avenue, classified as a Collector Road, In addition improvements to 66th Avenue and Middleton Street will also be provided and include the installation of curbs and gutters, match-up of paving, and a 10 foot wide multimodal path within the parkway along 66th Avenue and extend to the intersection of Tyler and 66th Avenue. Two detention basins will be provided and are located along the northeastern and southwestern portions of the Project site and will be utilized for the mitigation of storm water runoff.
5. All use permits which permit the construction of more than one structure on a single legally divided lot shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the lot until the lot is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided lot. The proposed Project is comprised of 4 Parcels and will allow for the construction of 160 multi-family low income residential units on Parcels 3 and 4. The commercial development of the proposed Project is located on Parcels 1 and 2 of the Project site. No additional residential units will be allowed. The selling of individual residential units will not require a land division and will be permitted.

Development Standards Findings:

1. With approval of Change of Zone No. 1900048 the Project site will be located within two zoning classifications, General Commercial (C-1/C-P) for Parcels 1 and 2 and General Residential (R-3) for Parcels 3 and 4. As proposed the Project is consistent with the permitted uses and development standards of each zoning classification as provided in Ordinance No. 348 and as detailed below:

C-1/C-P Development Standards:

- A. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* As proposed the commercial component of the Project site is located in Parcel 1 and 2 and will be Phase 2 of the overall Project development. Given, that there is no minimum lot area requirement the proposed Project is in compliance with this development standard.

- B. *There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans.* The proposed commercial buildings will not exceed a height of 30 feet. The Project is not within a specific plan; therefore, the proposed Project is consistent with this development standard.
- C. *No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.* There are no buildings or structures proposed that exceed a height of 50 feet. Therefore, the Project is consistent with this development standard.
- D. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* Based on the parking standards as provided in Ordinance No. 348 Section 18.12 general commercial uses are required to provide 1space/200 square feet, medical clinics 1 space/200 square feet, and day care facilities 1 space/500 square feet. A total of 105 parking spaces are required; however 116 spaces will be provided. In addition a total of 4 electrical vehicle spaces and charging stations will be required and noted on the site plan. The Project is consistent with this development standard.
- E. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The Project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. Therefore, the proposed Project will be consistent with this development standard.

R-3 Development Standards:

- A. *The minimum lot area shall be 7,200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.* The proposed residential component of the Project site is located in Parcels 3 and 4. Parcel 3 is comprised of 9.57 acres and Parcel 4 is comprised of 9.49 acres. The development is for multi-family residential units and are not comprised of individual lots. The proposed plot plan exhibit is in compliance with this development standard the proposed plot plan exhibit is in compliance with this development standard.
- B. *The minimum front and rear yards shall be ten feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.* The proposed multi-family residential units will not exceed a height of 23 feet. Setbacks of the buildings from any street or property lines exceeds 10 feet. The minimum setback as illustrated on the site plan is 20 feet. Therefore, the proposed plot plan exhibit is in compliance with this development standard.
- C. *The minimum side yard shall be five feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line five feet plus two feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural*

encroachments shall be permitted in the front, side, or rear yard except as provided in Section 18.19. of this ordinance. The proposed multi-family residential units will not exceed a height of 23 feet. Setbacks of the buildings from any street or property lines exceeds the required 5 foot side yard setback. The minimum setback as illustrated on the site plan is 20 feet. Therefore, the proposed plot plan exhibit is in compliance with this development standard.

- D. *No lot shall have more than 50 percent of its net area covered with buildings or structures.* The net square footage of the residential component (Parcels 3 and 4) of the Project site is approximately 830,253.60 square feet. The net square footage of the footprint of all structures proposed is 142,202 square feet, which results in a lot coverage of 17.12%. The proposed plot plan exhibit is in compliance with this development standard
- E. *The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area.* The lot area for the residential component is approximately 830,253.60 and the total floor area for all the residential buildings is 142,202 which is 17.12% of the total lot area which is not greater than two to one. Therefore, the proposed plot plan exhibit is in compliance with this development standard.
- F. *All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34. of this ordinance.* The proposed multi-family residential units will not exceed 23 feet in height. Therefore, the proposed plot plan exhibit is in compliance with this development standard.
- G. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* The proposed residential component of the Project site will result in the ultimate development of 160 multi-family low-income residential units. Of those units 64 one-bedroom units are proposed which requires a parking ratio of 1.25 spaces/unit, 48 two-bedroom units are proposed which requires a ratio of 2.25 spaces/unit, and 48 three+ bedroom units are proposed which requires a ratio of 2.75 spaces/unit. A total of 320 parking spaces are required. However, 357 parking spaces will be provided. In addition, a total of 8 electrical vehicle parking spaces with charging stations are required to be provided within the residential component of this Project. The location of these spaces are provided on the site plan exhibit. The proposed plot plan exhibit is in compliance with this development standard.

Other Findings:

1. The Project site is not located within a Conservation Area of the Coachella Valley Multiple Species habitat Conservation Plan.
2. The Project site is not located within a Sphere of Influence.
3. In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to nine requesting tribes on March 26, 2020. Consultations were requested by the Torres Martinez Band of Cahuilla Indians. The Agua Caliente Band and the Soboba Band deferred to Torres Martinez. A meeting was held with Torres Martinez on August 10, 2020. In this meeting Torres indicated that the area was sensitive for surface and subsurface Tribal Cultural Resources and requested that a monitor from the tribe be present during ground disturbing activities. Planning agreed to this during the August

10, 2020 consultation meeting. The Project report and conditions of approval were provided to Torres and consultation was concluded on the same day.

4. The Project site is located within Zone B. of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

Fire Findings:

1. The Project site is not located within Fire Hazard Zone or within a Cal Fire State Responsibility Area (SRA). However, compliance with State and County Ordinances and standard conditions of approval in regards to emergency access, fire flow, fire hydrants, sprinklers, and building materials will aid in the protection of people and property from the potential hazards of fire.

Conclusion:

1. For the reasons discussed above, as well as the details provided in Mitigated Negative Declaration for Environmental Assessment No. CEQ190165, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper / Desert Sun Newspaper on October 29, 2020 for the November 18, 2020 Planning Commission. At the request of staff to provide for appropriate time for public review of Project documents, the Planning Commission continued the Project to December 2, 2020 Planning Commission meeting, as a public hearing item on the agenda. Additionally, public hearing notices were mailed to property owners within 800 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from any person who indicated support/opposition to the proposed Project.

This Project was presented before the Thermal – Oasis Community Council on September 28, 2020. In addition, a separate project-specific community virtual meeting was held on Saturday, October 10, 2020.

RESOLUTION 2020-014
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 190017

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on December 2, 2020, to consider the above-referenced matter; and,

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

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

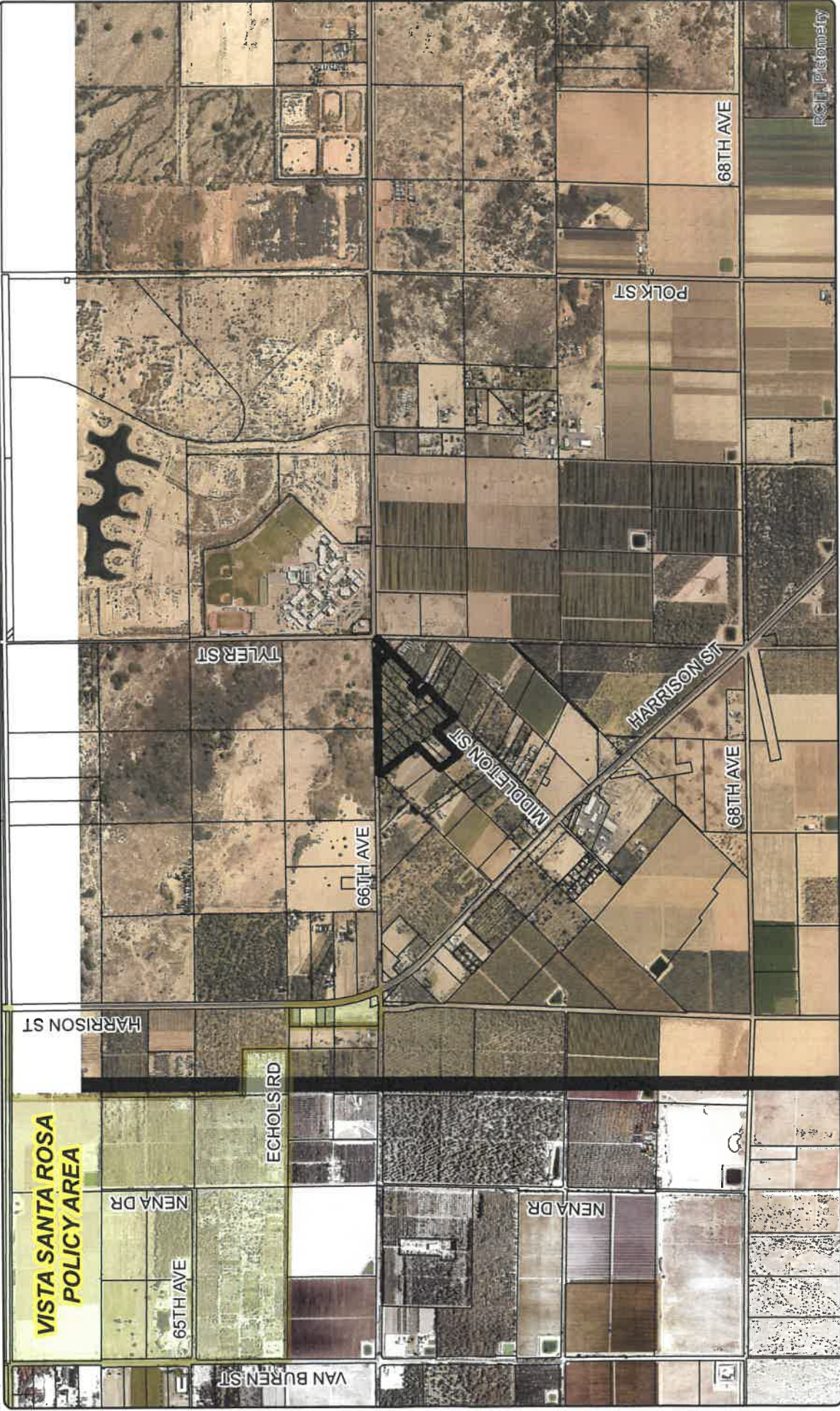
BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on December 2, 2020, that it has reviewed and considered the environmental document prepared or relied on and, based on the findings and conclusions in the staff report and incorporated herein by reference, recommends the following:

1. Adoption of the Mitigated Negative Declaration for Environmental Assessment No. CEQ190165; and
2. Adoption of General Plan Amendment No. 190017.

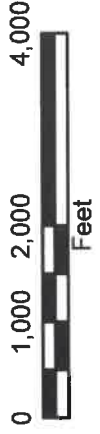
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900048 GPA 190017 TPM37590 PPT190037
VICINITY/POLICY AREAS

Date Drawn: 10/15/2020
 Vicinity Map

Supervisor: Perez
 District 4



Author: Vinnie Nguyen



Zoning Dist: Lower Coachella Valley

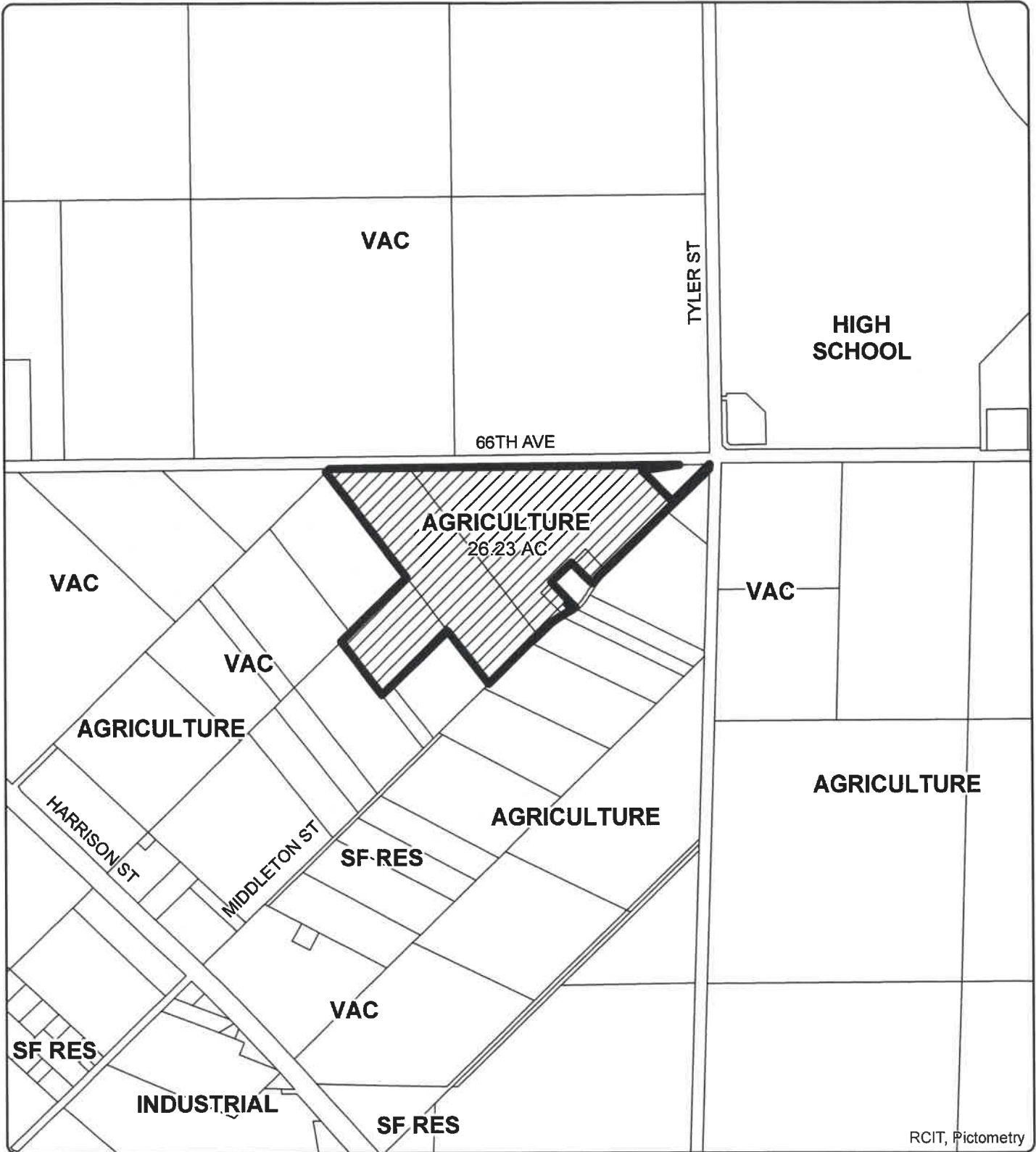
DISCLAIMER: On October 7, 2008, the County of Riverside updated its General Plan and adopted the 2008 General Plan. The 2008 General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 940-3000 (Western County) or in Palm Desert at (760) 940-3000 (Eastern County) or website <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900048 GPA190017 TPM37590 PPT190037

Supervisor: Perez
District 4

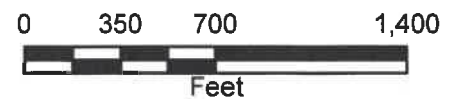
LAND USE

Date Drawn: 10/15/2020
Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



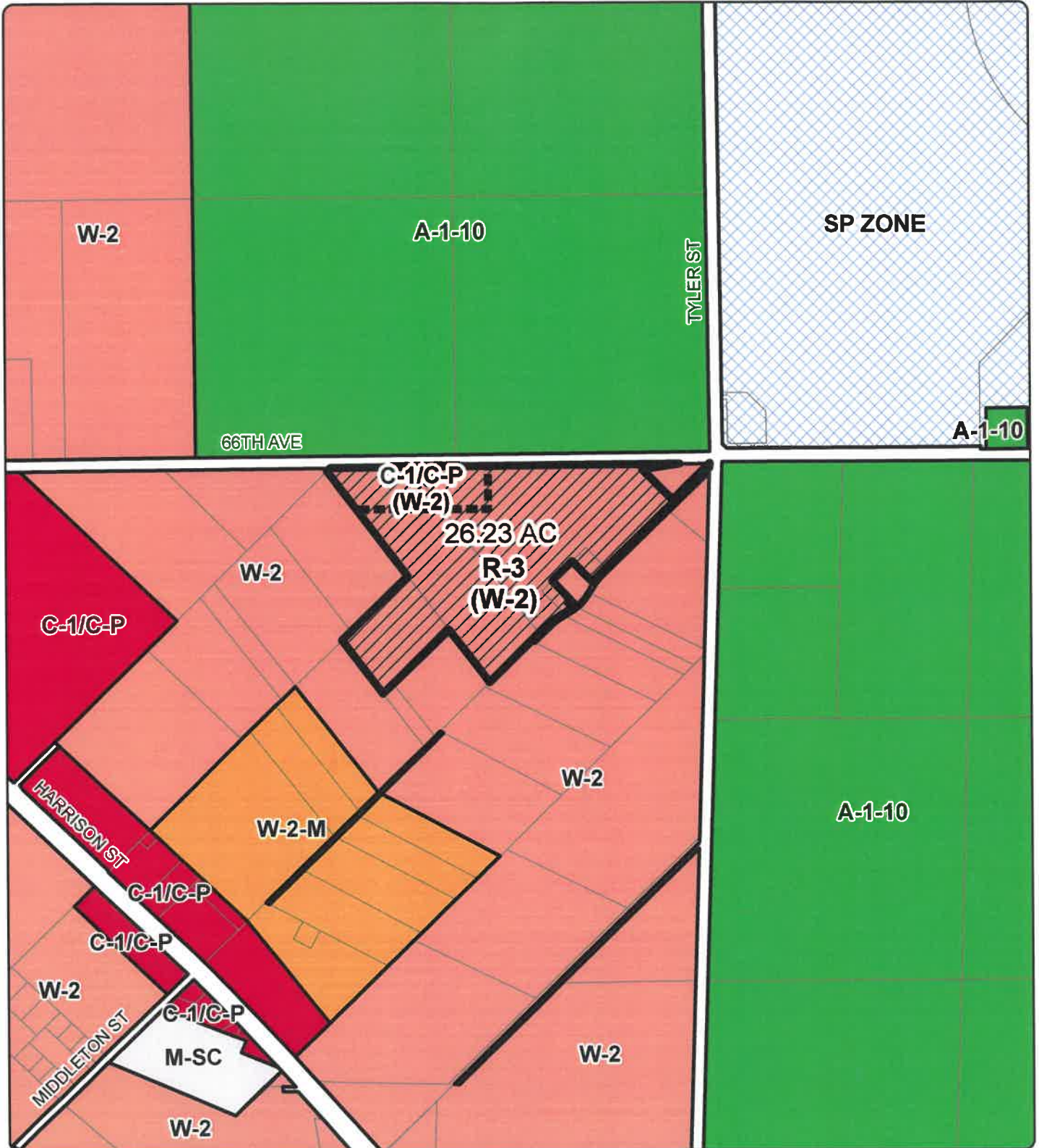
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900048 GPA190017 TPM37590 PPT190037

Supervisor: Perez
District 4

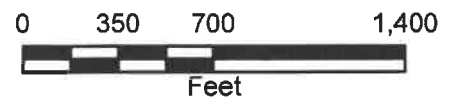
PROPOSED ZONING

Date Drawn: 10/15/2020
Exhibit 3



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



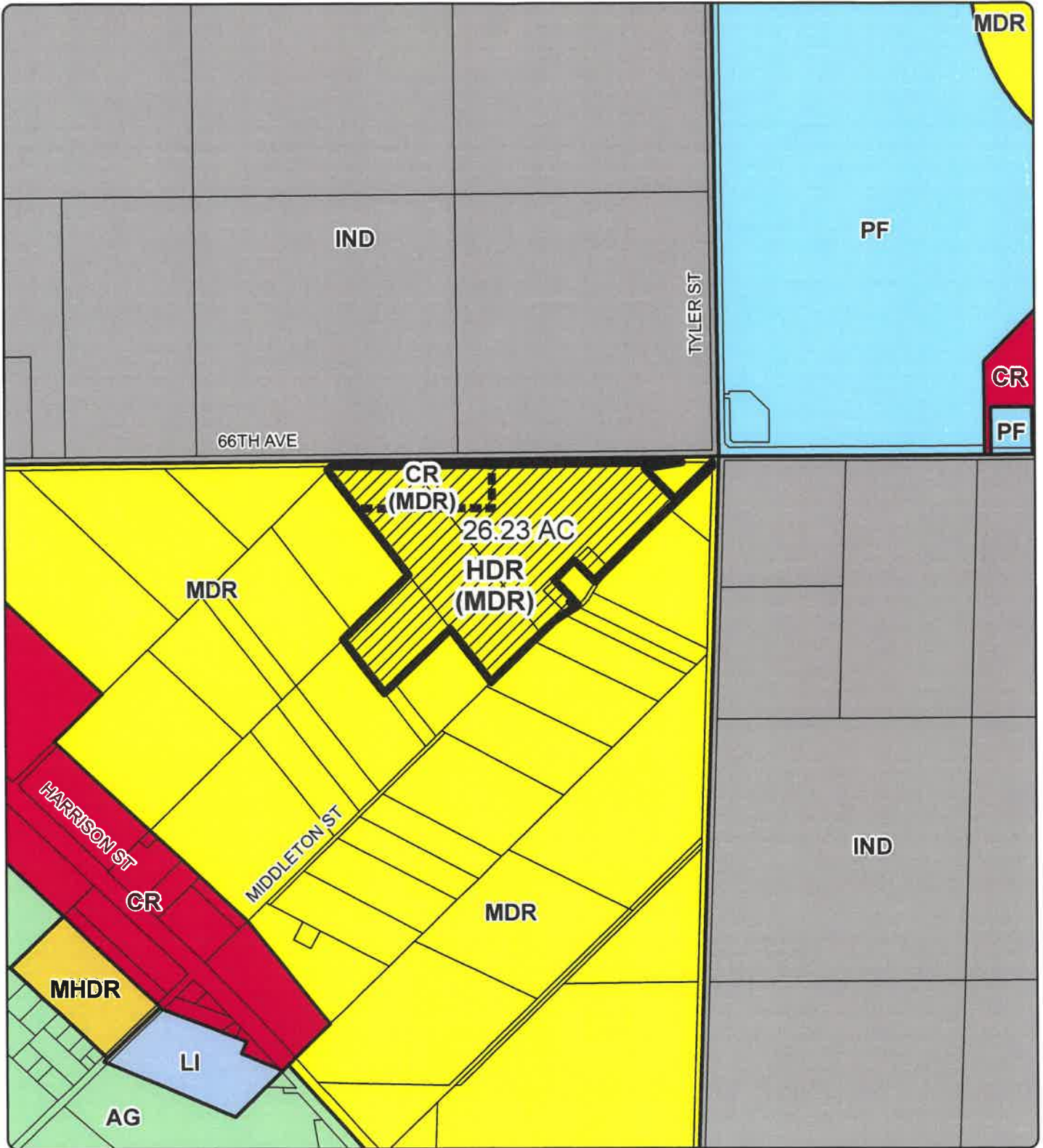
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RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ1900048 GPA190017 TPM37590 PPT190037

Supervisor: Perez
 District 4

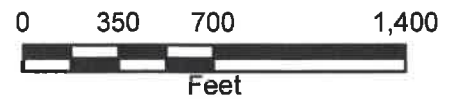
PROPOSED GENERAL PLAN

Date Drawn: 10/15/2020
 Exhibit 6



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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

IRRIGATION CALCULATION

Provide County Database With Landscape Water Use Calculations
 CIVIC OASIS COMMUNITY - RESIDENTIAL

1. Irrigation Water Demand (GPM) = 10000

2. Estimated Irrigation Use (GPM) = 10000

PERCENTAGE OF WATER DEMAND TO BE IRRIGATED = 100%

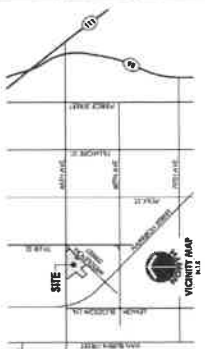
IRRIGATION NOTES

- IRRIGATION WILL BE PROPERLY DESIGNATED (SEE WATER CALCULATION SHEET FOR PROPOSED METHODS OF IRRIGATION)
- NO OVERHEAD IRRIGATION WITHIN 2" OF NON-PERMEABLE SURFACES.
- SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH

STATEMENT

I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF ORDINANCE 15.03.01 AND ORDINANCE 15.03.02. I AGREE TO MAINTAIN AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN, SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCES.

VICINITY MAP



DATA TABLE

APPLICANT:	COACHELA VALLEY HOUSING COALITION
ADDRESS:	4570 MONROE STREET PLAZA 1 - SUITE G INDIO, CALIFORNIA 92201
CONTACT:	DAVID TRICOVEN TELEPHONE: (760) 347-3157
LAND OWNER:	RIVERBEND COUNTY HOUSING AUTHORITY
ADDRESS:	PO BOX 1180 RIVERSIDE, CALIFORNIA 92502
CONTACT:	CARRIE HARMON TELEPHONE: (951) 351-0700
EXHIBIT PREPARED BY:	MSA CONSULTING, INC. 34000 JONES AVENUE SANTA ANA, CALIFORNIA 92700
ADDRESS:	34000 JONES AVENUE SANTA ANA, CALIFORNIA 92700
CONTACT:	PAUL DEPALATIS (MCP) TELEPHONE: (760) 320-9811
PIA:	RON GREGORY TELEPHONE: (760) 320-9811

PARKING LOT SHADING PLAN & LANDSCAPE AREA CALCULATION



LEGEND

- SHADE STRUCTURE
- PARKING LOT TREE

SHADING PLAN	TREE & SHADE STRUCTURE	PARKING AREA	COVERAGE
COMMERCIAL AREA	9,142 SF	20,099 SF (50% STALLS)	42%
RESIDENTIAL AREA	32,844 SF	59,021 SF (50% STALLS)	55.6%
TOTAL	41,986 SF	79,120 SF	53.1% > 50%
LANDSCAPE AREA	LANDSCAPE AREA	PARKING LOT	COVERAGE
COMMERCIAL AREA	33,999 SF	233,827 SF (50% STALLS)	14%
RESIDENTIAL AREA	19,990 SF	244,387 SF (50% STALLS)	7.6%
TOTAL	53,989 SF	478,214 SF	10.9% > 10%

MAINTENANCE MAP



LEGEND

- OFF-SITE AREA MAINTAINED BY LND IF REQUIRED OTHERWISE MAINTAINED BY HOA
- ON-SITE AREA MAINTAINED BY HOA

CVHC OASIS COMMUNITY | INFORMATION



L-0.00

34200 Bob Hope Dr | Rancho Mirage CA 92270 | (760) 320-9811
 Plot Plan No 190037 | AUG 14, 2020



L-5.00

34200 Bob Hope Dr | Rancho Mirage CA 92270 | (760) 320-9811
 Plot Plan No 190037 Aug 14, 2020



OVERALL SITE

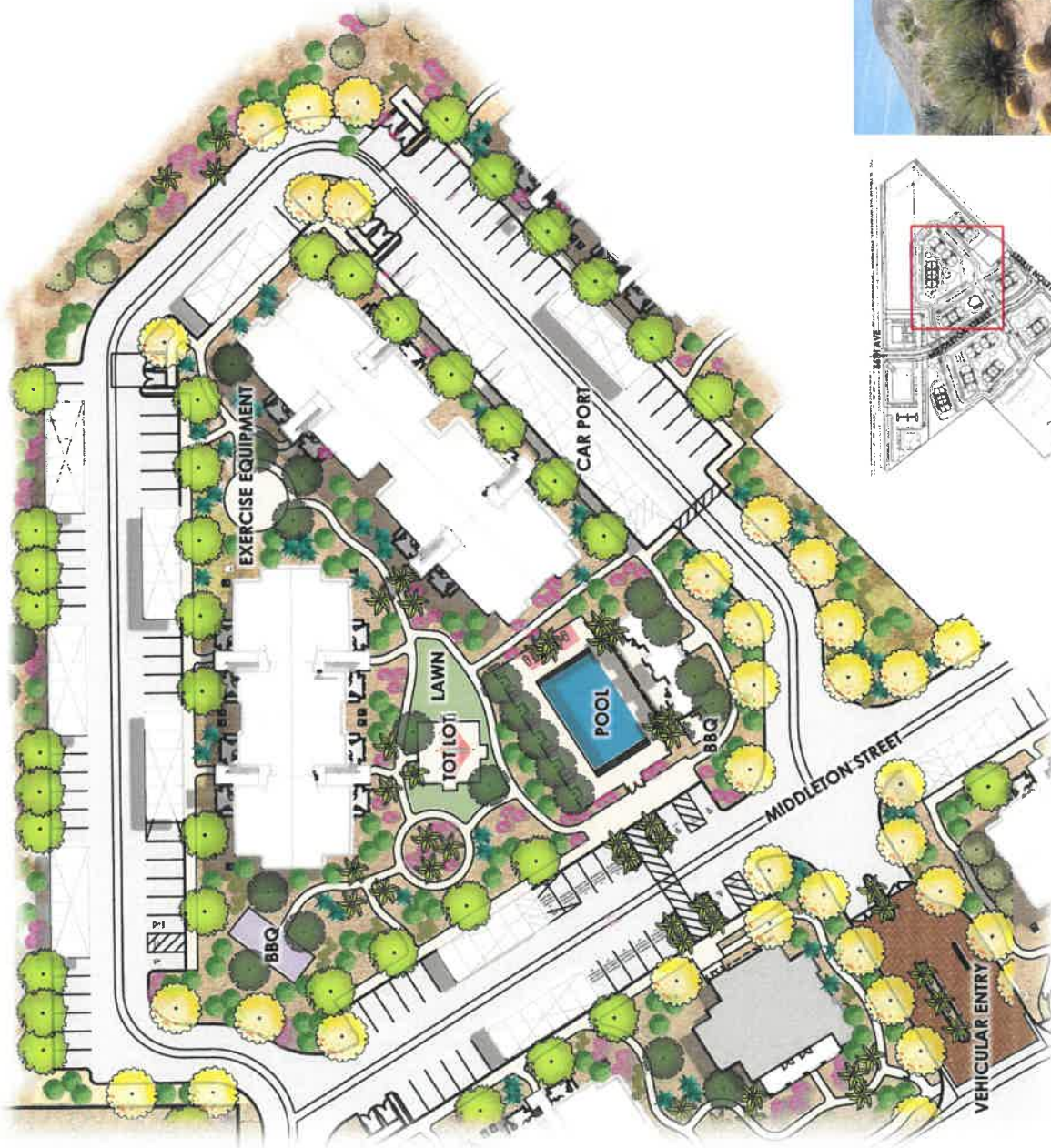
CVHC OASIS COMMUNITY

NOTE: SEE SHEET 5.03 FOR PLANT LEGEND

LEGEND
 6' BLOCK WALL
 6' TUBE FENCE
 FENCE
 WALL



LANDSCAPE ARCHITECTS
 10000 BURNING TREE DRIVE, SUITE 100, RANCHO MIRAGE, CA 92270



SHADE STRUCTURE (TOT LOT)



SEATING AREA



PLAY STRUCTURE (TOT LOT)



SPORT COURT



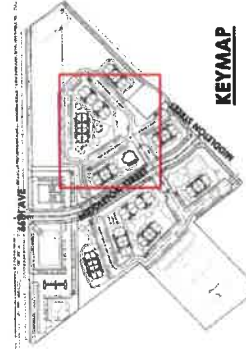
PLAY STRUCTURE (TOT LOT)



ENHANCED PAVER



LANDSCAPE



KEYMAP



CVHC OASIS COMMUNITY | RESIDENTIAL AREA ENLARGEMENT

L-5.02



LANDSCAPE ARCHITECTS
1000 W. 10TH STREET, SUITE 100, ANAHEIM, CA 92801

34200 Bob Hope Dr | Rancho Mirage CA 92270 | (760) 320-9811
Plot Plan No 190037 Aug 14, 2020

PALMS



TREES



ACCENTS



PLANT LEGEND



Trees

Shrub

Accent

Groundcover

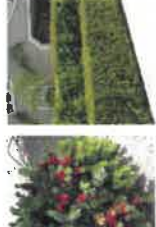
Vine

Cobble & Gravel

Lawn

Shrub
 BERENOPSIS EBANO
 CALLISTEMON VIMINALIS 'SUN'
 PRODRIPS GLANDULOSA 'MAVERICK'
 TORILIANA TIPU
 QUERCUS VIRGINIANA
 ACACIA SALICINA
 JACARANDA MIMOSIFOLIA 'SARAZI' TM
 OLEA EUROPAEA 'SWANHILL FRUITLESS'
CITRUS
 TECOMA STANS V. 'GOLD STAR'
 INCENSED CACTUSFERA
 WASHINGTONIA HYBRID
Shrub
 BOULDERVILLE & 'TONGUE GLOW'
 CALISTEMON VIMINALIS 'LITTLE JOHN'
 CAISSIA MACROCARPA 'IRONWOOD BEAUTY'
 GOSYSPERM HABROBRESA
 LABREA TRIBENYATA
 LEBODOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM
 LAURUSTRAK JAPONICUM 'TEANUM'
 OLEA EUROPAEA 'LITTLE OLIVE' TM
 TECOMA STANS
Accent
 AGAVE PARROT 'EMERALD'
 AGAVE PARROT 'TRINACIA'
 AGAVE SIBIRIANA
 AGAVE VICTORIAE
 COLIA HADROPS HUMILIS
 DACTYLOCTENIUM Aegyptium
 ECHINOCACTUS BRUNORI
 EUPHORBIA RESINIFERA
 FOUQUIERA SPLICHOEUS
 HESPERALOE FRIFFERIA
 HESPERALOE PAVANILORA 'DESERT FLAMINGO' TM
 PACHYKERMES MARGINATUS
 YUCCA ELAEOCARPA
GC
 CAISSIA MACROCARPA 'GREEN CARPET'
 CONYLISSUS ORODRUM
 ERIOCHLOA MACULATA 'OUTBACK SURFERS'
 LANTANA MONTENSIS 'PURPLE'
 LANTANA MONTENSIS 'PURPLE'
 ROSEMARYS OFFICINALIS 'BARTINGTON CARPET'
Vine
 BOULDERVILLE & 'TONGUE GLOW'
 POLYANthes M. 'BARBARA BARST'
 CALLUNA UNDECURATA
 TERNstroemia
 TRACHELOSPERMUM ASIAOTUM
GC
 BOULDER 2.5'
 COBBLES 2"-4"
 GRAVEL 3/4"
 LAWN

SHRUBS



GROUNDCOVERS



VINE



COBBLE & GRAVEL



Common	Size	WVP Remarks
TEXAS EBONY	36" BOX L	ACCENT
BOTTLE BRUSH	24" BOX M	SMALL FLORER
THORNLESS MESQUITE	24" BOX L	5' MINIMUM TRUNK CLEARANCE PARWAY TREE (BIRTH AVE)
TRPA TREE	24" BOX M	PARWAY TREE (BIRTH AVE)
SOUTHERN LIVE OAK	36" BOX M	PARWAY TREE (BIRTH AVE)
WILLOW ACACIA	36" BOX L	SHADE
BONSAI BLUE JACARANDA	24" BOX M	SHADE
EUROPEAN OLIVE	48" BOX M	SHADE
CITRUS	15 GAL M	SMALL FLORER
YELLOW BELLS	24" BOX M	SMALL FLORER
DATE PALM	18" 20" 24" M	WVP
CALIFORNIA FAN PALM	14" 18" M	SKINNED
YORK BLOW BOW	15 GAL M	WVP Remarks
YORK BLOW BOW	3 GAL L	
DWARF WEeping BOTTLE BRUSH	5 GAL M	
BEAUTY NATAL PALM	5 GAL M	
SAN MARCOS HIBISCUS	5 GAL L	SLOPE
CROCKOTE BUSH	5 GAL L	SLOPE
BREWSTER COUNTY BARONET BUSH	15 GAL M	
WAX LEAF PRIVET	3 GAL L	
LITTLE OLIVE	3 GAL L	
YELLOW BELLS	3 GAL L	
Common	Size	WVP Remarks
VARIEGATED MUIRPHY'S AGAVE	15 GAL L	
PARROT'S AGAVE	15 GAL L	
AGAVE SIBIRIANA	15 GAL L	
AGAVE VICTORIAE	15 GAL L	
BANANA ALOE	15 GAL M	
MEDITERRANEAN FAN PALM	15 GAL M	
GRAY DESERT SPOON	15 GAL L	
GOLDEN BARREL CACTUS	3 GAL L	
BEAN SPURGE	3 GAL L	
OCOTILLO	5' 1/2" MRL	
GRANT HESPERALOE	15 GAL L	
DESERT FLAMINGO RED YUCCA	5 GAL L	
TOTEM POLE CACTUS	15 GAL L	
BANANA YUCCA	5 GAL L	
Common	Size	WVP Remarks
NATAL PALM	5 GAL M	
BIRCH MORNING GLORY	5 GAL L	SLOPE
OUTBACK SURFERS	5 GAL L	SLOPE
LONG LANTANA	5 GAL M	
ROSEMARY	5 GAL M	
BARTINGTON CARPET ROSEMARY	5 GAL M	
Common	Size	WVP Remarks
BOULDERVILLE & 'TONGUE GLOW'	3 GAL M	
BARBARA BARST BOULDERVILLE	15 GAL M	Wire to screen
PINK POWDER PUFF	5 GAL M	
CAPE HONOLULUE	5 GAL M	
ASIAN JASMINE	15 GAL M	NOT ON SLOPE
Common	Count	Job
	500	HIGH DB

L-5.03



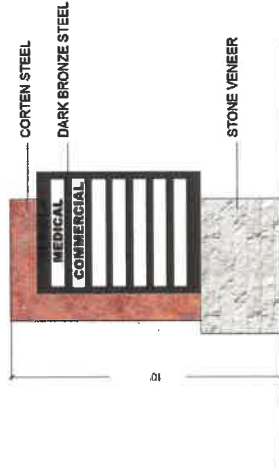
NOTE:
 GROUND COVER PLANT ON SLOPE MAXIMUM 12" ON CENTER

CVHC OASIS COMMUNITY | PLANT PALETTE

66TH AVE



MONUMENT CONCEPT - PLAN VIEW SCALE: 1" = 20'-0"



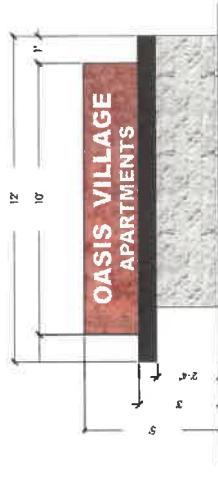
1 COMMERCIAL MONUMENT CONCEPT SCALE: 1/8" = 1'-0"



REFERENCE IMAGES



REFERENCE IMAGES



2 RESIDENTIAL MONUMENT CONCEPT SCALE: 1/8" = 1'-0"

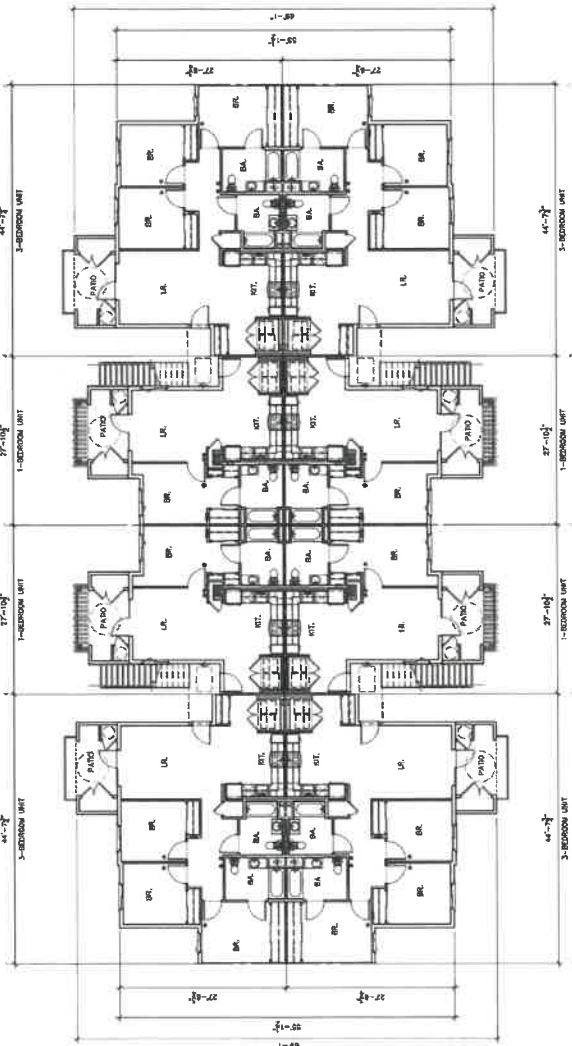


3 ELEVATION VIEW SCALE: 1/8" = 1'-0"

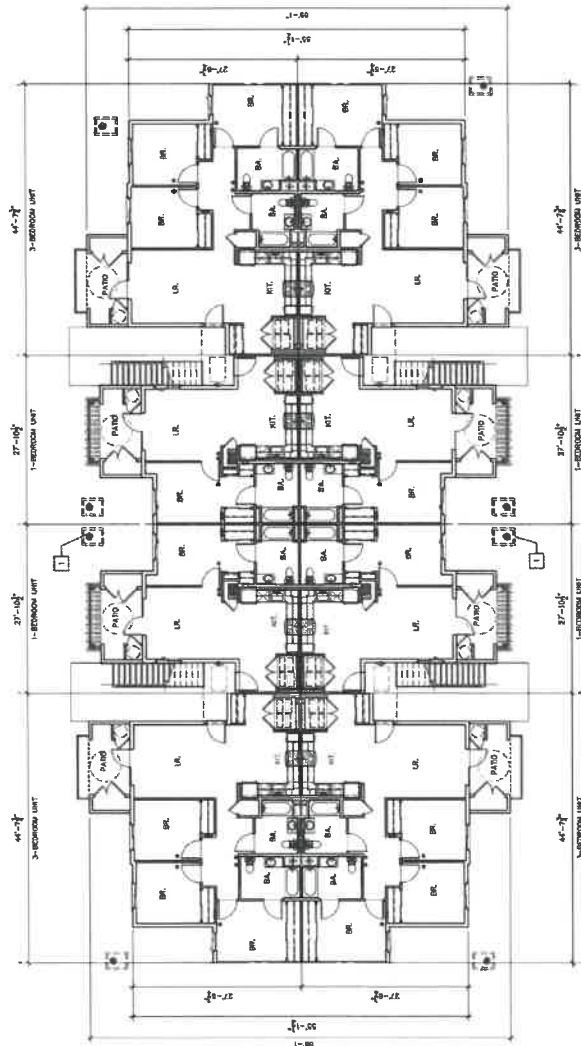
CVHC OASIS COMMUNITY | MONUMENT SIGNAGE

L-5.04

LEGEND:
 [] MECHANICAL EQUIPMENT TO BE HIDDEN BY LANDSCAPE (OPTIONAL)



BUILDING TYPE A
 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



BUILDING TYPE A
 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PLOT PLAN NO. 190037

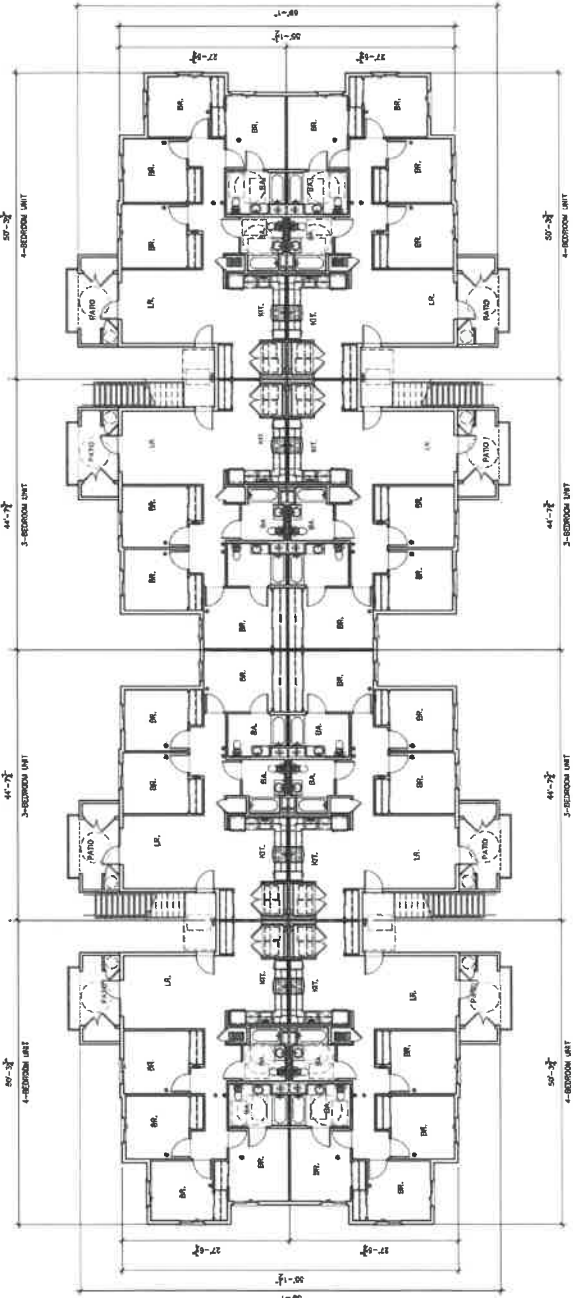
Y&M Architects

Developer: OASIS VILLAS COMMUNITY, LLC
 190037

Project

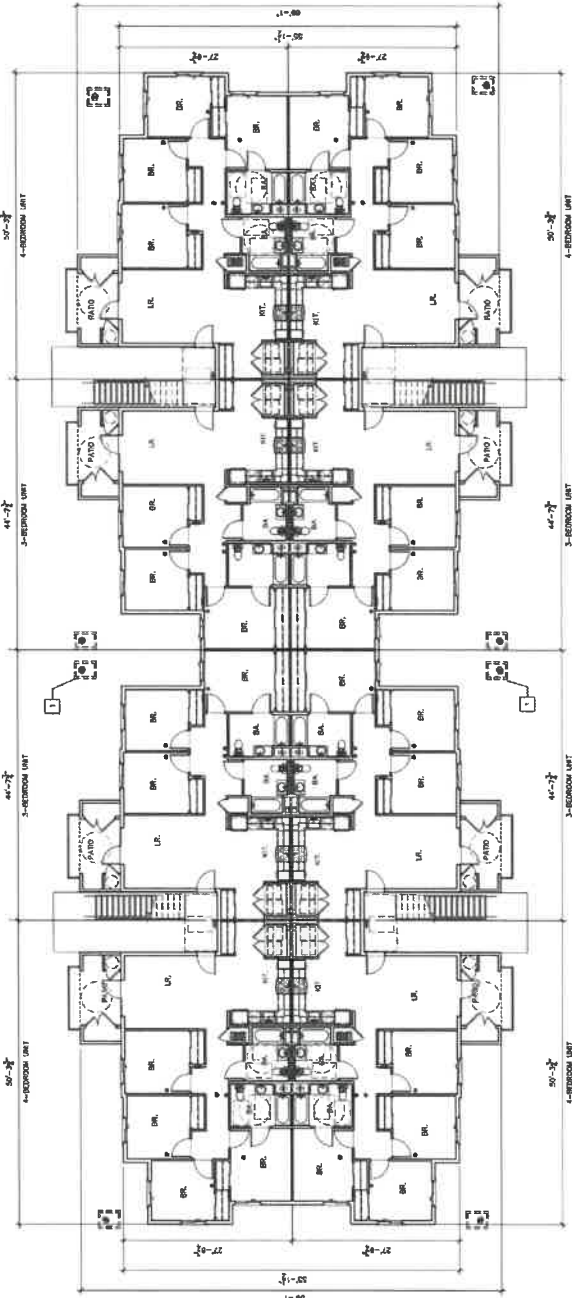
DATE: 06/22/20

LEGEND:
 MECHANICAL EQUIPMENT
 (AS SHOWN ON SHEET 202-100)



BUILDING TYPE B
 2ND FLOOR PLAN
 SCALE 1/8"=1'-0"

2



BUILDING TYPE B
 2ND FLOOR PLAN
 SCALE 1/8"=1'-0"

1

PLOT PLAN NO. 190037

Y&M Architects

Y&M Architects
 724 S. Spring Street, #204
 Los Angeles, CA 90014
 Tel: 213 623 2107 Fax: 213 623
 www.ymerch.com

OASIS VILLAS COMMUNITY

COACHELLA VALLEY HOUSING COALITION

06.22.20 A-04

Project

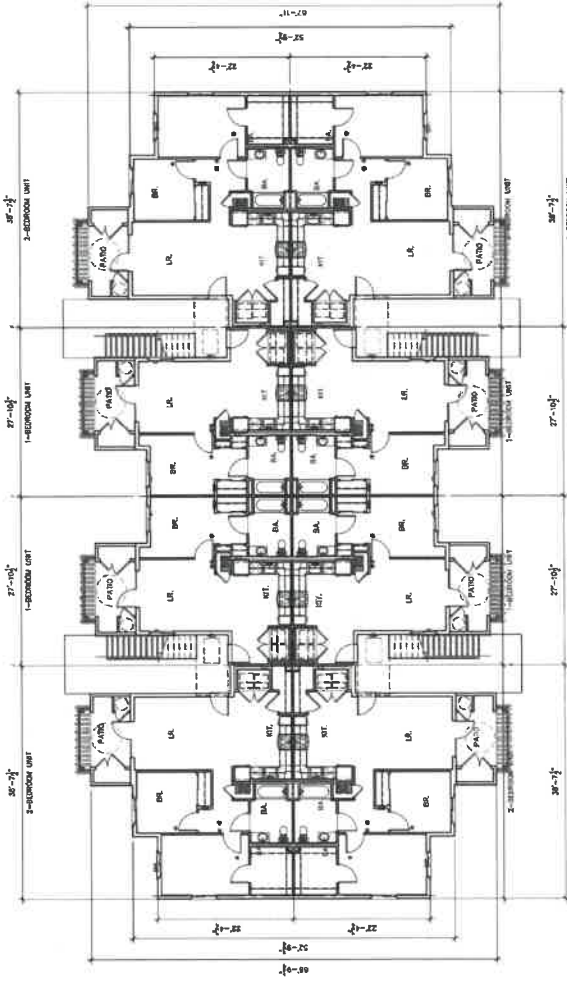
Date

Page

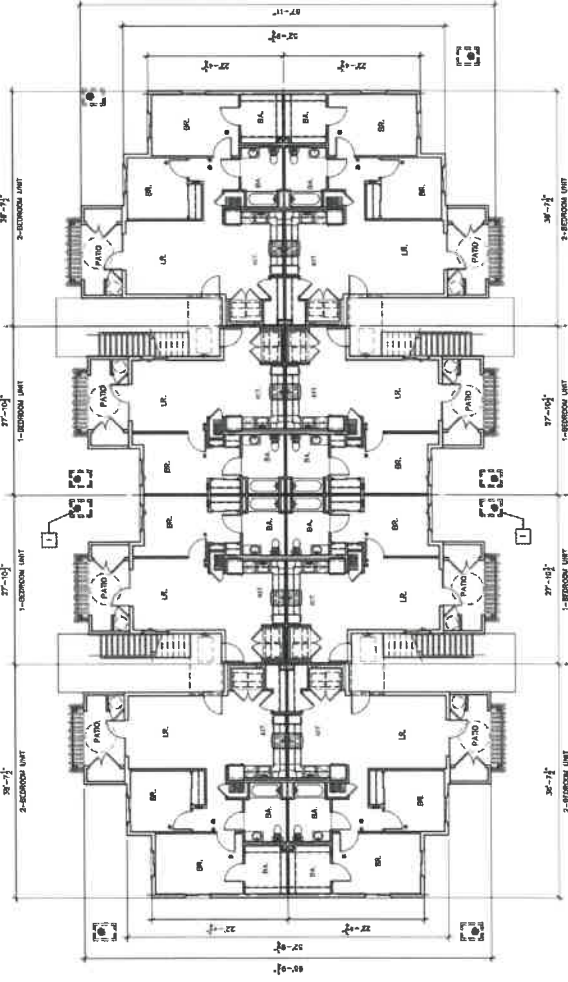
Developer: 4531 MARSHALL STREET, SUITE C
 PASADENA, CA 92301

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03/20/2023
 1 MECHANICAL EQUIPMENT EQUIPMENT TO BE INSTALLED BY LICENSED TECHNICIAN



2
 BUILDING TYPE C
 2ND FLOOR PLAN
 SCALE: 1/8"=1'-0"



1
 BUILDING TYPE C
 1ST FLOOR PLAN
 SCALE: 1/8"=1'-0"

Y&M Architects
 724 S. Spring Street, #204
 Los Angeles, CA 90014
 210.213.823 210.7 Fax: 213.823
 2100 www.yamca.com







Project:
 OASIS VILLAS COMMUNITY
 190037

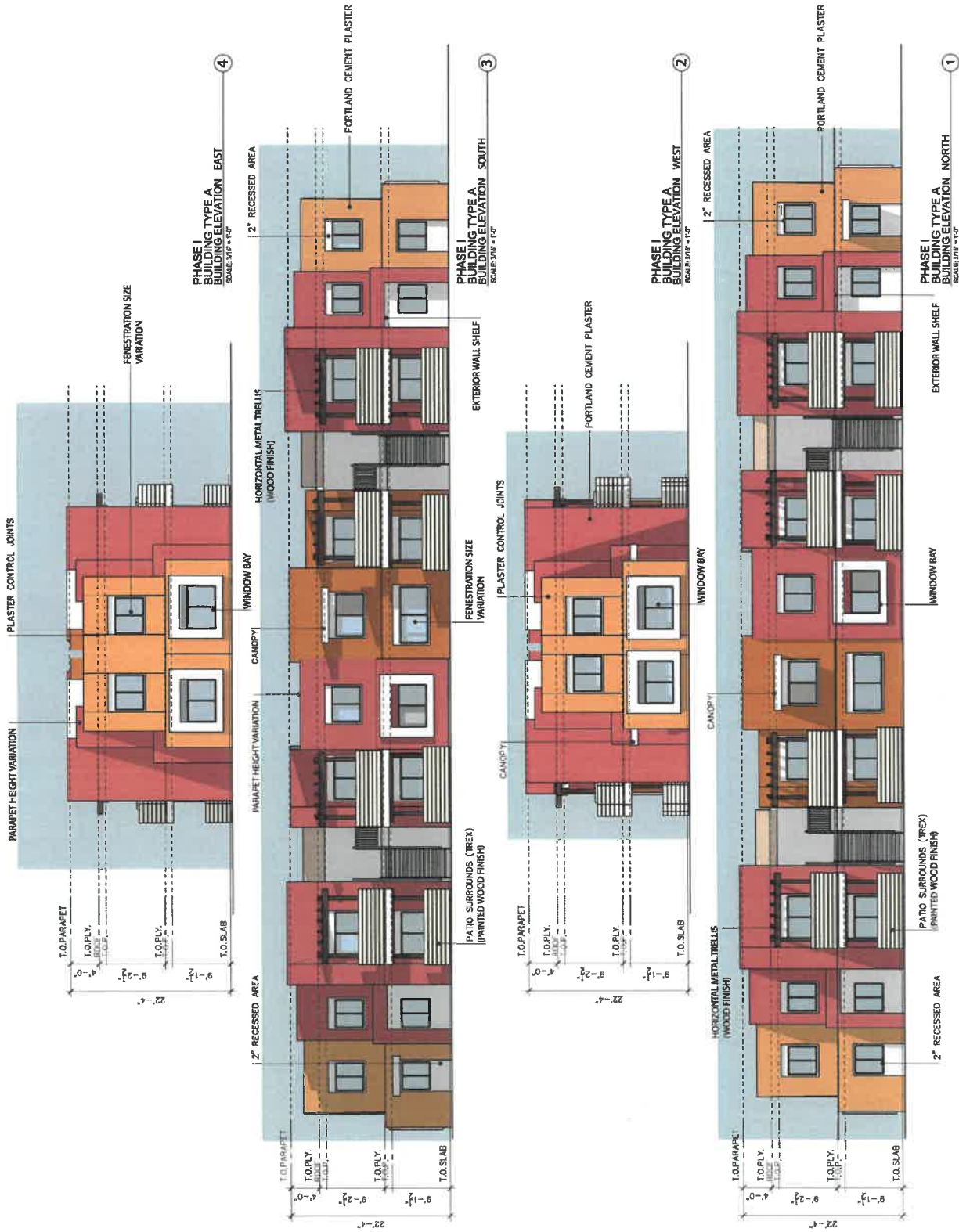
PLOT PLAN NO. 190037

COACHELLA VALLEY HOUSING COALITION
 06.22.20 A-05
 Date
 Page

Prepared by: 42379 MORTGAGE STRUMENT, SUITE 0
 BAKEN, CA 92201

DESERT COLOR PALETTE	
	PAINTED STUCCO 165U or 172 U or 173U
	PAINTED STUCCO 738U or 45U
	PAINTED STUCCO 139U or 1605 U or 465U
	INTEGRAL WHITE STUCCO

*COLORS SHOWN ARE COORDINATE WITH GENERAL
COLORS IN DESERT COLOR PALETTE (PAGE 19)
**MATERIALS HAVE AN ANTICORROSIONAL PROTECTIVE
FINISHES AND VARIATION OF HEIGHT AND DEPTH OF
FINISHES FOR RESIDENTIAL USE (SEE GENERAL NOTES PAGE 56)



1. The building shall be constructed in accordance with the City of Coachella Valley Housing Coalition's Building Code, which is based on the International Building Code (IBC) 2015 Edition with amendments. The building shall be constructed in accordance with the City of Coachella Valley Housing Coalition's Building Code, which is based on the International Building Code (IBC) 2015 Edition with amendments. The building shall be constructed in accordance with the City of Coachella Valley Housing Coalition's Building Code, which is based on the International Building Code (IBC) 2015 Edition with amendments.

PLOT PLAN NO. 190037

*COLORS PROPOSED ARE CONSISTENT WITH THE FINAL ARCHITECTURAL EXTERIOR COLOR PALETTE (PAGE 19)

DESERT COLOR PALETTE	
PAINTED STUCCO	165U or 172 U or 173U
PAINTED STUCCO	139U or 7250U or 433U
PAINTED STUCCO	139U or 1605 U or 465U
INTEGRAL WHITE STUCCO	



1
2
3
4

PLOT PLAN NO. 190037

Y&M Architects

Y&M Architects
724 S. Olive Street, #304
Los Angeles, CA 90014
Tel: 213 623 2107 Fax: 213 623
www.yandm.com

OASIS VILLAS COMMUNITY

COACHELLA VALLEY HOUSING COALITION

03.25.20 A-08





Developer: 45701 MONTEVISTA STREET, SUITE B
MADERA, CA 91435

Project

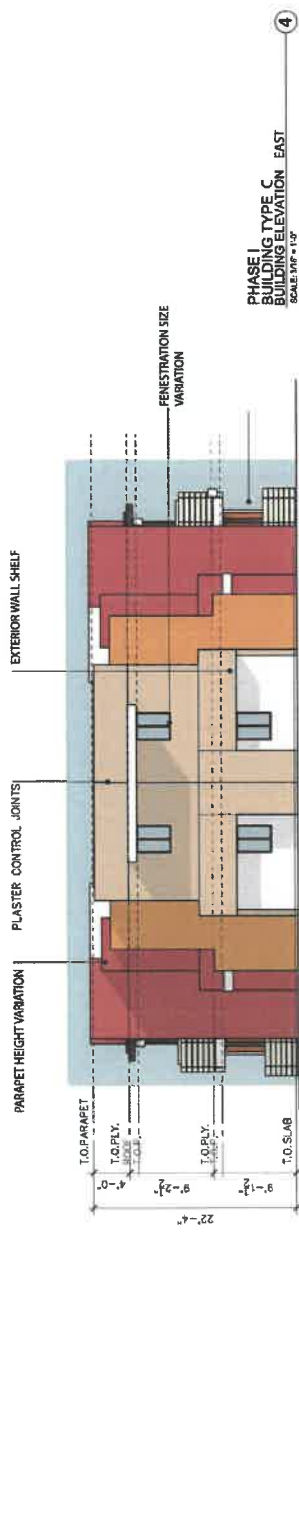
Date

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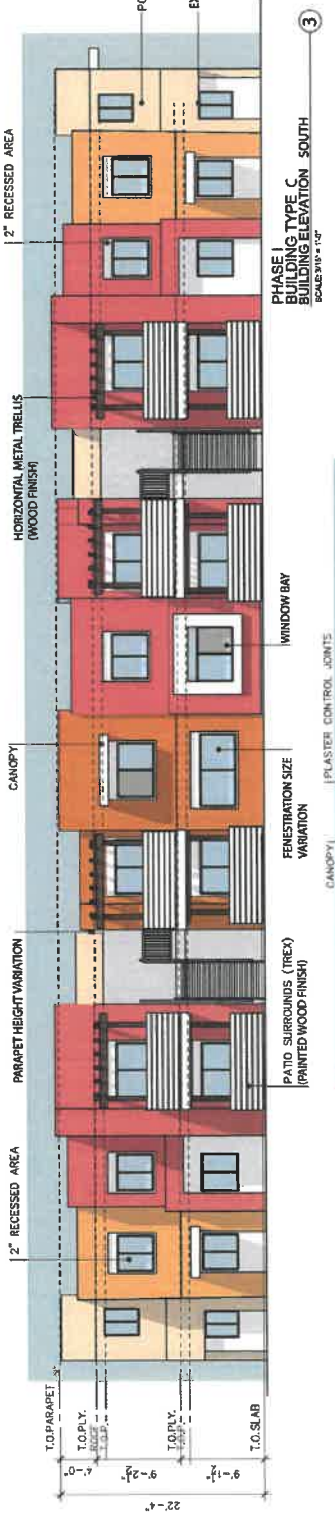
PHASE I BUILDING TYPE B BUILDING ELEVATION EAST SOUTH WEST NORTH

DESERT COLOR PALETTE	
	PAINTED STUCCO 165U or 172 U or 173U
	PAINTED STUCCO 7530U or 453U
	PAINTED STUCCO 138U or 1605 U or 465U
	INTEGRAL WHITE STUCCO

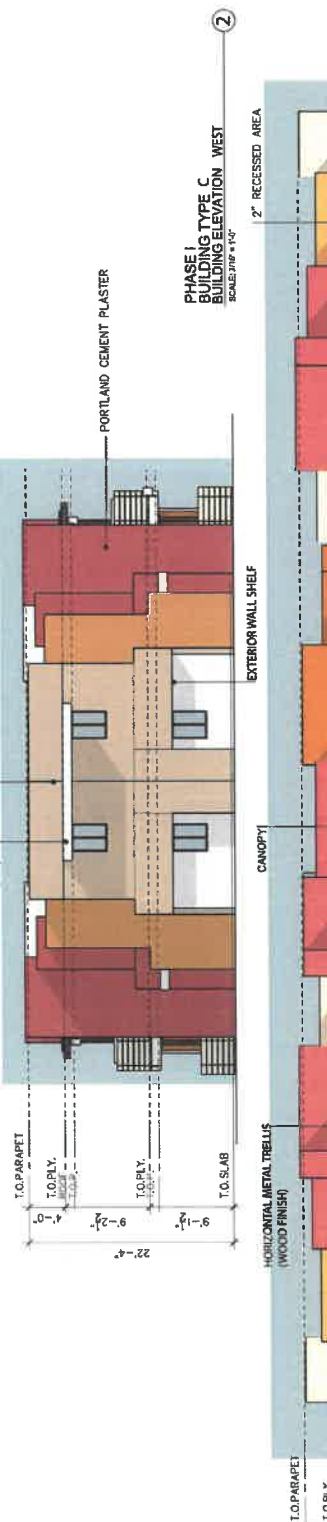
*COLORS SHOWN ARE CONSISTENT WITH THERMAL
CAMERA PALETTE COLOR PALETTE PAGE 19
*MATERIALS PACKAGE ATTENTIONAL OCCUPANTS
ELEMENTS AND FINISHES OF EXTERIOR AND INTERIOR
FOR RESIDENTIAL DESIGN GREENBOOK PAGE 38



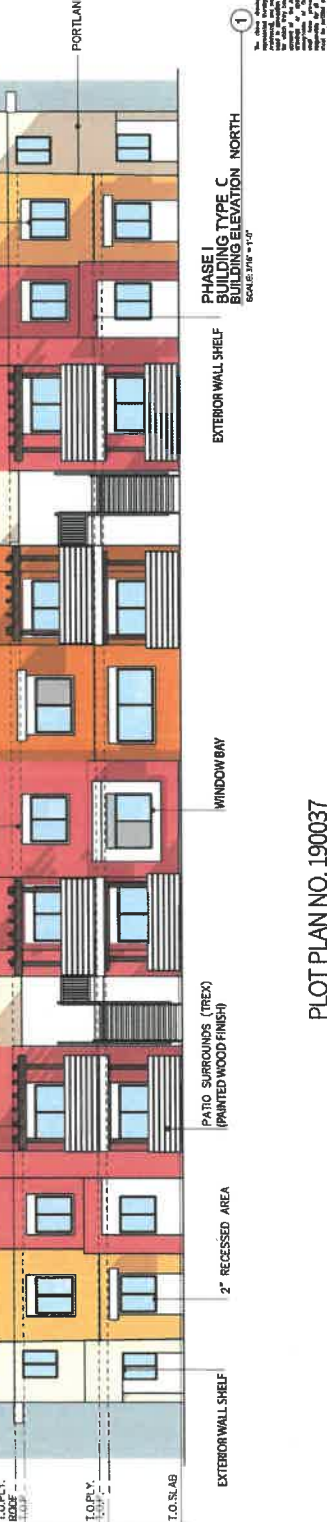
PHASE I
BUILDING TYPE C
BUILDING ELEVATION - EAST
SCALE: 3/8" = 1'-0"



PHASE I
BUILDING TYPE C
BUILDING ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



PHASE I
BUILDING TYPE C
BUILDING ELEVATION - WEST
SCALE: 3/8" = 1'-0"



PHASE I
BUILDING TYPE C
BUILDING ELEVATION - NORTH
SCALE: 3/8" = 1'-0"

PHASE I BUILDING TYPE C BUILDING ELEVATION - EAST, SOUTH, WEST, NORTH
SCALE: 3/8" = 1'-0"

PLOT PLAN NO. 190037

Y&M Architects

Y&M Architects
1544 Archibald Street, #304
Los Angeles, CA 90014
Tel. 213 623 2107 Fax. 213 623
2106-yarch.com

OASIS VILLAS COMMUNITY

COACHELLA VALLEY HOUSING COALITION

A-09

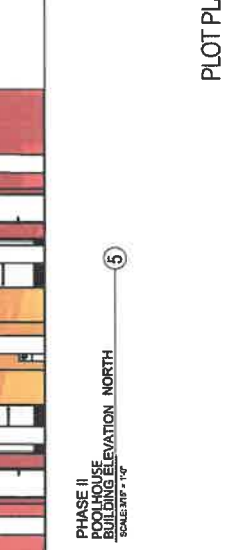
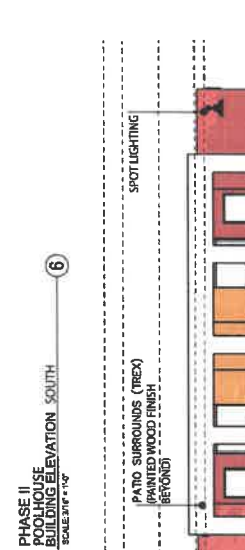
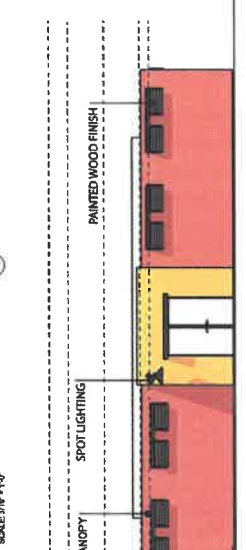
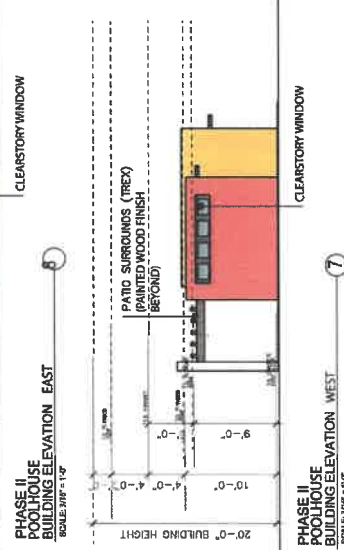
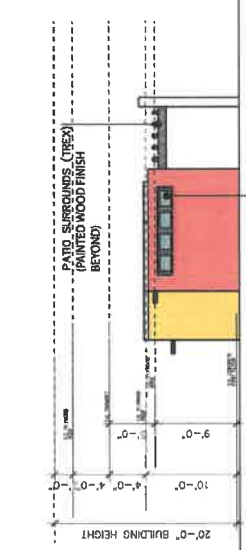
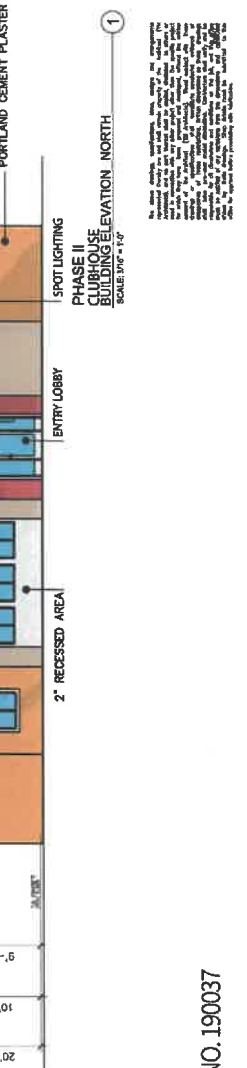
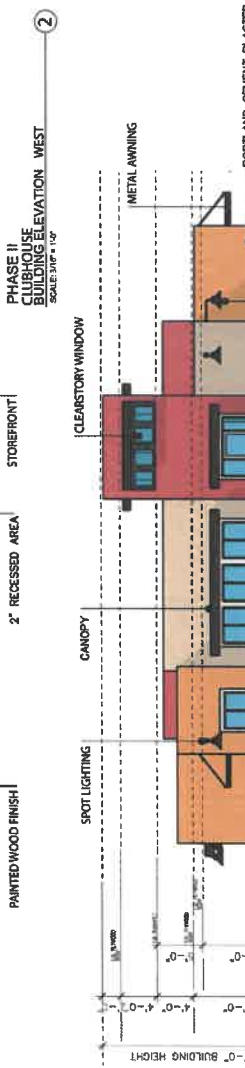
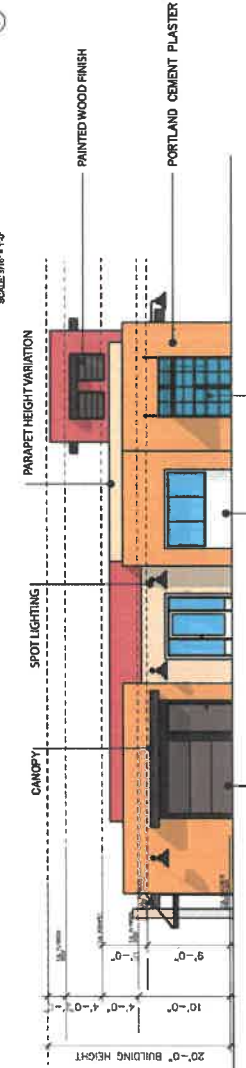
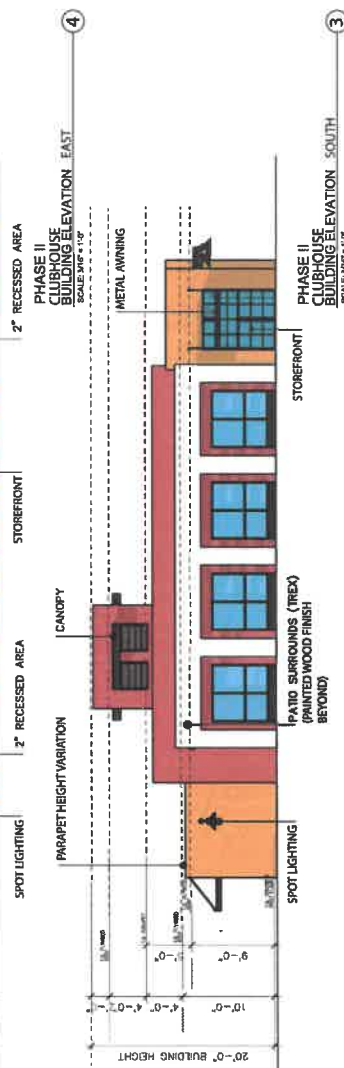
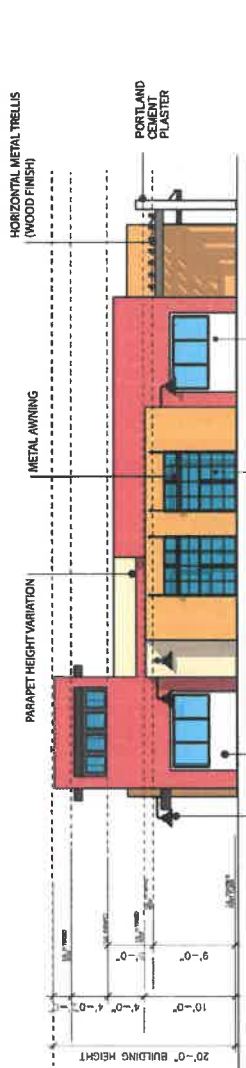
Project: 03.25.20

Date

Page

DESERT COLOR PALETTE	
	PAINTED STUCCO 165U or 122U or 173U
	PAINTED STUCCO 7536U or 453U
	PAINTED STUCCO 138U or 165U or 465U
	INTEGRAL WHITE STUCCO

CONSTRUCTION SPECIFICATIONS FOR INTERNAL
COLORS AND FINISHES SHALL BE IN
ACCORDANCE WITH THE 2018 IBC AND 2018
INTERNATIONAL RESIDENTIAL CODE BOOKS.
MATERIALS, FINISHES, AND METHODS OF
INSTALLATION SHALL BE AS SHOWN ON THE
DRAWINGS AND SHALL BE APPROVED BY THE
ARCHITECT.



PHASE II CLUBHOUSE BUILDING ELEVATION EAST SCALE: 1/8" = 1'-0"

PHASE II CLUBHOUSE BUILDING ELEVATION SOUTH SCALE: 1/8" = 1'-0"

PHASE II CLUBHOUSE BUILDING ELEVATION WEST SCALE: 1/8" = 1'-0"

PHASE II CLUBHOUSE BUILDING ELEVATION WEST SCALE: 1/8" = 1'-0"

PHASE II CLUBHOUSE BUILDING ELEVATION NORTH SCALE: 1/8" = 1'-0"

PHASE II POOLHOUSE BUILDING ELEVATION EAST SCALE: 1/8" = 1'-0"

PHASE II POOLHOUSE BUILDING ELEVATION WEST SCALE: 1/8" = 1'-0"

PHASE II POOLHOUSE BUILDING ELEVATION SOUTH SCALE: 1/8" = 1'-0"

PHASE II POOLHOUSE BUILDING ELEVATION NORTH SCALE: 1/8" = 1'-0"

PLOT PLAN NO. 190037

Y&M Architects

Y&M Architects
724 S. Spring Street, #304
Brea, CA 92610
Tel. 949.853.2107 Fax. 949.853.2108
www.yandmarch.com

OASIS VILLAS COMMUNITY

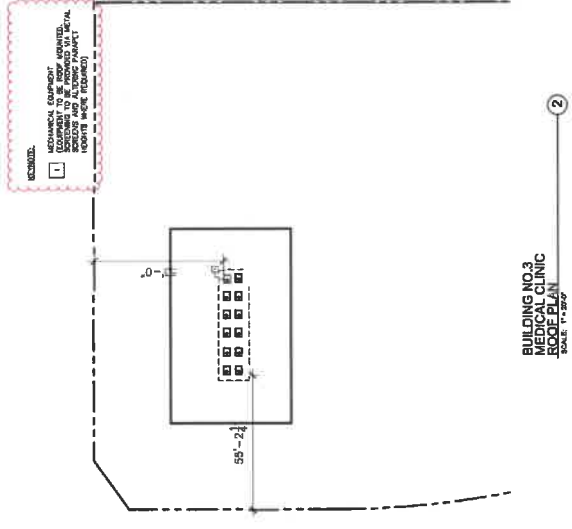
COACHELLA VALLEY HOUSING COALITION

06.22.20

A-10

Date

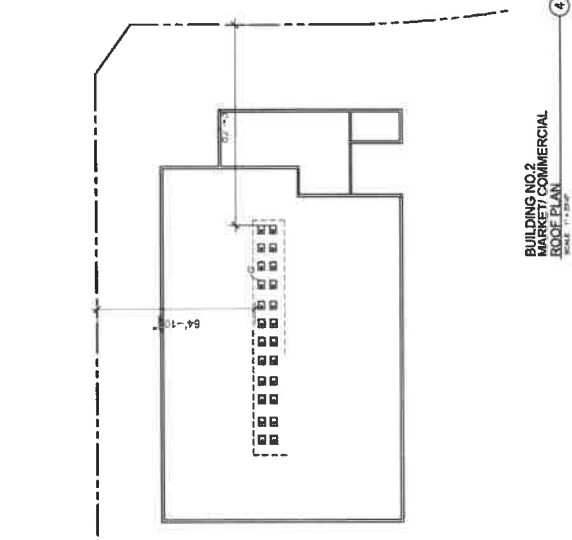
Page



**BUILDING NO.3
MEDICAL CLINIC
SCALE: 1"=20'**

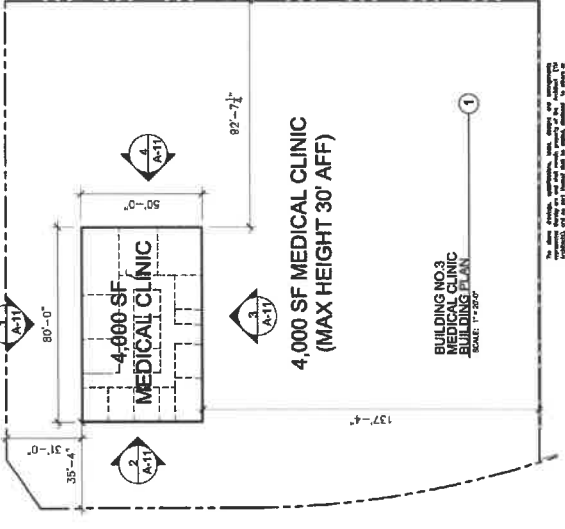
**CLINIC SITE AREA
42,963 SF / .99 ACRES**

**66TH
MIDDLETON AVE**



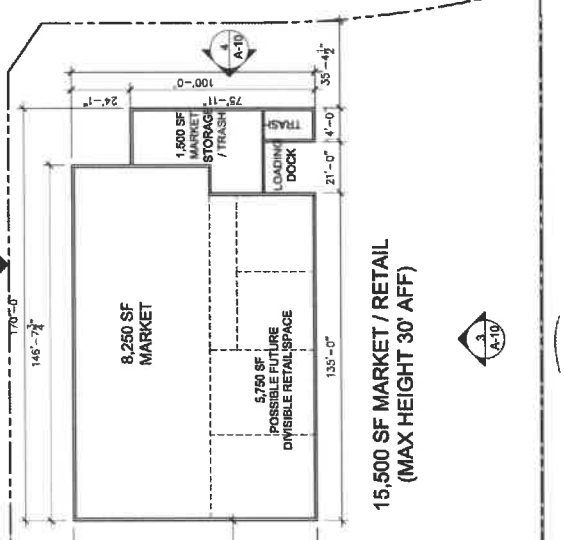
**BUILDING NO.2
MARKET/COMMERCIAL
SCALE: 1"=20'**

**MARKET COMMERCIAL SITE AREA
78,631 SF SF / 1.8 ACRES**

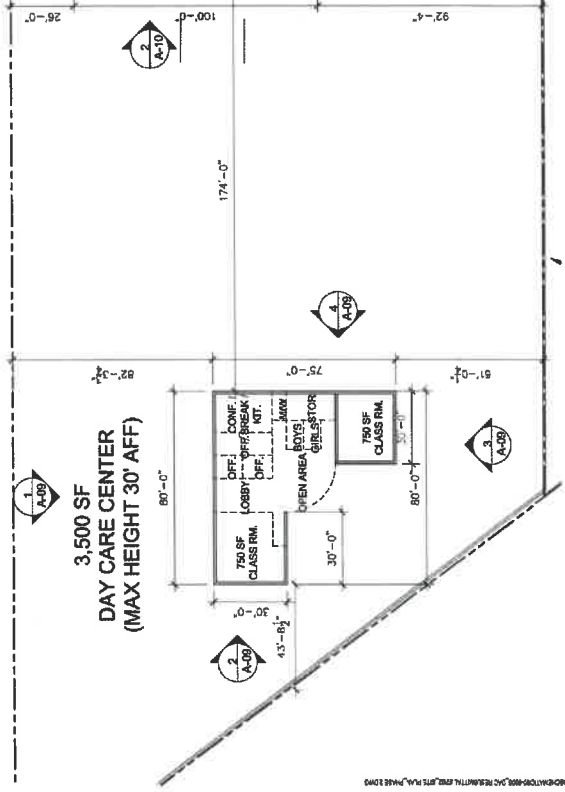


**BUILDING NO.3
MEDICAL CLINIC
BUILDING PLAN
SCALE: 1"=20'**

MECHANICAL EQUIPMENT SHALL BE LOCATED IN THE MECHANICAL ROOM AS SHOWN ON SHEET 19-206.



**BUILDING NO.2
MARKET/COMMERCIAL
BUILDING PLAN
SCALE: 1"=20'**



**BUILDING NO.1
DAY CARE CENTER
BUILDING PLAN
SCALE: 1"=20'**

**DAY CARE SITE
30,319 SF SF / .70 ACRES**

PLOT PLAN NO. 190037





OASIS VILLAS COMMUNITY

COACHELLA VALLEY HOUSING COALITION 06.22.20 A-12

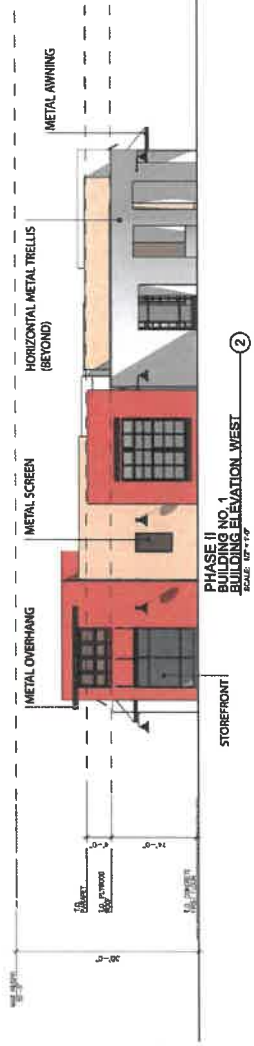
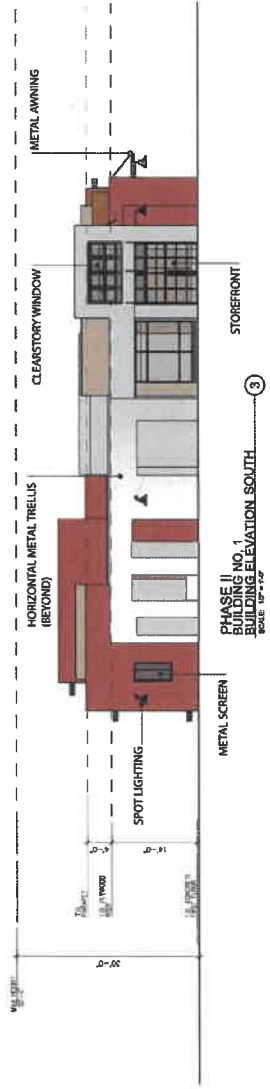
Y&M Architects
724 S. Spring Street, #304
Tulsa, OK 74106
Tel: 918 233 2107 Fax: 918 233 2108
www.yandmarch.com

Project
46201 Lawrence Street, Suite 0
Tulsa, OK 74106

DESERT COLOR PALETTE

	PAINTED STUCCO 165U or 172 U or 175U
	PAINTED STUCCO 7536U or 453U
	PAINTED STUCCO 139U or 165U or 465U
	INTEGRAL WHITE STUCCO

COLORS PROVIDED ARE CONSIDERED WITH INTERNAL COLORING. EXTERIOR COLORING WILL VARY BASED ON EXTERIOR FINISHES, MATERIALS, AND VARIATION OF LIGHT ACCORDING TO YOURS. PLEASE CONSULT WITH INTERNAL COLORING FOR ARCHITECTURAL COLORING (P&C).



Y&M Architects

724 S. Spring Street #204
Los Angeles, CA 90014
Tel: 213 633 2107 Fax: 213 623 8923
www.yandmarch.com

OASIS VILLAS COMMUNITY





PLOT PLAN NO. 190037

COACHELLA VALLEY HOUSING COALITION

Date 03.25.20 Page A-13

Developer: 46701 INVERNESS FREEST, SUITE G
MORO, CA 92551

PHASE II BUILDING NO. 1
BUILDING ELEVATION EAST
SCALE: 1/8" = 1'-0"

DESERT COLOR PALETTE	
	PAINTED STUCCO 165U or 175U or 175U
	PAINTED STUCCO 7538U or 453U
	PAINTED STUCCO 139U or 165U or 465U
	INTEGRAL WHITE STUCCO

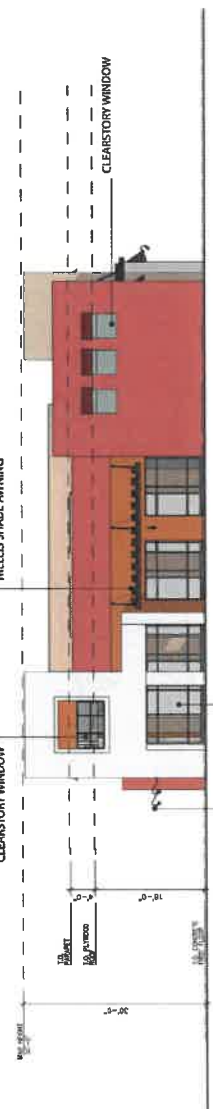
*COLORS SHOWN ARE CONCRETE WITH THERMAL MASS. ALL OTHER MATERIALS SHOULD BE SELECTIONS THAT MATCH THE THERMAL MASS OF CONCRETE. ALL MATERIALS SHOULD BE SELECTIONS THAT MATCH THE THERMAL MASS OF CONCRETE. ALL MATERIALS SHOULD BE SELECTIONS THAT MATCH THE THERMAL MASS OF CONCRETE.



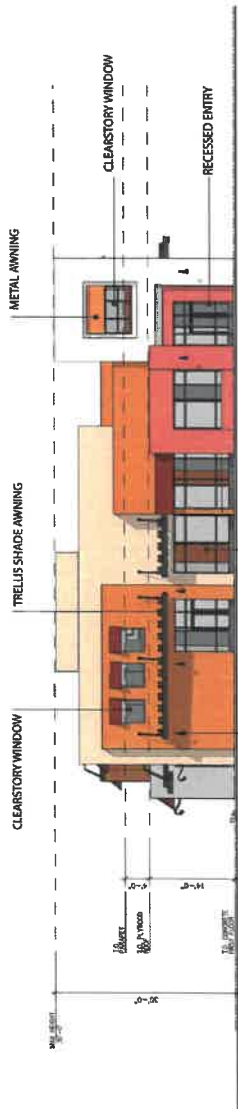
PHASE II
BUILDING NO. 3
BUILDING ELEVATION EAST
SCALE: 1/2" = 1'-0"



PHASE II
BUILDING NO. 3
BUILDING ELEVATION SOUTH
SCALE: 1/2" = 1'-0"



PHASE II
BUILDING NO. 3
BUILDING ELEVATION WEST
SCALE: 1/2" = 1'-0"

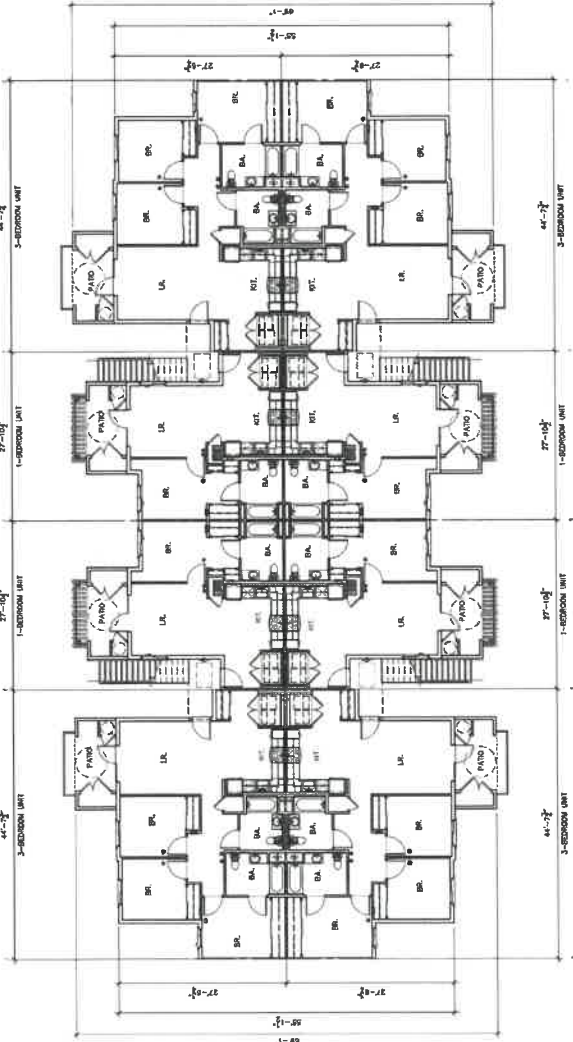


PHASE II
BUILDING NO. 3
BUILDING ELEVATION NORTH
SCALE: 1/2" = 1'-0"

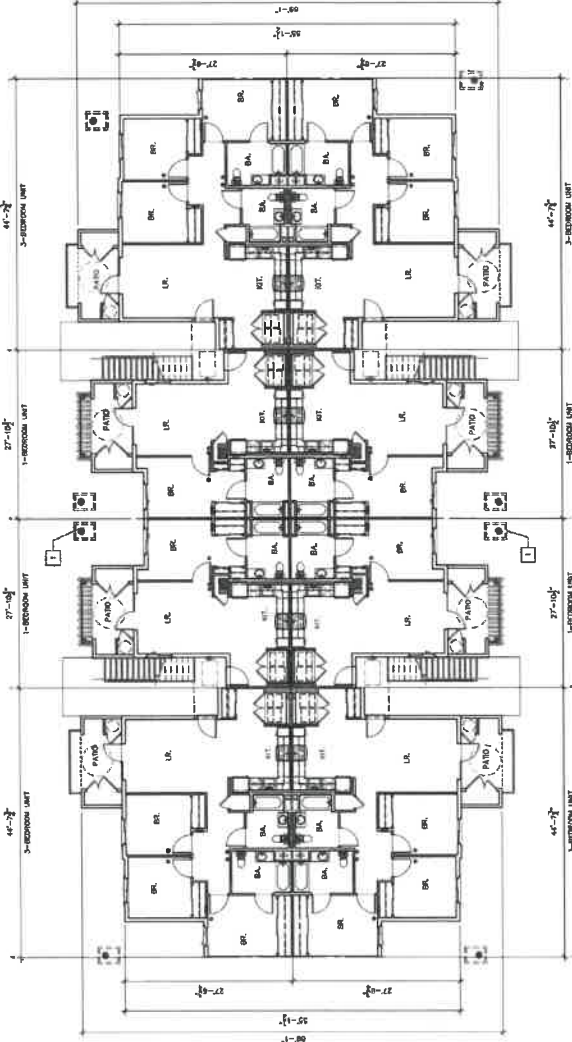
PLOT PLAN NO. 190037

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KUNZEL
 MECHANICAL EQUIPMENT
 (EQUIPMENT TO BE ENCLOSED BY
 LANDSCAPE TREATMENT)



BUILDING TYPE A
 2ND FLOOR PLAN
 SCALE: 1/8"=1'-0" ②



BUILDING TYPE A
 1ST FLOOR PLAN
 SCALE: 1/8"=1'-0" ①

Y&M Architects
 7750 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90048
 Tel. 213 832 2107 Fax. 213 832 2107
 www.yandm.com

Y&M Architects

PLOT PLAN NO. 190037

OASIS VILLAS COMMUNITY

COACHELLA VALLEY HOUSING COALITION

06.22.20 A-17

Developer: 4670 HARBOR STREET, SUITE 9
 IRVINE, CA 92618

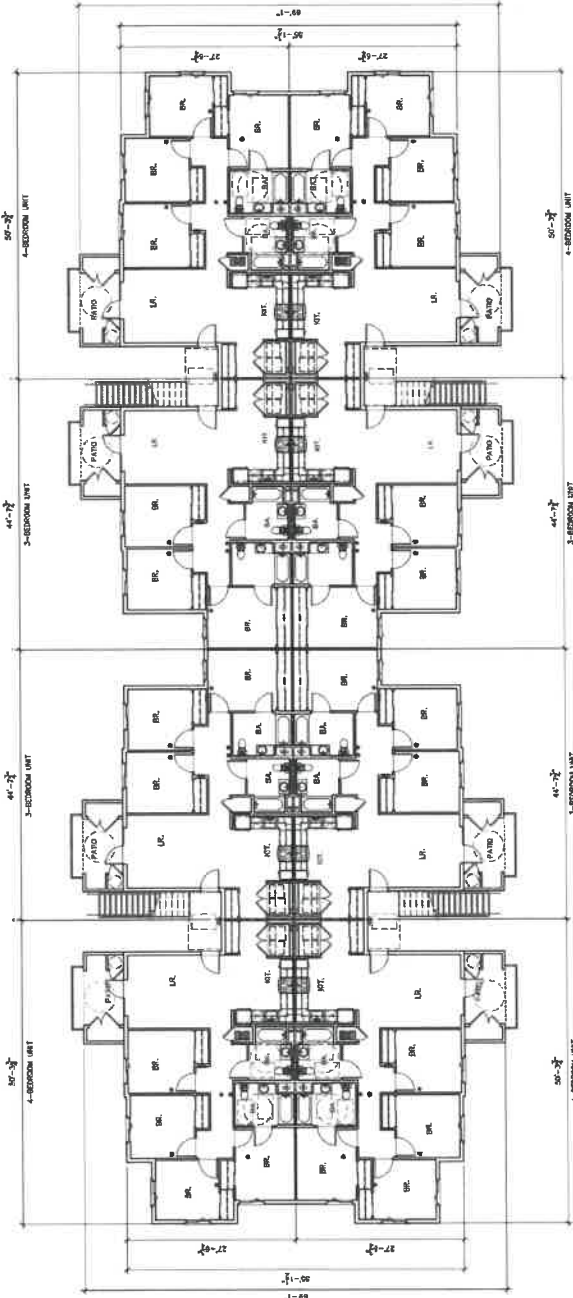
Project

www.yandm.com

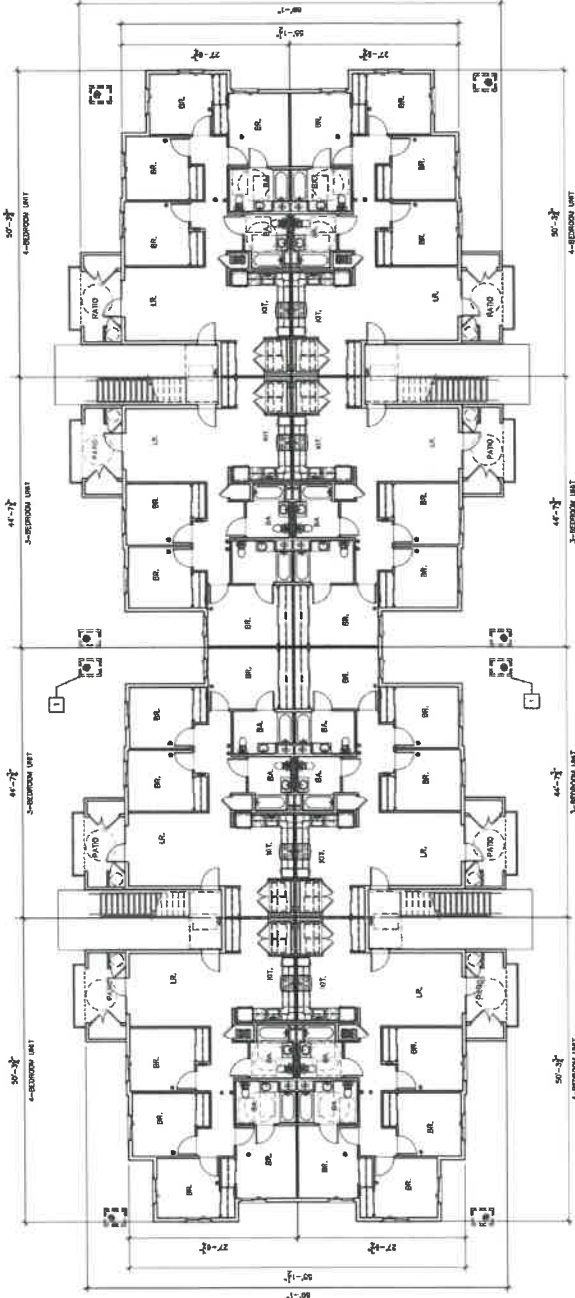
Date

Page

MECHANICAL EQUIPMENT
 (AS SHOWN) IS TO BE PROVIDED BY
 THE OWNER.



**BUILDING TYPE B
 2ND FLOOR PLAN**
 SCALE: 1/8"=1'-0"



**BUILDING TYPE B
 1ST FLOOR PLAN**
 SCALE: 1/8"=1'-0"

Y&M Architects
 774 S. Spring Street #204
 Los Angeles, CA 90014
 Tel. 213 622 2107 Fax. 213 622 9223
 www.yandm.com

Y&M Architects

PLOT PLAN NO. 190037

OASIS VILLAS COMMUNITY

COACHELLA VALLEY HOUSING COALITION

Developer: 46741 MONROE STREET, SUITE 0
 PICO CA 91061

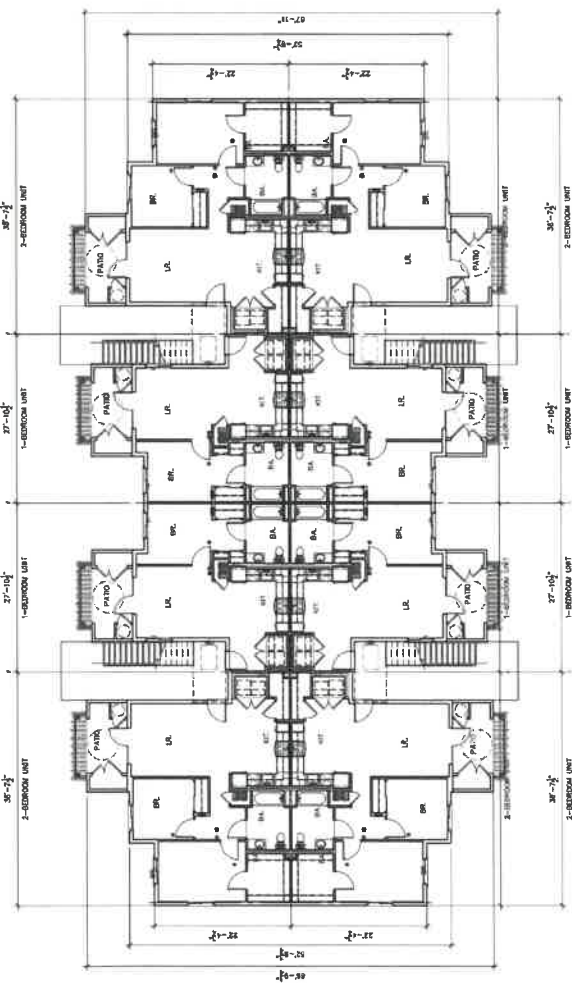
Project

Date

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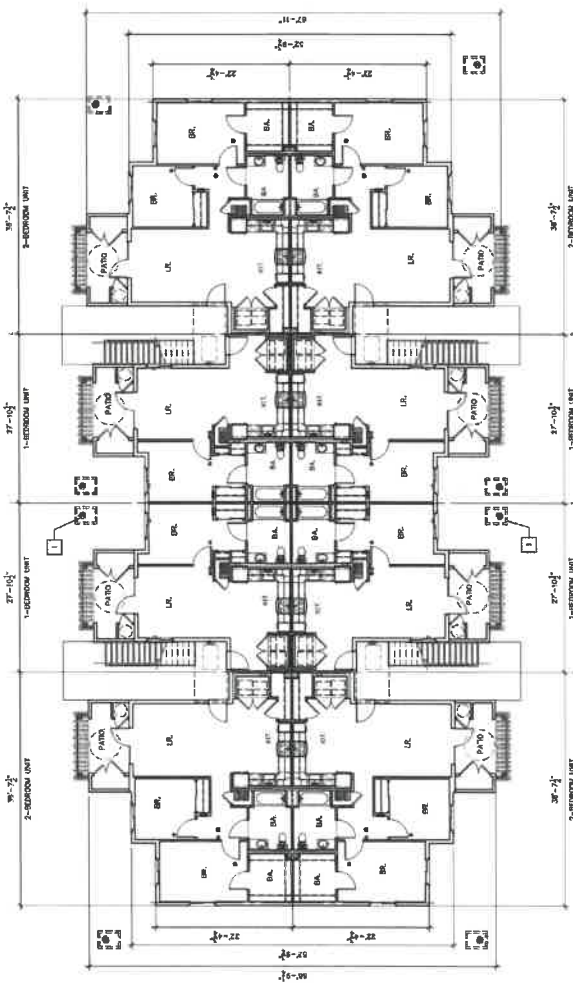
PROJECT: OASIS VILLAS COMMUNITY, COACHELLA VALLEY HOUSING COALITION, PICO, CALIFORNIA

SCHEMATIC
 1. MECHANICAL EQUIPMENT TO BE CONSIDERED BY LANDSCAPE ARCHITECT



BUILDING TYPE C
 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

2



BUILDING TYPE C
 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

1





Y&M ARCHITECTS
 724 S. SPRING STREET #204
 LOS ANGELES, CA 90014
 TEL: 213 823 2107 FAX: 213 823 2108
 WWW.YMARCH.COM

Y&M Architects

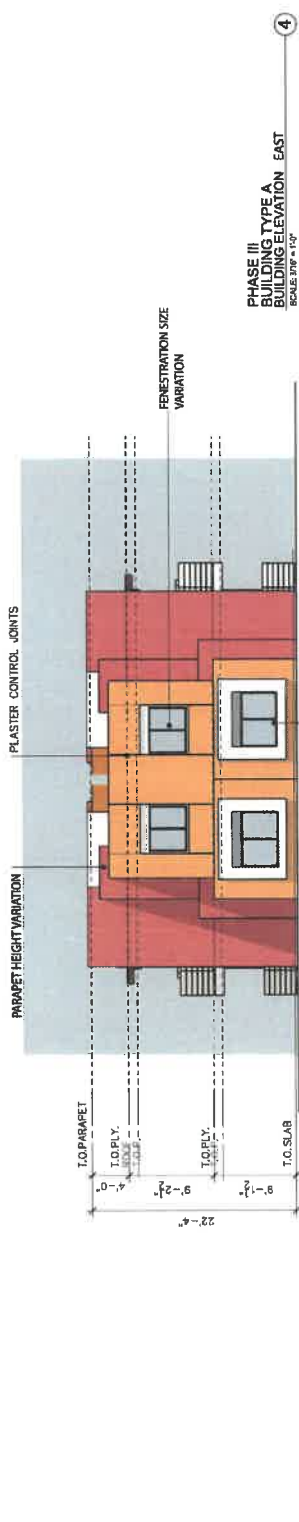
Project: OASIS VILLAS COMMUNITY
 Plot Plan No. 190037

Developer: 42-291 INWOOD STREET, SUITE C
 IRVINE, CA 92614

Date: 06.22.20
 Page: A-19

DESERT COLOR PALETTE	
	PAINTED STUCCO 165U or 172U or 173U
	PAINTED STUCCO 7536U or 453U
	PAINTED STUCCO 139U or 1665 U or 465U
	INTEGRAL WHITE STUCCO

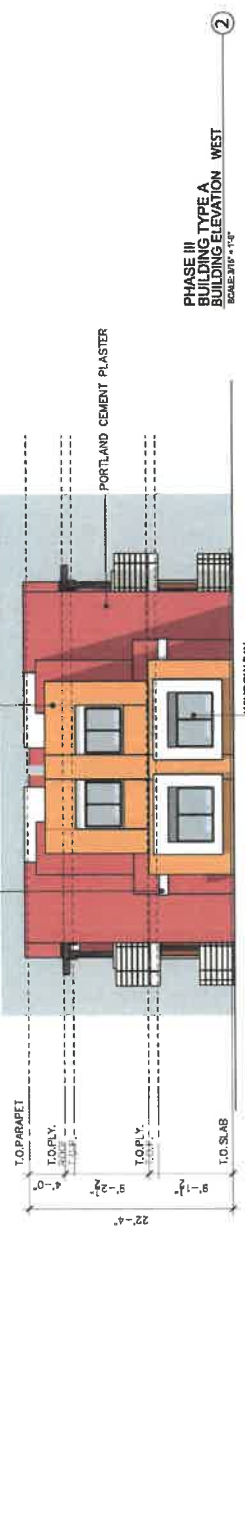
*COLORS SHOWN ARE CONSISTENT WITH INTERNAL GUIDELINES. EXTERIOR COLOR PALETTE (PAGE 19)
 *MATERIALS AND FINISHES SHOULD BE SELECTIONS THAT ARE AVAILABLE AND SUITABLE FOR RESIDENTIAL DESIGN. CONTACT THE MANUFACTURER FOR SPECIFICATIONS AND LEAD TIMES.



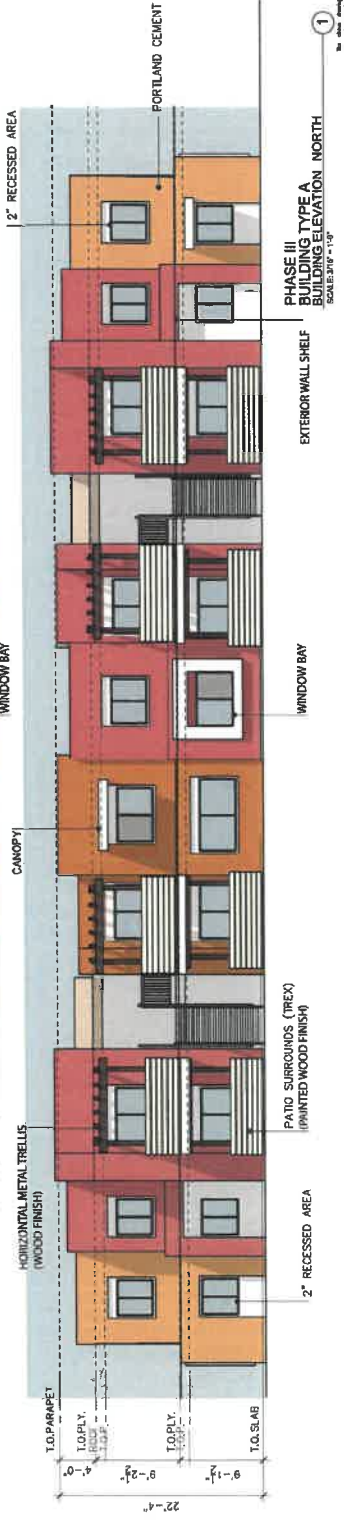
PHASE III BUILDING TYPE A
BUILDING ELEVATION EAST
SCALE: 3/16" = 1'-0"



PHASE III BUILDING TYPE A
BUILDING ELEVATION SOUTH
SCALE: 3/16" = 1'-0"



PHASE III BUILDING TYPE A
BUILDING ELEVATION WEST
SCALE: 3/16" = 1'-0"



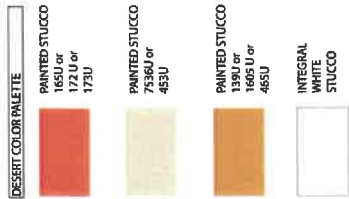
PHASE III BUILDING TYPE A
BUILDING ELEVATION NORTH
SCALE: 3/16" = 1'-0"

PHASE III BUILDING TYPE A
BUILDING ELEVATION EAST
SCALE: 3/16" = 1'-0"

PLOT PLAN NO. 190037

DESERT COLOR PALETTE

- PAINTED STUCCO
 - 165U or 172U or 173U
- PAINTED STUCCO
 - 7536U or 483U
- PAINTED STUCCO
 - 139U or 1605U or 465U
- INTEGRAL WHITE STUCCO



*COLORS PROPOSED ARE CONSISTENT WITH INTERNAL GAMING LINE. DESERT COLOR PALETTE PAGES 18

*MATERIALS, FINISHES, ATTENUATIONS, OCCURRENCE, AND VOLUMES ARE CONSISTENT WITH INTERNAL GUIDELINES FOR RESIDENTIAL DESIGN GUIDELINES (PAGE 58)



PHASE III BUILDING TYPE B BUILDING ELEVATION - EAST
SCALE: 3/16" = 1'-0"

PHASE III BUILDING TYPE B BUILDING ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

PHASE III BUILDING TYPE B BUILDING ELEVATION - WEST
SCALE: 3/16" = 1'-0"

PHASE III BUILDING TYPE B BUILDING ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

PHASE III BUILDING TYPE B BUILDING ELEVATION - EAST
SCALE: 3/16" = 1'-0"

PHASE III BUILDING TYPE B BUILDING ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

PHASE III BUILDING TYPE B BUILDING ELEVATION - WEST
SCALE: 3/16" = 1'-0"

PHASE III BUILDING TYPE B BUILDING ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

Y&M Architects

Y&M Architects
1100 West 43rd St
Los Angeles, CA 90044
Tel: 213 633 2107 Fax: 213 623 2108
www.yandm.com

OASIS VILLAS COMMUNITY

COACHELLA VALLEY HOUSING COALITION





03.25.20 A-21

PLOT PLAN NO. 190037

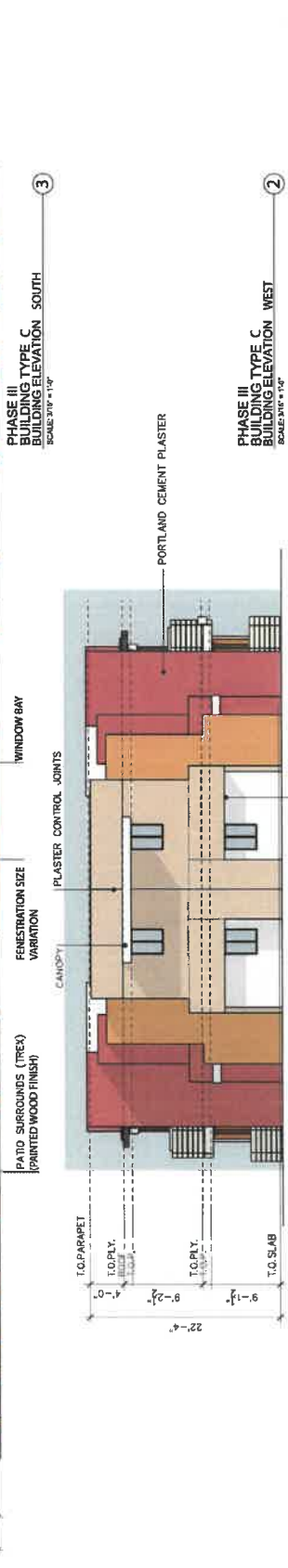
Project: 43701 MONROE STREET, SUITE 0
MORRO, CA 92551

Date

Page

DESERT COLOR PALETTE	
	PAINTED STUCCO 165U or 172U or 173U
	PAINTED STUCCO 7536U or 453U
	PAINTED STUCCO 139U or 1605U or 465U
	INTEGRAL WHITE STUCCO

FOR USE THROUGHOUT CONSTRUCTION WITH INTERNAL
GABLES/ROOFLINE COLOR PALETTE (PAGE 19)
MATERIALS INCLUDE: RETICULATED, OCCASIONALLY
GLAZED, AND UNGLAZED CERAMIC TILE; AND DEPTH OF
FINISHES FOR RESIDENTIAL DESIGN GUIDELINES (PAGE 30)



Y&M Architects
1500 Wilshire Blvd, Suite 1304
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OASIS VILLAS COMMUNITY

COACHELLA VALLEY HOUSING COALITION

03.25.20 A-22

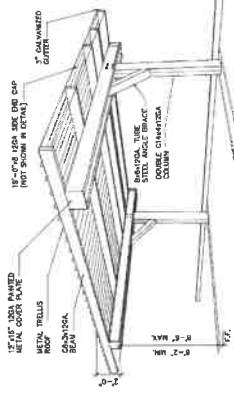
PLOT PLAN NO. 190037

PHASE III BUILDING TYPE C BUILDING ELEVATION EAST SCALE: 3/16" = 1'-0"

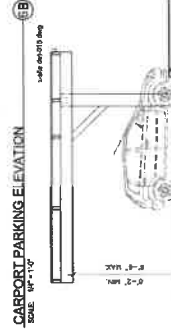
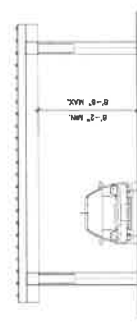
PHASE III BUILDING TYPE C BUILDING ELEVATION SOUTH SCALE: 3/16" = 1'-0"

PHASE III BUILDING TYPE C BUILDING ELEVATION WEST SCALE: 3/16" = 1'-0"

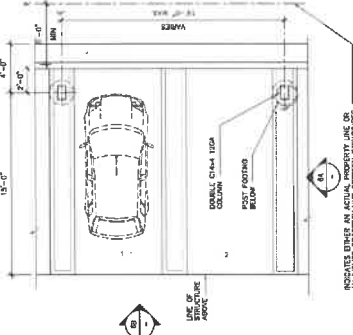
PHASE III BUILDING TYPE C BUILDING ELEVATION NORTH SCALE: 3/16" = 1'-0"



6C CARPORT PARKING ELEVATION
SCALE: 1/4" = 1'-0"
1/4" = 1/4" (0.625) Dia



6A CARPORT PARKING ELEVATION
SCALE: 1/4" = 1'-0"
1/4" = 1/4" (0.625) Dia



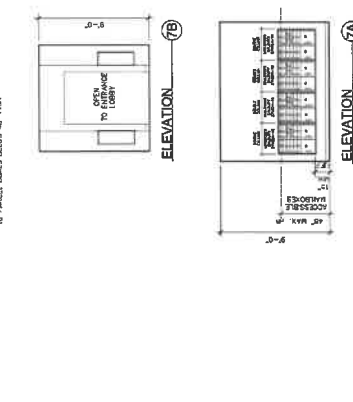
6 CARPORT PARKING PLAN
SCALE: 1/4" = 1'-0"
1/4" = 1/4" (0.625) Dia



7A MAIL ROOM ELEVATION
SCALE: 1/4" = 1'-0"
1/4" = 1/4" (0.625) Dia



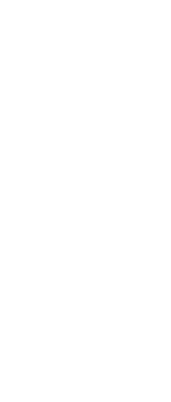
7B MAIL ROOM ELEVATION
SCALE: 1/4" = 1'-0"
1/4" = 1/4" (0.625) Dia



7 MAIL ROOM PLAN
SCALE: 1/4" = 1'-0"
1/4" = 1/4" (0.625) Dia



3 SIDE ELEVATION TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"
1/4" = 1/4" (0.625) Dia



2 FRONT SECTION TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"
1/4" = 1/4" (0.625) Dia



1 PLAN TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"
1/4" = 1/4" (0.625) Dia

- 1. NO PANEL UNDER COMPONENT OUTSIDE BOTTOM OF THE TRUSS ROOF SHALL BE COVERED MORE THAN 18" ABOVE THE TRUSS ROOF.
- 2. ALL PANELS SHALL BE COVERED WITH 2" GALVANIZED METAL TRUSS ROOF.
- 3. THE TRUSS ROOF SHALL BE COVERED WITH 2" GALVANIZED METAL TRUSS ROOF.
- 4. THE TRUSS ROOF SHALL BE COVERED WITH 2" GALVANIZED METAL TRUSS ROOF.
- 5. ALL TRUSS ROOF SHALL BE COVERED WITH 2" GALVANIZED METAL TRUSS ROOF.
- 6. ALL TRUSS ROOF SHALL BE COVERED WITH 2" GALVANIZED METAL TRUSS ROOF.
- 7. ALL TRUSS ROOF SHALL BE COVERED WITH 2" GALVANIZED METAL TRUSS ROOF.
- 8. ALL TRUSS ROOF SHALL BE COVERED WITH 2" GALVANIZED METAL TRUSS ROOF.
- 9. ALL TRUSS ROOF SHALL BE COVERED WITH 2" GALVANIZED METAL TRUSS ROOF.
- 10. ALL TRUSS ROOF SHALL BE COVERED WITH 2" GALVANIZED METAL TRUSS ROOF.

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA190017, CZ1900048, PPT190037, and TPM37590

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Contract Project Planner Date: November 23, 2020

Applicant/Project Sponsor: Coachella Valley Housing Coalition, Date Submitted: November 12, 2019

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Deborah Bradford at (951) 955-6646.

Please charge deposit fee case#: CEQ190165 ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190165
Project Case Type (s) and Number(s): PPT190037 and TPM 37590
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: MSA Consulting, Inc. c/o Nicole Vann
Telephone Number: 760-320-9811
Applicant's Name: Coachella Valley Housing Coalition (CVHC)
Applicant's Address: 45-701 Monroe Street, Plaza 1, Suite G, Indio, CA 92203

I. PROJECT INFORMATION

Project Description: Coachella Valley Housing Coalition (CVHC) is proposing a mixed-use development consisting of commercial/retail and multi-family residential on approximately 26 acres in the community of Oasis. The project property, located at the southeast corner of 66th Avenue and Middleton Street, previously operated as an agricultural property, growing date palm trees. The project proposes the development of a commercial component, consisting of a medical clinic, a market, childcare facility and retail spaces, a residential component consisting of 160 multi-family affordable housing units and open space areas for recreation and retention. The project is proposed to be developed in three phases, depicted in the table below.

Phase	Lot	Land Use	Acres	Building Area Square Foot
1	3	Residential (80 units) & Retention	9.57	68,976 SF
2	1 & 2	Commercial	3.56	23,000 SF
3	4	Residential (80 units) & Retention	9.49	68,976 SF

Phase one of the project will occupy approximately 9.57 acres of the project site. Located on the eastern portion of the property, phase one will develop 80 residential units, a 3,500-community building and an approximately 2.4-acre landscaped basin. The residential units will consist of one- to four-bedroom units ranging from 628 square feet to 1,240 square feet. At total buildout, the residential component of phase one will occupy a total building area of 72,476 square feet. The 2.03-acre landscaped basin will be located north of the residential units. A detailed table displaying the phase one land uses, unit types and building areas are provided in the table below.

Phase One				
Land Use	Unit Type	Size	Quantity	Total Building Area (SF)
Residential	1 Bedroom	628 SF	32	20,096 SF
	2 Bedroom	898 SF	24	21,552 SF
	3 Bedroom	1,088 SF	16	17,408 SF
	4 Bedroom	1,240 SF	8	9,920 SF
	Community Building	3,500 SF	1	3,500 SF
Retention	--	2.03 AC	--	--
Total Phase One Area				9.57 Acres

Phase two will occupy approximately 3.56 acres of the northwest corner of the project property. Implementation of the second phase will include the development of three commercial buildings: the childcare facility (Building 1), market and attached retail uses (Building 2) and medical clinic (Building 3). 113 parking spaces will be provided in the commercial component. The square footage of the proposed commercial buildings is displayed in the following table.

Phase Two		
Building	Building Use	Size (Square Feet)
1	Childcare Facility	3,500 SF
2	Market	8,250 SF
	Market Storage/Trash	1,500 SF
	Possible Future Divisible Retail Space	5,750 SF
3	Medical Clinic	4,000 SF
Total Commercial Buildings		23,000 SF

The final project phase, phase three, occupies approximately 9.49 acres of the western portion of the site, south of the proposed commercial component and will include the development of 80 residential units and an approximately 2.4-acre open space area (recreational and retention). Similar to the phase one development, phase three will include one- to four-bedroom units, with a building area of 68,976 square feet at total buildout. Phase three land uses and areas are provided in the table below.

Phase Three				
Land Use	Unit Type	Size	Quantity	Total Building Area (SF)
Residential	1 Bedroom	628 SF	32	20,096 SF
	2 Bedroom	898 SF	24	21,552 SF
	3 Bedroom	1,088 SF	16	17,408 SF
	4 Bedroom	1,240 SF	8	9,920 SF
Retention	--	2.4 AC	--	--
Total Phase Three Area				9.49 Acres

Additional amenities proposed during development of phase one and three's residential areas will include a recreational sports courts, playground areas, paved pedestrian walking paths and paved drive aisles.

In addition to the new commercial and residential properties, project implementation will include the development of a new interior road that will traverse the project site and connect 66th Avenue and Middleton Street. The proposed road, named Middleton Avenue, will be located between the residential phases one and three. Middleton Avenue will be completed during phase one of the project. Ingress and egress from the project site will be located from one entry point on 66th Avenue and one entry point on Middleton Street. Additional access to the site will be located on Middleton Street, which will provide emergency access into the residential areas. The project will provide a total of 178 spaces in phase one and 183 parking spaces in phase three. The residential component of the project will provide a total of 361 parking spaces, which is 49 more spaces than required.

The construction of the project will include wood frame with color stucco walls and flat roofs constructed on concrete slab foundations. Building heights will not exceed two stories and landscaping throughout the property will be designed to complement both the surrounding desert landscape and proposed buildings.

The entire project property is currently located within the Medium Density Residential (MDR) land use designation, as delineated by the County of Riverside. This land use designation allows single-family detached and attached residencies with a density range of 2 to 5 dwelling units per acre. A General Plan Amendment (GPA) was submitted to change the land use designation from MDR to Commercial Retail (CR) in the northwest corner of the project site. The CR land use change will permit the development and operation of the commercial component proposed in phase one. The GPA will also change the land use from MDR to High Density Residential (HDR) throughout the remainder of the site to accommodate the 160 affordable housing units.

The project site is zoned Controlled Development Area (W-2) which typically allows for single-family dwellings, light agriculture, grazing of farm animals and animal husbandry. The project proposes a zone change to General Residential (R-3) and General Commercial (C1/CP). The R-3 Zone would allow for the 160 affordable housing units, and the C1/CP would allow for the proposed commercial uses for the site. The R-3 and C1/CP zones are consistent with the MDR and CR land uses proposed for the project property.

Future Federal action in the form of program funding is expected to be determinant toward project implementation. Such Federal action is expected to warrant a separate environmental review process under the National

Environmental Policy Act (NEPA) guidelines for the corresponding federal agency. The level of environmental review and findings are to be determined by the agency performing the Federal action.

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

B. Total Project Area: 26.23 Gross Acres

Residential Acres: 18.07	Lots: 2	Units: 160	Projected No. of Residents: 512
Commercial Acres: 3.56	Lots: 2	Sq. Ft. of Bldg. Area: 23,000	Est. No. of Employees:
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Open Space 4.43 ac.			

C. Assessor's Parcel No(s): 751-160-004, 751-160-007, 751-160-009, 751-160-012, 751-160-014

D. Street References: 66th Avenue (north), Middleton Street (east/south), Tyler Street (east), Harrison Street (west)

E. Section, Township & Range Description or reference/attach a Legal Description: Portion of the Northeast ¼ Section 17, Township 7 South, Range 8 East, San Bernardino Meridian

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently characterized by rows of date palm trees, agricultural equipment, and mobile home structures, due to the property's previous use as an agricultural field. The project is surrounded by vacant land to the north and east, and a combination of agricultural and residential uses to the south and west. A public school facility providing K-12 education is located northeast of the project property. Torres-Martinez Tribal Land lies north and east of the project property.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The entire project property is currently located within the Medium Density Residential (MDR) land use designation, as delineated by the County of Riverside. A General Plan Amendment (GPA) was submitted to change the land use designation from MDR to Commercial Retail (CR) in the northwest corner of the project site. The CR land use change will permit the development and operation of the commercial component proposed in phase two. The GPA will also change the land use from MDR to High Density Residential (HDR) throughout the remainder of the site to accommodate the 160 affordable housing units.
- 2. Circulation:** Project implementation will include the development of a new interior road that will traverse the project site and connect 66th Avenue and Middleton Street. The proposed road, named Middleton Avenue, will be located between the residential phases one and three. Ingress and egress from the project site will be located from one entry point on 66th Avenue and one entry point on Middleton Street. Additional access to the site will be located on Middleton Street, which will provide emergency access into the residential areas.
- 3. Multipurpose Open Space:** The project property is currently developed, and no natural open space land was required to be preserved within the boundaries of this project. The project will provide open space amenities to residents.
- 4. Safety:** The proposed project is not located within an Alquist-Priolo or county designated earthquake fault zone. The project is not located within a Very High Fire Hazard Severity Zone. The project will not place people in a dangerous setting and will not use hazardous materials that could potentially harm the community if released. The project is consistent with applicable policies within the Safety Element.
- 5. Noise:** The project site is located within an area that is not densely populated. Vacant land, a school and scattered residential units surround the project property. Sensitive receptors to noise include the residential units located in the vicinity of the project and the public school facility located northeast of the project. Development of the project property may impact these sensitive receptors; therefore, project construction will occur during County permitted construction hours to ensure impacts to noise are not significant. The project is consistent with all other applicable Noise Element policies.

6. **Housing:** The project proposes 160 multiple family affordable housing units to local farmworkers and families. These units will consist of one- to four-bedrooms and vary from 628 square feet to 1,240 square feet. The project will provide needed affordable housing to the community. The project is consistent with all other applicable Housing Element policies.
7. **Air Quality:** Construction of the proposed project would require clearing and grubbing of existing vegetation and grading of the entire project property. Compliance with South Coast Air Quality Management District Rule 403 would minimize the release of fugitive dust during construction activities. During operation of the project, the project will consist of landscaping and paved features that will permanently mitigate against fugitive dust. The proposed project meets all applicable Air Quality Element policies.
8. **Healthy Communities:** The proposed project will provide affordable housing to the residents and farmworkers of the area. The project proposes pedestrian walkways, open space recreational areas, playgrounds and a community center. Phase two of the project will develop a commercial component consisting of a day care facility, market and multiple retail space, and a medical clinic. These proposed commercial uses will provide services for the existing and future residents.

9. Environmental Justice (After Element is Adopted): N/A

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Existing – Medium Density Residential (MDR); Proposed – High Density Residential (HDR), Commercial Retail (CR)

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

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

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

2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Tribal Lands/Public Facilities/Low Density Residential

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

5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

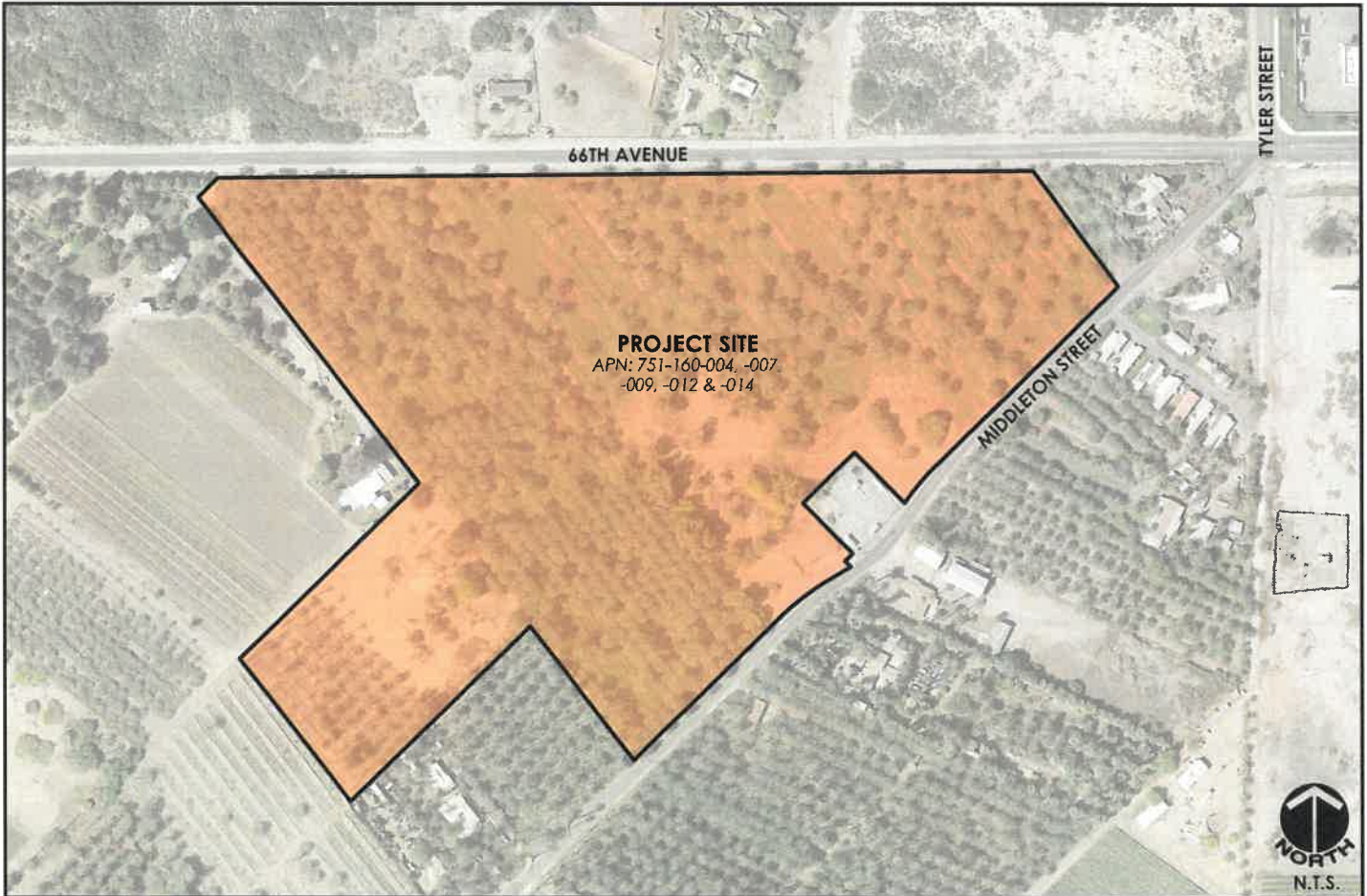
1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: W-2

J. Proposed Zoning, if any: R-3 & C1/CP

K. Adjacent and Surrounding Zoning: A-1-10/W-2



66TH AVENUE

TYLER STREET

PROJECT SITE
APN: 751-160-004, -007,
-009, -012 & -014

MIDDLETON STREET



N.T.S.

MSA CONSULTING, INC.
» PLANNING » CIVIL ENGINEERING » LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
7603209811 msaconsultinginc.com



AERIAL PHOTOGRAPH

OASIS VILLAS
INITIAL STUDY

EXHIBIT

1



MSA CONSULTING, INC.
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING
 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com

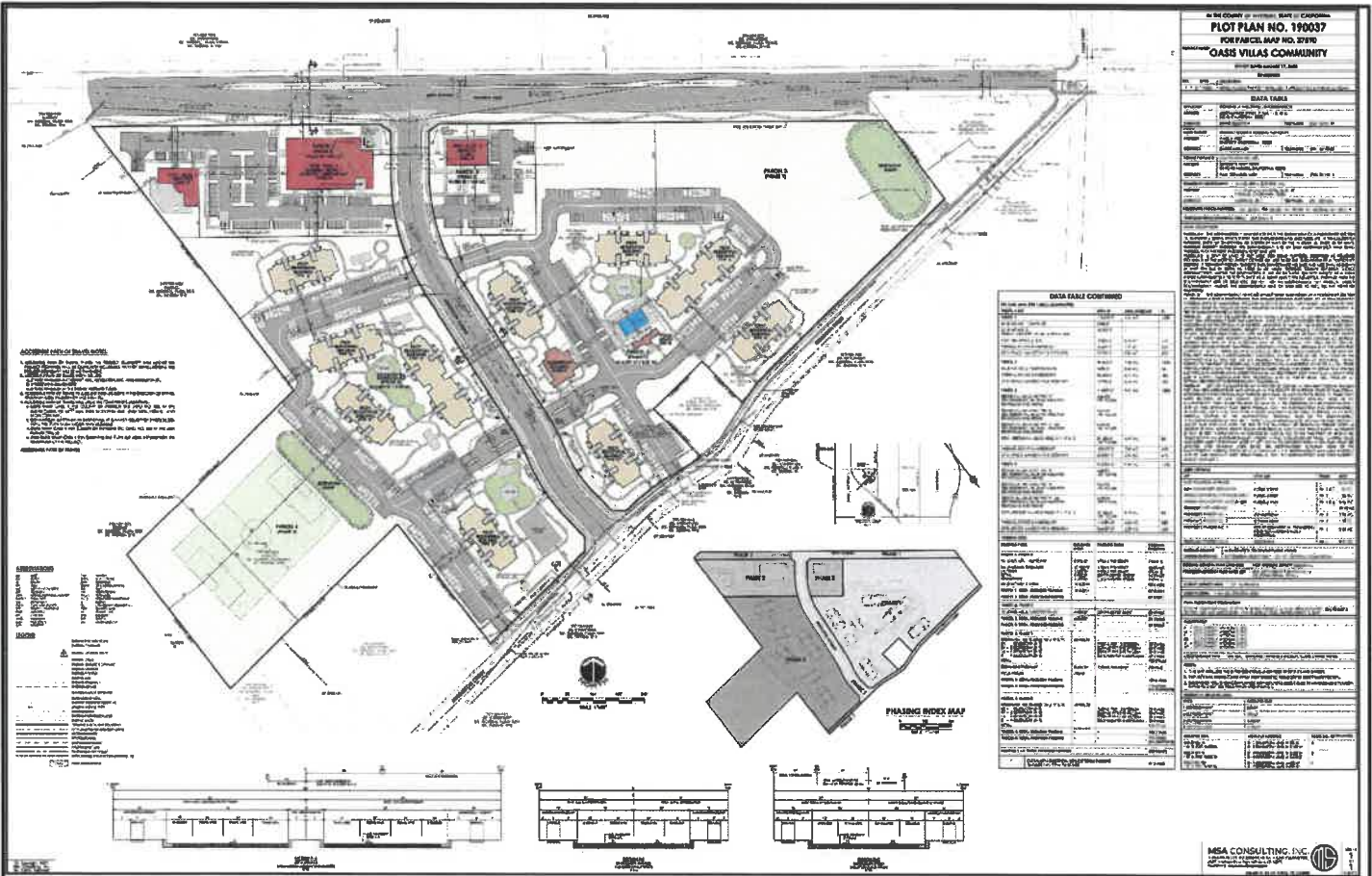


VICINITY MAP

OASIS VILLAS
 INITIAL STUDY

EXHIBIT

2



MSA CONSULTING, INC.
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING
 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com



SITE PLAN
OASIS VILLAS
 INITIAL STUDY

MSA CONSULTING, INC. N.T.S.

EXHIBIT

3

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1)

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



Signature

Nov 12, 2020

Date

Deborah Bradford

Printed Name

For: Charissa Leach, P.E.

Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Eastern Coachella Valley Area Plan, December 2016; Riverside County General Plan Figure C-8 "Scenic Highways"; Riverside County Municipal Code.

Findings of Fact: There will be no impacts or impacts will be less than significant.

- a) According to Riverside County's Eastern Coachella Valley Area Plan, scenic highways provide motorists with views of distinctive natural characteristics that should be conserved. Implementing policies that manage development along scenic highways and corridors allows the County to conserve the natural views. Highway 74 is the closest Officially Designated State Scenic Highway to the project site, lying approximately 16 miles to the northwest. Highway 111, from State Route 195 near Mecca, to Bombay Beach on the Salton Sea, is considered an Eligible State Scenic Highway, however, it is not officially designated. This segment of Highway 111 lies approximately 5 miles east of the project property. According to the Circulation Element in the Riverside County General Plan, Interstate 10 is a County Eligible Scenic Highway (Figure C-8). Interstate 10 lies approximately 9.50 miles north of the project. Due to the project's distance from the State Highway 74, Highway 111 and Interstate 10, the project is not expected to have a substantial effect upon a scenic highway corridor. No impacts are anticipated.

- b) The perception and uniqueness of scenic vistas from a particular setting varies according to location and surrounding context. Views are influenced in part by the presence and intensity of man-made neighboring improvements, such as structures, overhead utilities, and vegetation. The massing of structures and vegetation in the project area and surroundings interacts with the natural regional environment to form the characteristic views of this locality. The Eastern Coachella Valley is one of California's most important agricultural producing areas, harvesting crops such as date palms, grapes, citrus and seasonal row crops, according to the 2016 Eastern Coachella Valley Area Plan (EVCAP). The project site is located in the Community of Oasis within the Eastern Coachella Valley. The visual context of Oasis, and surrounding areas, is substantially defined by the large agricultural lots, due to its rich farming history. Per the ECVAP, agriculture represents a significant component of the Eastern Coachella Valley, and provides economic, cultural, and scenic values.

The project site, located on the southwest corner of 66th Avenue and Middleton Street, previously operated as a date palm grove, defined by existing rows of date palm trees. Surrounding the project property to the north includes scattered vacant lots and residential dwellings. Southeast and west of the project site are a mix of residential dwellings, and agricultural uses including date palm groves, similar to that currently found at the project site. A public-school facility lies northeast of the project property, at the northeast corner of Tyler Street and 66th Avenue. The schools include Las Palmitas Elementary School, Toro Canyon Middle School, and Desert Mirage High School and provides Kindergarten to 12th grade education.

The project proposes to develop a commercial and residential community on approximately 26 acres. The commercial element of the project will occupy the northwest corner of the property, and proposes three buildings that will include childcare services, a market and attached retail spaces, and a medical clinic. The residential component will occupy the remainder of property and proposes 160 multiple family affordable housing units for local farmworkers and their families. Landscaped retention facilities will be located at the northeast corner (2.03 acres) and southwest corner (2.4 acres) of the project site.

The entire project property currently sits within the County's Controlled Development Area (W-2) zone; however, to allow for the proposed commercial uses, the project will submit a Change of Zone application to change the zoning from W-2 to General Commercial (C1/CP) on the northwest portion of the project property. The remainder of the project site proposes a change of zone to General Residential (R-3) to allow for the 160 proposed residential units.

The proposed project is intended to enhance to private agricultural property through project design and architecture. The architecture of the project's buildings will represent that of a modernized adobe-style building, with a primary color scheme of natural tones including white, beige, and camel, with an accent color of coral. Adobe-style buildings are usually rectangular in design and includes breaks in building frontages, which aid in avoiding monotonous building façades. The proposed landscaping throughout the property and along the project frontages will include native and drought-tolerant trees and shrubs to maintain desert landscaping that is consistent with the surrounding area. Roadway improvements, parks, sports fields, and pedestrian pathways are also proposed during project implementation to enhance the site for future residents and visitors.

Distant views of the Santa Rosa Mountains to the west and southwest of the project site are visible to motorists driving on 66th Avenue and Middleton Street. Currently, the views of the mountains are primarily obstructed by the existing date palm trees and various vegetation on the project property and street frontages. The proposed project, as previously stated, will include one and two-story commercial and residential structures. In order to avoid obstructing the mountains, the project shall comply with County standards outlined in Riverside County's

Municipal Code for building setbacks and heights within General Residential (R-3) and General Commercial (C1/CP) zones. The property's compliance with these setbacks and building heights will allow the views of the Santa Rosa Mountains to be visible to motorists and pedestrians along the surrounding roadways. Therefore, the project is not expected to obstruct any prominent scenic vistas.

There are no known rock outcroppings or unique or landmark features on the project site. Project implementation is not anticipated to have a significant impact on the scenic views following development height and setback standards outlined within the Riverside County Municipal Code. Project design will enhance the project site from its current use as a private date palm grove, to a well-designed, mixed-use commercial and residential community. Overall, less than significant impacts are anticipated.

- c) As mentioned in the previous discussions, the project site is currently characterized by past agricultural uses defined by an area containing rows of date palm trees. The project site is located within the Eastern Coachella Valley's Controlled Development Areas Zone (W-2), as distinguished by the County of Riverside. W-2 zones allow one-family dwellings, and various agricultural and farming uses including greenhouses, nurseries, orchards, and cattle grazing to name a few. The land use designation for the project site, as established by Figure 3, Eastern Coachella Valley Area Plan Land Use Plan in the Riverside County General Plan, is Medium Density Residential. This land use is designated for single-family detached and attached residences with a density range from 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. The project site is surrounded by the paved roadways, Middleton Street and 66th Avenue, existing agricultural uses, vacant land uses, and public-school facility uses.

The approximately 26-acre project proposes to develop a mixed-use community, consisting of commercial and residential uses. The commercial element of the project will occupy the northwest corner of the property, and proposes three buildings that will provide childcare services, a market and retail services, and medical clinic. The residential component will occupy the remainder of property and proposes 160, one- to four-bedroom affordable units for local farmworkers and their families. Landscaped areas, including two acre retention areas, are also proposed during project development. Additional improvements include roadway enhancements of 66th Avenue and Middleton Street as well as attractive project frontages.

The architecture and façade of the proposed commercial component is designed to complement the desert landscape and enhance the surrounding area. The proposed commercial buildings will be rectangular in shape, however, to avoid monotonous frontages, the buildings will have a variety of setbacks to create wall breaks from the street and pedestrian view. Additional design features include metal awnings and overhangs, trellis shade awnings, clearstory windows, recessed entries and arcades, storefront areas and accent spotlighting. The stucco building surfaces will be painted in natural tones (i.e. white, beige and camel) and an accent color (coral) to complement the existing desert landscape and contribute to the modern façade. Project landscaping will include a mix of various trees, shrubs and ground coverings. Trees proposed for the project site include: Orchid Tree, Desert Willow, Mandarin Orange, Dwarf Eureka Lemon, Rosewood, Palo Verde, African Sumac. The proposed shrubs consist of Century Plant, Cape Aloe, Apache Plume, Red Yucca and other drought-tolerant shrubs. The proposed landscaping will be placed to complement the building frontages and create a cohesive design throughout the project property.

The project proposes to submit a Change of Zone as a part of the entitlement process to change the zone from W-2 to Commercial (C-1/C-P) and General Residential (R-3) to allow commercial uses and high density residential, thus allowing the project to remain compliant with Riverside

County zoning. The project will also submit a General Plan Amendment (GPA) to change the land use from Medium Density Residential (MDR) to Commercial Retail (CR) on approximately 3.56 acres in the northwest corner of the site to allow the proposed commercial portion. The GPA will also change the MDR land use to High Density Residential (HDR) on the remainder of the site to accommodate the 160 affordable housing units. The proposed affordable housing project with commercial uses shall comply with the County's building standards and guidelines for residential and commercial uses. The proposed project is anticipated to enhance the visual character of the property by developing commercial and residential buildings with modern architecture and building design features, and landscaping along the project frontage and throughout the property. Therefore, the project is not expected to degrade the existing visual character or quality of the site and its surroundings. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): Eastern Coachella Valley Area Plan, December 2016; GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: Impacts will be less than significant

- a) The approximately 26-acre project proposes the development of commercial and residential buildings that will use outdoor and wall-mounted lighting, and light posts throughout the property. According to Policy 4.2 in the Eastern Coachella Valley Area Plan (ECVAP), the project shall adhere to Riverside County's lighting requirements and standards that intend to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory located in San Diego County.

Riverside County Ordinance No. 655, Regarding Light Pollution, is intended to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Per this ordinance, outdoor light fixtures mean outdoor artificial illuminating devices, installed or portable, used for flood lighting, general illumination or advertisement. The project site lies within Zone B of the Palomar restricted nighttime light zone. The allowed lighting within the ordinance must be fully shielded if feasible and partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. The property will include low intensity lighting compatible with residential uses (see 3. Other Lighting Issues, for an in-depth discussion on project lighting). The proposed project shall comply with the County standards regarding light pollution in areas designated as Zone B.

Additionally, Riverside County Municipal Code 8.80.050 states that all outdoor luminaires shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. The project shall comply with these standards to ensure that impacts to the Mt. Palomar Observatory are less than significant.

Mitigation: No mitigation is required.

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

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Description, Riverside County Municipal Code, Ordinance No. 915

Findings of Fact: Impacts will be less than significant

- a) The project site is located on the southwest corner of 66th Avenue and Middleton Street in the community of Oasis. In its current state, the property is largely defined by previous agricultural uses, consisting of an area containing rows of date palm trees. Land uses surrounding the project property includes agricultural uses to the southeast and west, vacant Tribal Land to the north and scattered residential structures to the north, south and east. Las Palmitas Elementary School, Toro Canyon Middle School, and Desert Mirage High School lie approximately 450 feet northeast of the project site. The surrounding context currently contributes to the existing sources of fixed light in the project vicinity. Illumination from the surrounding residences typically include dim lighting, located on porches and entrances. The public-school facilities are currently the largest contributor to fixed light, with lighting in parking lot areas, building entrances, sports fields and throughout the facility. Vehicular traffic along 66th Avenue and Middleton Street contributes to nonfixed sources of daytime and nighttime light in the area. Currently, there are no streetlights on the roadways, and the closest signalized intersection is approximately 0.50 miles west of the project site.

As stated previously, the project site proposes to develop a mixed-use commercial and residential neighborhood on approximately 26 acres. The commercial component will include approximately 23,000 square feet of commercial buildings, and the residential component will include 160 one- to four-bedroom units. The development of the project will introduce a new source of light in the area, implemented by wall mounted illumination along building frontages and at entrances, and light posts throughout parking areas and pedestrian walkways. Traffic associated with the project will also contribute to an incremental increase in nighttime lighting. Proposed circulation to and from the project site will be located from one access point on 66th Avenue, and one access point on Middleton Street. The proposed street, Middleton Avenue, will traverse the project site and connect 66th Avenue to Middleton Street. This proposed roadway may introduce an incremental increase of ambient lighting due to vehicular traffic and fixed light posts on Middleton Avenue.

The project property shall adhere to the standards outlined within the Riverside County Municipal Code, Chapter 8.80, otherwise referred to as Riverside County Ordinance No. 915, regarding outdoor lighting. Chapter 8.80 and Ordinance No. 915 states that at certain levels, light trespass, and associated glare, may jeopardize the health, safety or general welfare of Riverside County residents and degrade their quality of life. Therefore, the municipal code and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ordinance requires that all outdoor luminaires shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Additionally, outdoor luminaires shall not blink, flash or rotate. Project compliance with the County's Municipal Code and Ordinance will ensure that the project does not create a new source of substantial light in the area.

Furthermore, the project will not involve building materials with highly reflective properties in a manner that would disrupt the daytime viewshed by introducing a substantial amount of glare. The project proposes the use of stucco building surfaces and will not include an excessive amount of reflective surfaces. Overall, the project is not anticipated to introduce a substantial amount of light or glare in the area. Less than significant impacts are anticipated.

- b) As stated in the previous discussion, the project site does not intend to expose surrounding residential properties to unacceptable light levels. The proposed commercial and residential project will introduce a new source of lighting along building and street frontages; however, the project shall comply with Riverside County Municipal Code Chapter 8.80, and Riverside County Ordinance No. 915, regarding outdoor lighting standards. The compliance of the outlined requirements in the County Municipal Code and Ordinance will ensure that the project does not expose residential properties to unacceptable light levels. Less than significant impacts from project implementation are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

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

Source(s): The County of Riverside General Plan; Riverside County Important Farmland 2016 Map, California Department of Conservation, 2016. Riverside County General Plan Figure OS-2 "Agricultural Resources"

Findings of Fact: 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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- a) According to the Riverside County’s Eastern Coachella Valley Area Plan, the Eastern Coachella Valley is one of California’s most important agricultural producing areas, growing date palms, grapes, citrus and seasonal row crops. The approximately 26-acre project is located within the Controlled Development (W-2) zone in the community of Oasis, in unincorporated Riverside County. Historical aerial imagery, collected for a Phase I Environmental Site Assessment, indicates that a portion of the project site was occupied by date palm groves and agricultural field prior to 1949. By 1959, the agricultural field onsite appears to be fallow. Between 1959 and 2012 the project property underwent a variety of changes including the appearance of mobile home structures and changes in vegetation densities. By at least 2012, all of the mobile home structures were removed off-site, leaving remnants of concrete pads and rubble, household waste and appliances, furniture, used tires, wood debris and building material. Some date palms remain onsite although agricultural operations have stopped.

According to the Farmland Mapping and Monitoring Program of California Resources Agency, the majority of the project site is designated as Prime Farmland, with a small portion (approximately 3.57 acres) designated as Other Land. Prime Farmland, as defined by the California Department of Conservation, includes lands with soil quality, growing season, and moisture supply needed to produce sustained high yields. Other Land, however, is land that is not included any other mapping category (i.e. Farmland of Statewide Importance, Farmland of Local Importance, Unique Farmland, Urban and Built-Up Land, etc.).

According to the Riverside County 2014-2016 Land Use Conversion, provided by the California Department of Conservation, approximately 118,077 acres of Prime Farmland was recorded in 2014. In 2016, approximately 117,484 acres of Prime Farmland was inventoried in Riverside County. Between 2014 and 2016, approximately 593 acres (or approximately 0.5 percent) of Prime Farmland in Riverside County was converted to different uses. Approximately 22.66 acres of the project site is designated as Prime Farmland due to the project’s previous operation as a date palm grove. The site has not operated as agricultural uses for over a decade, and farming is unlikely to be utilized onsite in the future. The project proposes to convert this area for commercial and residential uses. This area accounts for approximately 0.019 percent of the total inventoried Prime Farmland in 2016. Therefore, the development of the project will not remove a significant amount of Prime Farmland in Riverside County.

The Riverside County General Plan Environmental Impact Report (EIR) states that the land use designations in the County’s General Plan would potentially make small amounts (approximately 32 acres) of Prime and State-Important Farmlands unavailable for agricultural uses. Per the General Plan EIR, the project site is designated for residential uses. Agricultural uses are not designated within the project property. The proposed project is intended to provide affordable housing to farmworkers and their families as well as necessary commercial uses (medical clinic, daycare facility, market and retail areas) for the area. However, the land use designations for Farmlands of Local Importance gains in agricultural designated lands changes offset those lost elsewhere, resulting in an overall net gain of 74 acres. Therefore, the General Plan EIR states that impacts would be less than significant.

The State of California has determined that the lack of water availability and agricultural market conditions are driving the trend towards agricultural lands being fallow, where the term fallow is typically seen in agricultural areas as an “interim” use in the transition of an area from active agricultural production to eventual urban, non-agricultural uses. For these reasons, lands

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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previously used as agricultural land are being converted to uses such as residential and commercial to serve the needs of the population.

With the findings of the California Department of Conservation, the Riverside County General Plan EIR, and the findings of the State, the project’s conversion of Prime Farmland to residential and commercial uses will result in less than significant impacts.

- b) The California Land Conservation Act, also known as the Williamson Act, was adopted in 1965 to encourage the preservation of the State’s agricultural lands and to prevent its premature conversion to urban uses. The Act creates an arrangement where private land owners’ contract with counties and cities to voluntarily restrict land to agricultural and open-space land uses. Under the Williamson Act, an agricultural preserve must consist of no less than 100-acres, any development on the property must be related to the primary use of the land for agricultural purposes, and development must be in compliance with local uniform rules or ordinances. Williamson Act contracts are estimated to save agricultural landowners from 20 to 75 percent in property taxes each year.

The vehicle for these agreements is a rolling-term, 10-year contract (i.e., unless either party files a “notice of nonrenewal,” the contract is automatically renewed annually for an additional year). In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value (California Department of Conservation, 2006). If a “notice of nonrenewal” is filed by a landowner, a nine-year nonrenewal period commences. Over this period of time, the annual tax assessment gradually increases. At the end of the nine-year nonrenewal period, the contract is terminated. Only the landowner can petition to cancel a Williamson Act contract.

The project site is not located in an enrolled Williamson Act contract area. As such, the project would not conflict with Williamson Act contract land. Additionally, the project site is not located within a County designed agricultural zone (i.e. A-1, A-P, A-2, A-D or C/V zones). The Controlled Development (W-2) zone currently defines the project’s zoning designation and allows for various residential and agricultural uses. The project’s land use is designated as Medium Density Residential (MDR), as established in Figure 3, Land Use Map, of the Eastern Coachella Valley Area Plan. MDR land uses are intended for single family detached and attached residences (2 to 5 dwelling units per acre) and permits limited agricultural and animal keeping. As a part of the entitlement process, the project will submit a Change of Zone from W-2 to General Residential (R-3) and General Commercial (C1/CP) zoning designations to allow for the proposed 160 residential units and 23,000 square feet of commercial buildings. A General Plan Amendment (GPA) will also be submitted as a part of the entitlement process to change the land use designation from MDR to High Density Residential (HDR) and Commercial Retail (CR). Further discussion is provided in the Land Use/Planning Section of this environmental document. Overall, the project is not anticipated to impact Williamson Act contract lands, or existing agricultural zones or land uses within Riverside County. Less than significant impacts.

- c) According to Riverside County Ordinance No. 625 (amended by 625.1), it is the intent of Riverside County to conserve, protect and encourage the development, improvement and continued viability of its agricultural land and industries for the long-term production of food and other agricultural products, and for the economic well-being of the County’s residents. Ordinance 625.1 intends to “reduce the loss to the County of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance”.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project property occupies approximately 26 acres south of 66th Avenue and north of Middleton Street in the unincorporated community of Oasis. A portion of project site previously operated as a date palm grove; however, the project proposes the development of affordable housing, commercial uses and associated improvements as a part of project implementation. As stated in the previous discussion, the project proposes a change of zone from the existing W-2 zoning to General Residential (R-3) and General Commercial (C1/CP). This change of zone will allow the project to develop 160 residential units and 23,000 square feet of commercial buildings on the project property.

Land uses surrounding the project property includes vacant land and scattered residential units to the north, and agricultural fields with scattered residential to the east, south and west. A school campus is located to the northeast. The properties north of the project site lie within the County's A-1-10 (Light Agriculture) zone. Light Agriculture zones permits uses such as one-family dwellings, nurseries, greenhouses, orchards, grazing, farms for small animals, etc., according to Riverside County Municipal Code (RCMC) Chapter 17.120. The north-lying properties also lie within the County's Tribal Lands land use designation. The properties west and south of the project site are located within the County's W-2 zoning designation. W-2 zones allows for residential and agricultural uses similar to Light Agricultural zones, however, W-2 zones allow for a larger variety of permitted uses (RCMC Chapter 17.144). As stated previously, the properties immediately east, south and west of the project site are characterized by residential units and agricultural uses, including row crops and date palm trees. Two parcels, east of the project, and east of Tyler Street, occupy approximately 18.66 acres A-1-10 zoned land. These parcels currently display a vacant undeveloped character with scattered residential units, similar to the north-lying properties. These parcels also lie within the Tribal Lands land use designation.

The project will develop non-agricultural uses within the project boundaries; however, the project site is not anticipated to impact the surrounding properties zoned for agricultural purposes. Less than significant impacts are expected.

- d) A portion of the project site previously operated as a date palm grove near the southwest corner of 66th Avenue and Middleton Street in the community of Oasis. However, the project site is not currently used for the production of agriculture and proposes the development of 160 multi-family affordable units, 23,000 square feet of commercial buildings and associated improvements.

As stated in the previous discussions, a portion of the project site is located in a designated Prime Farmland, which according to the California Department of Conservation, includes lands with soil quality, growing season, and moisture supply needed to produce sustained high yields. The project will convert some land previously used for agriculture, but currently not active agricultural land, to non-agricultural uses that will serve the community and provide needed affordable housing. However, the approximately 22.6-acre portion of the project property accounts for approximately 0.02 percent of the total inventoried Prime Farmland in 2016 currently designated for residential use. Therefore, the development of the project will not remove a significant amount of Prime Farmland in Riverside County. The proposed project will provide affordable housing for farmworkers and their families, as well as necessary commercial uses for existing area residents and future residents of the project.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is 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(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,"

Findings of Fact: There will be no impacts.

a-c) No lands within the project site are zoned for forest land, timberland or timberland zoned Timberland production. Therefore, the project would have no potential to conflict with forest land, timberland or timberland zoned Timberland Production, nor would the project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. As a result, no impacts will occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) 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?

c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Final 2016 Air Quality Management Plan (AQMP), by SCAQMD, March 2017; Final 2003 Coachella Valley PM10 State Implementation Plan (CVSIP), by SCAQMD, August 2003; Analysis of the Coachella Valley PM10 Redesignation Request and Maintenance Plan, by the California Air Resources Board, February 2010; California Emissions Estimator Model (CalEEMod), Version 2016.3.2.

Setting:

The project site is located in the Coachella Valley, which is situated within the Riverside County portion of the Salton Sea Air Basin (SSAB), under jurisdiction of the South Coast Air Quality Management District (SCAQMD). Existing air quality in relation to the applicable air quality standards for criteria air pollutants is measured at established air quality monitoring stations throughout the SCAQMD jurisdiction. The three permanent ambient air quality monitoring stations in the Coachella Valley are located in Palm Springs (AQS ID 060655001), Indio (AQS ID 060652002), and Mecca (Saul Martinez - AQS ID 060652005). The project site is located approximately 25.8 miles southeast of the Palm Springs station, 10 miles southeast of the Indio station, and approximately 5.5 miles west of the Mecca (Saul Martinez) station.

To comply with the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), SCAQMD has adopted an Air Quality Management Plan (AQMP), which is updated regularly in order to more effectively reduce emissions, accommodate growth, and minimize any negative fiscal impacts of air pollution control on the economy. The most current version of the AQMP (2016 AQMP) was released in March of 2017 to continue serving as a regional blueprint for achieving the federal air quality standards. The 2016 AQMP includes the most current strategies to meet the air quality standards and ensure that public health is protected to the maximum extent feasible. It also includes a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. The 2016 AQMP also provides local guidance for the State Implementation Plans (SIP) for attainment of the applicable ambient air quality standards.

As indicated in the 2016 AQMP, the Coachella Valley is currently designated as a serious nonattainment area for PM10 (particulate matter with an aerodynamic diameter of 10 microns or less). In the Coachella Valley, there are two primary sources of PM10: natural sources consisting of sea salts, volcanic ash, and pollens, and man-made or anthropogenic sources. Man-made sources originate from direct emissions, such as industrial facilities, fugitive dust sources (e.g., construction sites) and paved and unpaved road dust. The Clean Air Act (CAA) requires those states with nonattainment areas to prepare and submit State Implementation Plans (SIPs) to demonstrate how these areas will attain the National Ambient Air Quality Standards (NAAQS). The strategy includes modeling, rules, regulations, and programs designed to provide the necessary air pollutant emissions reductions.

The Final 2003 Coachella Valley PM10 State Implementation Plan (CVSIP) was approved by the U.S. Environmental Protection Agency (EPA) on December 14, 2005. It incorporated updated planning assumptions, fugitive dust source emissions estimates, mobile source emissions estimates, and attainment modeling with control strategies and measure commitments. Some of those measures are also reflected in SCAQMD Rules 403 and 403.1, which have a purpose to reduce or prevent the amount of fine particulate matter (PM10) entrained in the ambient from man-made fugitive dust sources. The CVSIP established the controls needed to demonstrate expeditious attainment of the standards such as:

- Additional stabilizing or paving of unpaved surfaces, including parking lots;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- A prohibition on building new unpaved roads;
- Requiring more detailed dust control plans from builders in the valley that specify the use of more aggressive and frequent watering, soil stabilization, wind screens, and phased development (as opposed to mass grading) to minimize fugitive dust;
- Designating a worker to monitor dust control at construction sites; and
- Testing requirements for soil and road surfaces.

On February 25, 2010, the ARB approved the 2010 Coachella Valley PM10 Maintenance Plan and transmitted it to the U.S. EPA for approval. With the recent data being collected at the Coachella Valley monitoring stations, consideration of high-wind exceptional events, and submittal of a PM10 Re-designation Request and Maintenance Plan, a re-designation to attainment status of the PM10 NAAQS is deemed feasible in the near future according to the 2016 AQMP.

Moreover, the Coachella Valley portion of the Salton Sea Air Basin (SSAB) was previously designated by the California Air Resources Board as nonattainment for ozone (8-hour standard). Coachella Valley is unique in its geography in that it is located downwind from the South Coast Air Basin. As such, when high levels of ozone are formed in the South Coast Air Basin, they are transported to the Coachella Valley. Similarly, when ozone precursors such as nitrogen oxides (NOx) and volatile organic compounds (VOCs) are emitted from mobile sources and stationary sources located in the South Coast Air Basin, they are also transported to the Coachella Valley. SCAQMD deems that local sources of air pollution in the Coachella Valley have a limited impact on ozone levels. The U.S. EPA classifies areas of ozone nonattainment (i.e., Extreme, Severe, Serious, Moderate or Marginal) based on the extent to which an area exceeds the air quality standard for that pollutant. The higher the exceedance level, the more time is allowed to demonstrate attainment in recognition of the greater challenge involved. However, nonattainment areas with the higher classifications are also subject to more stringent requirements. Given that additional time is needed to bring the Coachella Valley into attainment of the ozone standard, SCAQMD has submitted a formal request to the United States Environmental Protection Agency (U.S. EPA) to reclassify the Coachella Valley from Severe-15 to Extreme nonattainment, with a new attainment date of June 15, 2024. The reclassification ensures that the Coachella Valley will be given the needed extension to make attainment feasible and prevent the imposition of the non-attainment fees on major stationary sources. This process would also require SCAQMD to develop or update the State Implementation Plan (SIP) documentation to demonstrate how the area will meet the standard on or before June 15, 2024.

South Coast AQMD continues to reduce ozone and improve air quality in the Coachella Valley, in part by providing more than \$50 million in grant funding towards paving dirt roads and parking lots, clean energy projects and cleaner vehicles. In addition, the agency continues to enforce the Fugitive Dust Rule through compliance and training programs that ensures facilities are using best available control measures for dust mitigation. Future emission reductions anticipated to occur in the South Coast Air Basin associated with current and planned regulations on mobile and stationary sources are expected to contribute to improvements in ozone air quality in the Coachella Valley and lead to attainment of the standard.

Regional Significance Threshold Criteria:

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause regional and/or localized exceedances of the federal and/or state ambient air quality standards, such as the NAAQS and CAAQS. To assist lead agencies in determining the significance of

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air quality impacts, SCAQMD has established suggested short-term construction-related and long-term operational impact significance thresholds for direct and indirect impacts on air quality. Table VI-1 displays the established construction and operational daily significance thresholds to which the air emissions results are measured against. The project-specific construction and operational emissions results are subsequently analyzed and quantified.

**Table VI-1
SCAQMD’s Air Quality Significance Thresholds (Pounds/Day)**

Emission Source	CO	VOC	NOx	SOx	PM10	PM2.5
Construction or Operation	550	75	100	150	150	55

Source: Air Quality Analysis Guidance Handbook, Chapter 5.
Prepared by the South Coast Air Quality Management District. www.aqmd.gov/ceqa/hndbk.html

Localized Significance Threshold Criteria:

The South Coast Air Quality Management District (SCAQMD) has developed and published the Final Localized Significance Threshold (LST) Methodology to identify potential impacts that could contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). LST methodology was developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. The purpose of analyzing LSTs is to determine whether a project may generate significant adverse localized air quality impacts in relation to the nearest exposed sensitive receptors, such as schools, churches, residences, hospitals, day care facilities, and elderly care facilities. LST thresholds represent the maximum emissions from a project that will prevent an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project, size, and distance to the sensitive receptor. Therefore, meeting the lowest allowable emissions thresholds translates to meeting the most stringent air quality standards for a project locality.

As part of the LST methodology, SCAQMD has divided its jurisdiction into 37 source receptor areas (SRAs) which can be used to determine whether a project may generate significant adverse localized air quality impacts. The proposed development is located in SRA 30, which covers the Coachella Valley and City of Cathedral City. LSTs only apply to certain criteria pollutants: carbon dioxide (CO), oxides of nitrogen (NOx) particulate matter equal to or less than 10 microns in diameter (PM10), and particulate matter equal to or less than 2.5 microns in diameter (PM2.5).

Geographic Information Systems (GIS) mapping analysis was used to delineate the project area and identify the nearest sensitive receptors using the distance intervals established by the LST methodology, which are 25 meters (82 feet), 50 meters (164 feet), 100 meters (328 feet), 200 meters (656 feet), and 500 meters (1,640 feet). The project surroundings include various residential structures and a multi-school campus (Desert Mirage High School, Toro Canyon Middle School and Las Palmitas Elementary School). Since the project’s immediate surroundings include residential development to the west and east, the shortest and most conservative distance interval of 25 meters (82 feet) serves as the basis for this analysis. The shortest distance interval to the nearest sensitive receptor establishes the strictest threshold with the lowest emissions allowances needed to maintain compliance. It is worth noting that in accordance with SCAQMD Rules 403 and 403.1, the project proponent is required to implement proper soil stabilization and maintain a temporary wind fence during construction to prevent or control fugitive dust emissions. The LST analysis results are subsequently quantified and analyzed.

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Methodology

In November of 2017, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) and other California air districts, released the latest version of the California Emissions Estimator Model™ (CalEEMod™) Version 2016.3.2. CalEEMod serves as an adopted platform to calculate both construction emissions and operational emissions from land use projects. CalEEMod can be used to calculate criteria pollutants and greenhouse gases. CalEEMod utilizes widely accepted methodologies for estimating emissions combined with default data that can be used when site-specific information is not available. Sources of these methodologies and default data include but are not limited to the United States Environmental Protection Agency (USEPA) AP-42 emission factors, California Air Resources Board (CARB) vehicle emission models, studies commissioned by California agencies such as the California Energy Commission (CEC) and CalRecycle. In addition, some local air districts provided customized values for their default data and existing regulation methodologies for use for projects located in their jurisdictions.

For this project, the model input accounted for a mixed-use development with 160 multi-family dwelling units configured in one- and two-story structures and 23,000 square feet (SF) of commercial/retail uses. The commercial/retail uses include a day care facility of 3,500 SF, a medical clinic of 4,000 SF, and a 15,500-SF building to accommodate a market and possible divisible spaces for retail, self-service laundry services, and restaurant. The corresponding parking spaces reflected in the most current site plans were also accounted.

Findings of Fact: Impacts will be less than significant.

- a) The proposed development involves a General Plan Amendment (GPA) that would change the land use designation from Medium Density Residential (MDR) to Commercial Retail (CR) for a northwest portion of the project site, adjacent to 66th Avenue. For the remainder of the site, the GPA would change the land use designation from MDR to High Density Residential (HDR), allowing for the development of 160 affordable housing units. The corresponding Change of Zone would also be processed to meet the project’s mixed-use development objectives. Although implementation of the proposed project would result in an increase in development intensity compared to the current land use policies and growth assumptions, the proposed diversity of housing and commercial establishments would also result in effectiveness pertaining to vehicle miles traveled (VMT) and therefore a reduction in operational air emissions. Based on the California Air Pollution Control Officers Association (CAPCOA) publication on Quantifying Greenhouse Gas Mitigation Measures, Land Use Strategy No. 3 (LUT-3), having different types of land uses near one another can result in a decrease in VMT since trips between land use types are shorter and may be accommodated by non-auto modes of transport. Moreover, when residential areas are in the same neighborhood as retail and office buildings, residents are less likely to travel outside of their neighborhoods to meet their needs. LUT-3 indicates that integrating certain facilities or services, such as day care, restaurants, and shopping, help minimize the need for external trips, therefore reducing in pollutant emissions from mobile sources. The proposed mixed-use development complies with the accepted land use strategy by incorporating day care, medical, retail, market, and restaurant services to serve future project residents and other nearby residential uses. As such, the proposed land use composition would not result in conflict with the air quality plan or its land use strategies.

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CalEEMod version 2016.3.2 was utilized to estimate the short-term construction-related and long-term operational emissions of criteria air pollutants and greenhouse gases associated with project implementation. Short-term construction-related emissions are calculated for demolition, site preparation, grading (earth movement), vertical construction, paving, and architectural coating. Long-term operational emissions are attributed to mobile sources (vehicle trips, vehicle emissions, fleet mix and road dust), land use area sources, energy use, solid waste disposal, and water use. Based on the most current project information, the project parameters entered in CalEEMod included 160 multi-family dwelling units and up to 23,000 square feet (SF) of commercial/retail uses. The commercial/retail component includes a day care facility of 3,500 SF, a medical clinic of 4,000 SF, and a 15,500-SF building to accommodate a market and possible divisible spaces for retail, self-service laundry services, and restaurant. The model input also includes the fugitive dust control measures which are a requirement under Riverside County Ordinance No. 742 (as amended through 742.1). These measures under a required dust control plan are designed to prevent sediment track-out onto public roads, prevent visible dust emissions from exceeding a 20-percent opacity, and prevent visible dust emissions from extending more than 100 feet (vertically or horizontally from the origin of a source) or crossing any property line. Being a requirement in the Coachella Valley, dust control practices are not deemed mitigation.

As demonstrated in the modeling results included in Table VI-2, construction related emissions resulting from demolition, site preparation, grading, utilities/building construction, paving, and architectural coating would not exceed the applicable SCAQMD regional thresholds of significance for any criteria pollutants, including PM10 and Ozone precursors. Thus, a less than significant impact would occur for project-related construction-source emissions.

**Table VI-2
Short Term Air Pollutant Emissions
Associated With Construction of the Proposed Project (Unmitigated)
(Pounds/Day)**

	ROG/VOC	NOx	CO	SO2	PM10	PM2.5
Total Emissions Resulting from Site Demolition, Site Preparation, Grading, Building Construction, Paving, and Architectural Coating	58.4370 (Summer)	50.2594 (Winter)	32.7598 (Summer)	0.0642 Summer	7.6394 (Winter)	4.9698 (Winter)
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded	No	No	No	No	No	No

Note: CalEEMod does not directly calculate ozone (O3) emissions. Instead, the emissions associated with ozone precursors are calculated. VOC and ROGs are summed in the CalEEMod report under the

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header ROG. The PM10 and PM2.5 emissions are based on the CalEEMod mitigated results due to the local standard requirement to implement SCAQMD Rule 403 and 403.1 to control fugitive dust.

CalEEMod was also utilized to estimate the long-term operational air pollutant emissions that would occur during the life of the project. These operations include mobile (vehicular) and energy use. As shown in Table VI-3, the project-related emissions of criteria pollutants are not expected to exceed any of the SCAQMD recommended significance threshold criteria for operational impacts.

**Table VI-3
Long Term Operational Air Pollutant Emissions
Associated With Development of the Project (Unmitigated)
(Pounds/Day)**

Emission Source	ROG/VOC	NOx	CO	SO2	PM10	PM2.5
Total Area Sources, Energy Use, Mobile Sources	8.7874 (Summer)	28.2982 (Summer)	48.6637 (Summer)	0.1528 (Summer)	10.2855 (Summer)	2.9097 (Summer)
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded	No	No	No	No	No	No

Note: CalEEMod does not directly calculate ozone (O3) emissions. Instead, the emissions associated with ozone precursors are calculated. VOC and ROGs are summed in the CalEEMod report under the header ROG.

In summary, the project is not expected to result in growth or land use changes that would interfere with the County or region’s ability to comply with the most current air quality plans including the 2016 AQMP, CVSIP for PM10, and the ozone level attainment efforts. Moreover, the project’s short-term construction and long-term operational emissions would not exceed the established regional thresholds for criteria air pollutant emissions. Pertaining to the obstruction of an applicable air quality plan, less than significant impacts are anticipated.

- b) As previously discussed, the Coachella Valley portion of the Salton Sea Air Basin (SSAB) was recently classified as “Severe-15” nonattainment for the 1997 8-hour ozone national ambient air quality standard with an attainment deadline of June 15, 2019. Over the past 15 years, the air quality in the Coachella Valley has steadily improved because of the implementation of emission control measures by SCAQMD and California Air Resources Board (CARB). However, in 2017 and 2018, higher ozone levels were experienced throughout the State of California due to changes in meteorology, biogenic emissions, and/or anthropogenic emissions. As a result of the higher ozone experienced in 2017 and 2018, it was determined that the Coachella Valley could not practically attain the 1997 8-hour ozone standard by the June 15, 2019 deadline. The inability to attain the standard is largely due to weather conditions that are impacting not only the Coachella Valley and the South Coast Air Basin, but the entire State of California and Western United States. As a result, SCAQMD requested a reclassification that would extend the attainment deadline to June of 2024. The reclassification has allowed South Coast AQMD up to

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five years to reach attainment. The U.S. EPA classifies areas of ozone nonattainment (i.e., Extreme, Severe, Serious, Moderate or Marginal) based on the extent to which an area exceeds the standard. The higher the exceedance level, the more time can be used to demonstrate attainment in recognition of the greater challenge involved. However, nonattainment areas with the higher classifications are also subject to more stringent requirements. SCAQMD has prepared additional documentation and will be implementing additional measures to comply with the June 2024 deadline. Current and planned regulations on mobile and stationary sources are expected to contribute to improvements to ozone air quality in the Coachella Valley and lead to attainment of the standard.

As demonstrated in tables VI-2 and VI-3, project-related short-term construction and long-term operational emissions are not expected to exceed the daily thresholds of significance established by SCAQMD for ozone precursors, such as NOx and ROG/VOC. By complying with the adopted thresholds, the proposed development is also complying with the overall attainment strategies reflected in the currently adopted AQMP.

Furthermore, it was previously introduced that the Coachella Valley is currently designated as a serious nonattainment area for PM10 (particulate matter with an aerodynamic diameter of 10 microns or less). The U.S. EPA-approved Coachella Valley PM10 State Implementation Plan is in place with an attainment strategy for meeting the PM10 standard. Some of the existing measures include the requirement of detailed dust control plans from builders that specify the use of more aggressive and frequent watering, soil stabilization, wind screens, and phased development to minimize fugitive dust. Appropriate air quality measures to prevent fugitive dust are required by the County's dust control policies, which are consistent with SCAQMD Rules 403 and 403.1 that apply to the Coachella Valley strategy for reducing fugitive dust emissions.

The project proponent is required to adhere to Riverside County Ordinance No. 742 (as amended through 742.1) relating to the control of fugitive dust and the corresponding PM10 emissions from construction activities. The purpose of Ordinance 742 is to establish the minimum requirements for construction and demolition activities and other specified sources in order to reduce man-made fugitive dust. Under this ordinance, a Fugitive Dust Control Plan must be prepared and approved prior to any earth-moving operations. Consistent with SCAQMD Rules 403 and 403.1, implementation of the Fugitive Dust Control Plan is required to occur under the supervision of an individual with training on Dust Control in the Coachella Valley. The plan will include methods to prevent sediment track-out onto public roads, prevent visible dust emissions from exceeding a 20-percent opacity, and prevent visible dust emissions from extending more than 100 feet (vertically or horizontally from the origin of a source) or crossing any property line. The most widely used measures include proper construction phasing, proper maintenance/cleaning of construction equipment, soil stabilization, installation of track-out prevention devices, and wind fencing. Since Project-related emissions would be consistent with the Air Quality Management Plan, the Coachella Valley PM10 SIP, and all SCAQMD Air Quality Significance Thresholds, long-term operational air quality impacts associated with the project should not be considered cumulatively considerable. Less than significant impacts are anticipated.

- c) As introduced previously, a sensitive receptor is a person in the population who is particularly susceptible (i.e. more susceptible than the population at large) to health effects due to exposure to an air contaminant. Sensitive receptors and the facilities that house them are of particular concern if they are located in close proximity to localized sources of carbon monoxide, toxic air

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contaminants, or odors. Land uses considered by the SCAQMD to be sensitive receptors include residences, long-term health care facilities, schools, rehabilitation centers, playgrounds, convalescent centers, childcare centers, retirement homes, and athletic facilities. The project site is located within close proximity to existing residential structures. Construction-related emissions resulting from the project are not expected to reach or exceed the SCAQMD regional thresholds of significance and therefore would not expose sensitive receptors to substantial pollutant concentrations at a regional level.

The CalEEMod results were also compared to the most stringent Localized Significance Threshold (LST) Methodology to identify potential impacts that could contribute or cause localized exceedances of the federal and/or state ambient air quality standards. To conduct this analysis, Geographic Information Systems (GIS) was used to identify the nearest sensitive receptor(s) to the project limits. Although the project surroundings include multiple residential units and a multi-school campus (Desert Mirage High School, Toro Canyon Middle School and Las Palmitas Elementary School), the LST analysis was based on the nearest residential structures to the site, which are located within the 25-meter (82 feet) distance interval. As previously mentioned, the shortest distance interval establishes the strictest threshold with the lowest emissions allowances needed to maintain compliance.

**Table VI-4
Localized Significance Thresholds (LSTs) Associated with Construction of the Proposed Project with Receptors at 25 Meters (82 Feet), 5-Acre Area Increments (In Pounds/Day)**

Emission Source	NOx	CO	PM10	PM2.5
Maximum Unmitigated Emissions Resulting from Site Preparation, Grading, Building Construction, Paving and Architectural Coating	50.26	32.76	7.64	4.97
Operational Emissions Resulting from Area, Energy and Mobile Sources	27.75	46.66	9.57	2.71
SCAQMD LST Threshold for SRA 30	304	2,292	14	8
LST Threshold Exceeded?	No	No	No	No

Sources: CalEEMod Results and AQMD LST Look-Up Tables
 Note: The PM10 and PM2.5 emissions are based on the CalEEMod mitigated results due to the local standard requirement to implement SCAQMD Rule 403 and 403.1 to control fugitive dust.

The emissions results provided in Table VI-4 demonstrates that the construction and operational activities would not generate emissions in excess of the site-specific LSTs; therefore, site-specific impacts during construction of the project would be less than significant. Furthermore, as discussed below, the proposed uses of the overall project are not anticipated to result in the types of uses that create significant air quality risks once operational, and as detailed prior, operational emissions are well below the regional criteria pollutant thresholds. Based on the SCAQMD LST methodology literature, if the calculated emissions for the proposed construction

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or operational activities are below the LST emission levels, then the proposed construction and operation activity is not expected to be significant for air quality. Therefore, pertaining to the exposure of sensitive receptors to substantial pollutant concentrations, the project's construction and operational activities would be less than significant, following the required SCAQMD Rule 403 and 403.1 compliance. Any impacts related to the exposure of sensitive receptors to substantial pollutant concentrations at a regional and localized level are anticipated to remain less than significant.

- d) Implementation of the proposed mixed-use development is not expected to result in emissions that would exceed the South Coast AQMD Air Quality Significance Thresholds pertaining to construction or operation. Moreover, the project emissions would not exceed the Localized Significance Thresholds applicable to the project setting in relation to the existing residences near the project.

The proposed residential complex will not include the types of facilities commonly known to generate odors, such as wastewater treatment plants, sanitary landfills, composting/green waste facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting/coating operations, rendering plants, or food packaging facilities. As such, the project is not expected to result in odor emissions adversely affecting nearby neighbors. Pertaining to other emissions adversely affecting a substantial number of people, less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

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

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California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on State or federally protected wetlands (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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Biological Resource Assessment and Environmental Impact Analysis for Oasis Villas, prepared by BIOCON2, October 2018 (Appendix I)

Findings of Fact: There will be no impacts OR Impacts will be less than significant OR Impacts will be less than significant with the incorporated mitigation

a) The project site has been disturbed by human activity and date palm groves from the early 1950s to the present time. The project lies within the boundary of the CVMSHCP, which outlines policies for conservation of habitats and natural communities. However, the project is not located within or adjacent to a designated Conservation Area under this plan. Therefore, it is not subject to CVMSHCP requirements regarding lands adjoining Conservation Areas. The CVMHSCP implements a Local Mitigation Development Fee (LDMF) from all new development to support the acquisition of conservation lands. The applicable fees would be collected by the County and the project is expected to comply with the provisions of the CVMSHCP. Less than significant impacts would result from project implementation.

b-c) As previously discussed, the site has previously been used for date palm groves and heavily impacted by human activity. The field survey shows evidence of construction, grading, refuse and old agriculture machinery. BIOCON2 prepared a project-specific biological report and surveys were conducted to determine the presence of sensitive plant or wildlife species. No known special, federal or state status, sensitive plant species were observed during the field survey. In addition to the date groves, the site supports a mix of invasive weeds, native and non-native plants, grasses and trees. Development of the site while nesting birds are present would have a significant environmental impact. The federal MBTA makes it unlawful to "take" any migratory bird including their nests, eggs, or products. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and many others. Therefore, mitigation is required to reduce the impact to nesting birds to less than significant levels. Vegetation removal activities should be conducted outside the general bird nesting season (January 15 through August 31) to ensure compliance within California Fish and Game Code and to avoid potential impacts to nesting birds. Any construction activities that occur during the nesting season will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected a buffer of 300 feet (500 feet for raptors) around the nest adjacent to construction will be delineated, flagged, and avoided until the nesting cycle is complete.

The field survey did not detect the presence of any sensitive species. A concentrated effort was made to locate the Western Burrowing owl, the owl was not observed on site and no active burrows were discovered. The owl is protected by the Migratory Bird Treaty Act (MBTA), which prohibits the harm or take of this species. The project site contains suitable habitat for the owl

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which can take up residence at any time. Therefore, pursuant to the MBTA, a clearance survey is required not more than 30-days prior to site disturbance. This is a standard condition for any project where potential Burrowing owl may be present.

No observations of the Coachella Valley fringe-toed lizard were made, although the site contains suitable habitat. The Coachella Valley fringe-toed lizard is a threatened and endangered species and has been reported in the vicinity in previous surveys done in the area. The project biological report states that the culmination of these factors warrant caution and it is recommended that a focused presence and absence survey for the Coachella Valley fringe-toed lizard be conducted within 30-days of any earth moving disturbance.

A significant effort was made to locate the desert tortoise. The tortoise is officially listed as federally protected and endangered. No sign or firsthand observations were of any kind was found on or near the site. The disturbance of the site is unsuitable habitat for the tortoise. No further action regarding the desert tortoise is required.

Less than significant impacts are expected to species identified as candidate, sensitive or special status species in local or regional plans, policies, regulations, or by the CDFW or USFWS. Nonetheless, additional mitigation related to surveys for the Burrowing owl and the Coachella Valley fringe-toed lizard have been included as part of the project. With the implementation of the Mitigation Measures BR-1 through BR-4, the already less than significant impacts will be further reduced.

- d) Per the Project-specific biological report, no migratory wildlife corridors or native wildlife nursery sites were found on the project or adjacent properties. As previously discussed, the project has been highly disturbed and impacted by humans. The project biologist conducted brushes of surfaces to yield tracks on his site visits to determine if important wildlife corridors existed on the site. Tracks of ravens, jack rabbits and coyotes were recorded. However, no discernable and routinely used corridors were identified. No impacts to movement of any native resident or migratory fish or wildlife species or wildlife nursery sites are expected.
- e) The biological survey performed on the Project site did not find any on-site naturally occurring springs, aquatic habitats, drainages, or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or the USFWS. No blue-line stream corridors or desert washes were found within the project boundaries nor are there botanical indicators of such corridors. Because of the absence of significant wash or riparian vegetation, and the absence of other sensitive natural communities, no impacts are expected.
- f) Per the project-specific biological report, the project site does not contain, nor is it adjacent to federally protected wetlands, marshes, or other drainage features. No blue-line stream corridors or dry washes were found within the project boundary. Project implementation would not result in the direct removal, filling or other hydrological interruption to any of these resources. The proposed on-site storm drain improvements shall include facilities to prevent the direct discharge and hydro modifications impacts of runoff to any adjacent land. A Project Specific Water Quality Management Plan (WQMP) is expected to be prepared to ensure that the Project does not contribute pollutants of concern in any project storm runoff. No impacts to federally protected wetlands are expected.

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g) The proposed project would not conflict with any local policies or ordinances protecting biological resources or with any provisions of the CVMSHCP. The project will be required to pay the CVMSHCP mitigation fee to mitigate the loss of habitat for covered species prior to construction. There are no other local, regional, or state habitat conservation plans currently in place other than the CVMSHCP that are applicable to the proposed project. Development of the proposed project will require the removal of non-native date palm groves located on the east, center and western portions of the property. All trees and vegetation debris will be hauled off to an approved green waste facility. The proposed project will provide landscaping improvements in a manner consistent with local development standards. The project will not conflict with the County's tree preservation ordinance (Ordinance No. 559). Therefore, less than significant impacts are expected.

Mitigation:

MM BR-1: A focused and presence survey for the Coachella Valley fringe-toed lizard (CVFTL) shall be conducted within 30-days of ground disturbance. If no CVFTL's are detected during the survey, then it will be assumed that the site is unoccupied, and no incidental take permit is required from California Department of Fish and Wildlife (CDFW). If CVFTL are found on the property, an incidental take permit will be required prior to site disturbance.

MM BR-2: Not more than 30 days before land disturbance or issuance of a grading permit by the County of Riverside, the applicant/project proponent shall have a biological clearance survey conducted at the project site to determine presence/absence of Burrowing owls. If no active burrows or owls are found during the clearance survey, the applicant shall provide evidence to the County biologist before the issuance of a grading permit.

MM BR-3: Grading shall take place outside of the breeding season of the Western Burrowing owl from February 1 through August 31 of each year. In the event this is not possible, the Riverside County Planning Department would need to approve grading timing and a County approved biological monitor shall be on-site during all clearing, grubbing and grading operations. Should any Western Burrowing owls be located, a suitable plan for relocation and/or avoidance shall be submitted to the County of Riverside in compliance with updated California Department of Fish and Wildlife regulations.

MM BR-4: To ensure compliance with California Fish and Game Code and to avoid potential impacts to nesting birds, the vegetation removal activities shall be conducted outside the general bird nesting season (January 15 through August 31). Any construction activities that occur during the nesting season will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected a buffer of 300 feet (500 feet for raptors) around the nest adjacent to construction will be delineated, flagged, and avoided until the nesting cycle is complete. The buffer may be modified and/or other recommendations proposed as determined appropriate by the biological monitor to minimize impacts.

Monitoring: A qualified biological monitor with the authority to halt or redirect grading, should be present during all grading or when construction vehicles are present and operating on the project site. The function of the monitor is to protect burrowing owls that arrive on or near the project site after the clearance survey and during the clearing, grubbing, and earth moving construction period.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project:

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

Source(s): County Archaeological Report (Appendix II) (PDA) No.8023 submitted for (GPA190017, PPT190037, TPM37950) was prepared by Bai "Tom" Tang of CRM Tech and is entitled: "Update to historical/Archaeological and Paleontological Resources Studies Oasis Villas Project, Assessor's Parcel Nos. 751-160-004, -007, -009, -012, and -014 Valerie Area, Riverside County, California", dated September 25, 2018.

Findings of Fact: There will be no impacts.

a) No buildings, structures, or objects more than 50 years of age are currently present in the project area. Two groups of rural residences recorded on the property in 2007 were evaluated as not significant and have been demolished sometime in between 2007 and 2012. Based on the above, 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 in this regard.

b) Based upon analysis of records, 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 proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): County Archaeological Report (Appendix II) (PDA) No.8023 submitted for (GPA190017, PPT190037, TPM37950) was prepared by Bai "Tom" Tang of CRM Tech and is entitled: "Update to historical/Archaeological and Paleontological Resources Studies Oasis Villas Project, Assessor's Parcel Nos. 751-160-004, -007, -009, -012, and -014 Valerie Area, Riverside County, California", dated September 25, 2018.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: There will be no impacts OR Impacts will be less than significant OR Impacts will be less than significant with the incorporated mitigation

- a. Based upon analysis of records and a survey of the property by CRM Tech, a County approved Cultural Resource consultant, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, there will be no impacts in this regard.
- b) Based upon analysis of records and a survey of the property it has been determined that there are no significant archaeological resources as defined in California Code of Regulations, Section 15064.5 present on the property. However, historical and ethno historical sources indicate that the project area lies in close proximity to the village of Martinez, an important desert Cahuilla settlement since the last recession of ancient Lake Cahuilla in the 17th century. Previous studies in the vicinity have resulted in the identification of several archaeological sites just to the east of the project area. The project area is considered to be sensitive for subsurface archaeological deposits despite the lack of surface manifestation of such deposits. Archaeological monitoring will be required in order to mitigate potential impacts to previously unidentified cultural resources that may be discovered during ground disturbing activities associated with this project. Therefore impacts would be less than significant with incorporation of mitigation measure CUL-1.
- 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.

Mitigation:

MM CUL-1: Cultural Resource Monitoring Program (CRMP)

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

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Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural and Tribal Cultural Sensitivity Training - The Project Archaeologist and a representative designated by the consulting Tribe(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

Monitoring: none

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): CalEEMod Version 2016.3.2; Riverside County General Plan, December 2015; Riverside County General Plan EIR, March 2014; California Energy Consumption Database, provided by the California Energy Commission, 2019; Riverside County Municipal Code; Riverside County Climate Action Plan, July 2018; Riverside County Climate Action Plan Update, November 2019.

Findings of Fact: Impacts will be less than significant.

- a) The project proposes the development of a mixed-use community composed of residential, commercial and recreational uses on approximately 26 acres on the southwest corner of 66th Avenue and Middleton Street, in the community of Oasis. As stated throughout this document, the commercial component will occupy the northwest corner of the site, providing a day care facility, attached market and retail services, and a medical clinic. The residential portion of the project will occupy the remainder of the site and proposes 160 units varying from one- to four-bedrooms. A community building, multiple recreational areas and landscaped retention areas are also proposed as part of project development. Associated improvements include pedestrian walkways and sidewalks, and paved drive aisles and roadways.

According to the Riverside County General Plan, most of the energy resources used within the County are non-renewable. Non-renewable energy comes from sources that will run out or will not be replenished within a lifetime (or many lifetimes) and includes sources such as oil, petroleum, fossil fuels (i.e. coal), natural gas. Electricity and natural gas are the primary sources of household energy, while fossil fuels are the primary source of energy for most modes of transportation. The consumption of non-renewable resources contributes to greenhouse gas (GHG) emissions, and according to the Riverside County Climate Action Plan (CAP), the County contributed a total of 7,012,938 MTCO₂e GHG emissions. Transportation emitted the largest portion of the County’s 2008 emissions (41 percent), followed by agriculture (29 percent), and electricity and natural gas use in buildings (22 percent).

Electricity is provided to the community of Oasis by the publicly owned power utility company, Imperial Irrigation District (IID). IID provides electricity generated via a variety of sources, including combustion of natural gas and coal, nuclear, large hydroelectric and renewable sources (wind, solar, etc.). The Southern California Gas Company (SoCalGas or the Gas Company) provides natural gas to the community of Oasis. Natural gas is the primary source of energy used for space and water heating, as well as cooking. Most of California’s natural gas customers are residential and small commercial customers, who accounted for approximately 40 percent of the natural gas delivered by California utilities.

The project is expected to consume energy in the form of electricity, natural gas and petroleum during project construction and operation. The latest version of CalEEMod 2016.3.2 was utilized to calculate construction-source and operational-source criteria pollutant and GHG emissions from direct and indirect sources and quantify applicable air quality and GHG reductions achieved from mitigation measures. The projected project-related energy consumption via electricity, natural gas and petroleum was evaluated in the analysis of this section and is discussed further below.

Electricity

As previously stated, electricity is provided to the community of Oasis and the project site by IID. IID provides electrical service to the southeastern end of the Coachella Valley, all of Imperial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County and parts of San Diego County. IID is the sixth largest electrical utility in California, serving more than 145,000 customers and controls more than 1,100 MW of energy. Roughly 30 percent of its power is produced locally via hydroelectric facilities along the All-American Canal. According to the California Energy Consumption Data Management System the residential sector within IID's service area consumed approximately 1,789.98 kWh of electricity in 2018.

Construction

Temporary electrical power for lighting and electronic equipment, such as computers inside interim construction trailers, would be provided by IID. Electricity consumed for onsite construction trailers, which are used by managerial staff during the hours of construction activities, as well as electrically powered hand tools are expected to use a minimal amount of electricity. However, the electricity used for such activities would be temporary and negligible. Most energy used during construction would be from petroleum consumption (discussed further below).

Operation

The project proposes the operation of a 160-unit residential community and a 3.50-acre commercial component on a total of approximately 26 acres. The project would not result in the use of excessive amounts of fuel or electricity and would not result in the need to develop additional sources of energy. While energy use at the project would not be excessive, the project would incorporate several measures directed at minimizing energy use. These measures include applying energy efficient design building shells and building components, such as windows, roof systems, electrical lighting systems, and heating, ventilating and air conditioning systems to meet 2019 Title 24 Standards which expects 30 percent less energy for non-residential buildings and 53 percent less energy for residential use due to energy efficiency measures combined with rooftop solar electricity generation. Therefore, reducing the use of electricity during project operation.

According to the CalEEMod calculations, the project is expected to generate the demand of approximately 777,642 kWh of annual electricity use for the residential component (apartment low rise), and approximately 563,655.5 kWh of annual electricity use for the entire commercial component. These figures represent unmitigated electricity use. However, as stated previously, the project shall be required to implement energy efficient design and building components to decrease the consumption of electricity during operation. The total mitigated value for the residential component was calculated to be 756,896 kWh/yr, and approximately 531,138.5 kWh/yr for the commercial component. The mitigated value is approximately 53,263 kWh/yr less than the unmitigated figure. The projected unmitigated and mitigated energy consumption values are depicted below.

Table X-1 Operational Electricity Demand

	Electricity Use (Unmitigated)	Electricity Use (Mitigated)
Land Use	kWh/yr	kWh/yr
Apartments Low Rise	777,642	756,896
Day-Care Center	25,550	23,853.2
Medical Office Building	38,080	35,737.6

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Parking Lot	66,360	55,742.4
Regional Shopping Center	72,622.5	67,461.3
Supermarket	361,043	348,344
Total	1,341,297.5	1,288,034.5

Natural Gas

As previously determined, the project site lies within Southern California's Gas Company's (SoCalGas or The Gas Company) service area for natural gas. According to the California Energy Commission, the agricultural/water pumping sector and residential sector within The Gas Company's service area consumed approximately 77.73 million therms and 2,192.85 million therms of natural gas in 2018. Commercial buildings within the Gas Company's service area consumed approximately 937.88 million of therms in 2018.

Construction

Natural gas is not anticipated to be required during construction of the project. Fuels used for construction would primarily consist of diesel and gasoline, which are discussed under the petroleum subsection. Any minor amounts of natural gas that may be consumed because of project construction would be temporary and negligible and would not have an adverse effect.

Operation

The consumption of natural gas typically is consumed during building heating, water heating and cooking, which will occur during project operation. The project's expected natural gas consumption was calculated using CalEEMod default values. Based on the CalEEMod calculations, the project is estimated to consume a total of approximately 2,737,010 thousand British thermal units (kBTU) of natural gas annually during project operation. The proposed land uses and their projected natural gas consumption during operation is displayed in Table X-2, Operational Natural Gas Demand, below.

Table X-2 Operational Natural Gas Demand

	Natural Gas Use
Land Use	kBTU/yr
Apartments Low Rise	2,491,920
Day-Care Center	30,660
Medical Office Building	13,880
Parking Lot	0
Regional Shopping Center	12,765
Supermarket	187,785
Total	2,737,010

As such, the project would result in a long-term increase in demand for natural gas. However, the project would be designed to comply with Title 24, Part 6 of the California Code of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regulations (CCR). Natural gas consumption would be appropriate and not place a significant burden on SoCal Gas services.

Petroleum

Petroleum is the largest U.S. energy source according to the U.S. Energy Information Administration (EIA). Petroleum products are used to fuel vehicles and produce electricity. U.S. petroleum consumption in 2017 was primarily used by the transportation sector (71 percent). The industrial sector accounted for 24 percent petroleum consumption, the residential sector consumed 3 percent, commercial consumed 2 percent, and finally, electric power consumed 1 percent.

Gasoline is the most consumed petroleum product in the United States. In 2017, consumption of finished motor gasoline averaged about 392 million gallons per day, which was equal to about 47 percent of total U.S. petroleum consumption, according to the U.S. EIA. Gasoline and other vehicle fuels are commercially provided commodities and would be available to the project via commercial outlets.

Construction

Petroleum would be consumed throughout construction of the project. Fuel consumed by construction equipment would be the primary energy resource expended over the course of construction, while VMT associated with the transportation of construction materials and construction worker commutes would also result in petroleum consumption. Heavy-duty equipment used for project construction would rely on diesel fuel, as would haul trucks involved in off-hauling materials from excavation. Construction workers are expected to travel to and from the project site in gasoline-powered passenger vehicles. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive that is used for comparable activities or use of equipment that would not conform to current emission standards (and related fuel efficiencies).

Heavy-duty construction equipment of various types would be used during each phase of construction. CalEEMod was used to estimate construction equipment usage. Fuel consumption from construction equipment was estimated by converting the total CO2 emissions from each construction phase to gallons using the conversion factors shown in the tables included below.

Table X-3 Construction Worker Gasoline Demand

Phase	Days	Trips	Miles	VMT	KgCO2e	Kg/CO2/Gallon	Gallons
Demolition	20	15	14.60	4,380	1,371.1	8.89*	154
Site Preparation	10	18	14.60	2,628	822.6	8.89	93
Grading	30	20	14.60	8,760	2,742.1	8.89	308
Building Const.	300	203	14.60	889,140	272,953.8	8.89	30,703
Paving	20	15	14.60	4,380	1,325.2	8.89	149
Arch. Coating	20	41	14.60	11,972	3,622.1	8.89	407
Total							31,814

*<https://www.epa.gov/energy/greenhouse-gases-equivalencies-calculator-calculations-and-references>
<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table X-3, Construction Worker Gasoline Demand (above), illustrates the demand of gasoline fuel for construction worker trips to and from the site. Construction worker gasoline demand equals a total of 31,814 gallons of gasoline.

Table X-4, Construction Vendor Diesel Fuel Demand (below), illustrates the demand of diesel fuel for construction vendor trips to and from the site. These trips are associated with the delivery of construction materials during the construction phase. Construction vendor demand equals a total of 17,432 gallons of diesel fuel.

Table X-4 Construction Vendor Gasoline Demand

Phase	Days	Trips	Miles	VMT	KgCO2e	Kg/CO2/Gallon	Gallons
Demolition	20	0	0	0	0	10.18*	0
Site Preparation	10	0	0	0	0	10.18	0
Grading	30	0	0	0	0	10.18	0
Building Const.	300	52	6.20	96,720	177,453.3	10.18	17,432
Paving	20	0	0	0	0	10.18	0
Arch. Coating	20	0	0	0	0	10.18	0
Total							17,432

*<https://www.epa.gov/energy/greenhouse-gases-equivalencies-calculator-calculations-and-references>
<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

Table X-5, Construction Equipment Diesel Fuel Demand (below), displays the demand of diesel fuel for construction vehicles on-site during the various construction phases. Construction equipment diesel demands equals a total of 49,680 gallons of diesel fuel.

Table X-5, Construction Equipment Diesel Fuel Demand

Phase	Days	Equipment Units	KgCO2e	Kg/CO2/Gallon	Gallons
Demolition	20	6	34,238.5	10.18	3,362
Site Preparation	10	7	16,850.5	10.18	1,655
Grading	30	8	82,387.2	10.18	8,093
Building Const.	300	9	349,544.1	10.18	34,336
Paving	20	6	20,185.4	10.18	1,983
Arch. Coating	20	1	2,557.6	10.18	251
Total					49,680

Overall, the project is estimated to consume approximately 49,246 gallons of gasoline and 49,680 gallons of diesel fuel during the project's construction phases. In total, the project will consume approximately 96,926 gallons of petroleum. Petroleum use is necessary to operate construction equipment. The US EPA applied a Tier 3 program in order to reduce the impacts of motor vehicles on air quality and public health. The vehicle emissions standards will reduce both tailpipe and evaporative emissions from passenger cars, light-duty trucks, medium duty passenger vehicles, and some heavy-duty vehicles. The construction equipment will utilize Tier 3 engines or higher, therefore the equipment would be newer off-road equipment units.

The energy used during the construction of the project would be limited to the development of the project and would not require long-term petroleum use. Additionally, there are no unusual

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project characteristics or construction processes that would require the use of equipment that would be more energy intensive that is used for comparable activities or use of equipment that would not conform to current emissions standards (and related fuel efficiencies). Thus, project construction would not consume petroleum in a wasteful or inefficient manner.

Operation

According to the figures provided by the CalEEMod calculations, the project would have and estimated annual VMT of 5,639,758 (unmitigated) and 5,250,687 (mitigated), as depicted in Table X-6. Project-specific mobile mitigation includes increased transit accessibility, an improved pedestrian network, an increased density, and the implementation of a school bus program. The average daily trip rate for weekdays is 2,700.5 VMT, 3,222.01 on Saturdays, and 2,765.73 on Sundays. Total mobile source CO₂e is 2,784.287 MT per year, or 2,784,287 kg per year. CalEEMod assumes 92.5 percent of VMT burns gasoline, while the remaining 7.5 percent burn diesel. Thus, of the 2,784,287 kg of mobile emissions, 2,691,465.5 kg is generated by gasoline combustion and 208,821.5 kg is generated by diesel combustion. The project would have an annual gasoline demand of 586,813.9 gallons and an annual diesel demand of 41,550.2 gallons, as displayed in Table X-7.

Table X-6, Operational Petroleum Demand

Land Use	Annual VMT (unmitigated)	Annual VMT (mitigated)
Apartments Low Rise	3,575,647	3,362,896
Day-Care Center	212,878	146,707
Medical Office Building	227,175	213,658
Parking Lot	0	0
Regional Shopping Center	403,898	379,866
Supermarket	1,220,159	1,147,560
Total	5,639,758	5,250,687

Table X-7 Operational Annual Petroleum

	Annual VMT	Kg/CO ₂ /Gallon	Annual Gallons
Gasoline	5,216,776.1	8.89	586,813.9
Petroleum	422,981.8	10.18	41,550.2
Total			628,364.1

$5,639,758 \times 0.925 = 3,388,709.8$; $5,639,758 \times 0.075 = 422,981.8$

*Note: The unmitigated annual VMT values were used to calculate the annual petroleum gallons to provide a conservative value.

Over the lifetime of the project, the fuel efficiency of vehicles in use is expected to increase, as older vehicles are replaced with newer more efficient models. Therefore, it is expected that the amount of petroleum consumed due to the vehicle trips to and from the project site during operation would decrease over time. Additional advancement of technology includes the use of plug-in hybrid and zero emission vehicles in California, which will also decrease the amount of future petroleum consumed in the state. With the foregoing, operation of the project is expected to use decreasing amounts of petroleum over time, due to advances in fuel economy. Additionally, as a part of project implementation, the proposed commercial component will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provide the community with a day care, market, retail spaces and medical clinic in proximity to the proposed residential units. This will introduce uses necessary for the existing residents of the area and future residents of the proposed project, therefore reducing potential VMTs.

Although the project would result in an increase in petroleum use during construction and operation compared to the existing conditions, the project would implement state- and county-wide measures required regarding VMT reduction. Additionally, the regional VMTs and associated vehicular-source emissions are reduced by the following project design features/attributes: pedestrian connections providing access to commercial, residential and recreational areas. The project would provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site and will encourage people to walk instead of drive. Project-related mobile use is expected to be mitigated by the increased density, diversity and transit accessibility, as well as the potential implementation of a school bus program that is proposed as a part of project operation. Given these considerations, petroleum consumption associated with the project operation would not be considered excessive.

In conclusion, the project would increase demand for energy in the project area and in the service areas of IID and SoCal Gas Company. However, based on the findings described above, project construction and operation are not anticipated to result in potentially significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. Less than significant impacts are expected.

- b) The approximately 26-acre project proposes the development of a 160-unit multiple family residential community and approximately 23,000 square feet of commercial buildings. As stated in the previous discussion, project development and operation are not anticipated to use an unnecessary amount of energy resources. To ensure the conservation of energy, the State of California and the County of Riverside implements various regulations in order to be more energy efficient and reduce the amount of GHG emissions. Some of the State-wide and local regulations are listed below.

State Regulations

Assembly Bill 32

Assembly Bill 32 (AB 32) was signed in 2006 to establish and reduce the amounts of greenhouse gases being emitted on a state-wide level. Specifically, AB 32 requires a reduction of emissions to 1990 levels by 2020. It plans to do this by establishing an annual reporting program for significant sources. Energy efficiency goals listed in AB 32 includes maximizing energy efficiency building and appliance standards, and pursuing additional efficiency efforts including new technologies, and new policy and implementation mechanisms.

Executive Order S-3-05

Executive Order (EO) S-3-05, passed in 2005, established reduction targets of an 80 percent of 1990 levels reduction by 2050, and created agencies to achieve these targets. The passage of this regulation requires the use of more energy efficient practices regarding building development and operation in order to reduce the amount of GHGs produced.

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Title 20: Appliance Efficiency Standards

The California Code of Regulations (CCR), Title 20: Division 2, Chapter 4, Article 4, Sections 1601-1608 (Appliance Efficiency Regulations) regulates the sale of appliances in California. The Appliance Efficiency Regulations include standards for both federally regulated appliances and non-federally regulated appliances. 23 categories of appliances are included in the scope of these regulations. The standards within these regulations apply to appliances that are sold or offered for sale in California, except those sold wholesale in California for final retail sale outside the state and those designed and sold exclusively for use in recreational vehicles or other mobile equipment.

Title 24: Building Energy Efficiency Standards and CALGreen Building Standards Code

In addition to Title 20 (Sections 1601-1608) of the CCR, Title 24, parts 6 and 11, also outlines energy efficient building designs for new development. The CCR’s 2019 Building Energy Efficiency Standards (Title 24, Part 6), and the CALGreen Building Standards Code (Title 24, Part 11), establish mandatory guidelines and standards requiring more energy efficient new and existing developments. The California Energy Commission adopted the Building Energy Efficient Standards for all new residential and nonresidential construction to reduce greenhouse gases, as a part of the California Building Code, Title 24. This requires new homes to include at least 50 percent of kitchen lighting to be LED, compact fluorescent or similar high efficiency fixtures, double pane windows, cool roofs, and other design techniques to reduce heat loss. Title 24, Part 11, establishes design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties. The proposed project will be required to comply with the state implemented standards for energy efficient new developments.

County Regulations

Riverside County Climate Action Plan

The 2018 Riverside County Climate Action Plan (CAP) 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 goal is to use energy more efficiently, harness renewable energy to power buildings, recycle waste, conserve and recycle water and enhance access to sustainable transportation modes in order to reduce greenhouse gas (GHG) emissions.

Following the State’s adopted AB 32 GHG reduction target, Riverside County has set a goal to reduce emissions back to 1990 levels by the year 2020. The estimated community-wide emissions for the year 2020, based on population and housing growth projections associated with the assumptions used in the General Plan, are 12,129,497 MT CO₂e. In order to reach the reduction target, Riverside County must offset this growth in emissions and reduce community-wide emissions to 5,960,998 MT CO₂e by the year 2020.

Various state policies have enacted programs that will also contribute to the reduction of GHG emissions in Riverside County by the year 2020. Some of these policies include updated building

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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codes for energy efficiency, the low carbon fuel standard, Pavley vehicle emissions standards and the Renewables Portfolio Standard for utility companies. By supporting the state in the implementation of these measures, Riverside County will experience substantial GHG emission reductions. The GHG reductions from the state measures are accounted for in the reduced inventories.

To fulfill the purposes of the CAP, the County of Riverside identified the following goals to be achieved:

1. Provide a list of specific actions that will reduce GHG emissions, giving the highest priority to actions that provide the greatest reduction in GHG emissions and benefits the community at the least cost;
2. Reduce emissions attributable to Riverside County to levels consistent with the target reductions of AB 32;
3. Establish a qualified reduction plan for which future development within Riverside County can tier and thereby streamline the environmental analysis necessary under the California Environmental Quality Act (CEQA).

The County CAP strives to reach these goals by implementing GHG emissions reduction programs and regulations under the following categories: transportation, energy, area source emissions, purchased water, solid waste, agriculture and industrial. Mitigation measures and the reduction strategies area discussed in depth in the County CAP.

Riverside County Climate Action Plan Update

The Riverside County Climate Action Plan Update (CAP Update) was published in 2018 as an update document to the County’s 2018 Climate Action Plan. The CAP Update describes Riverside County’s GHG emissions for the year 2017, projects how these emissions will increase into 2020, 2030, and 2050, and includes strategies to reduce emissions to a level consistent with the State of California’s emission reduction targets. These strategies complement the Riverside County’s General Plan policies and are consistent with Riverside County’s vision for a more sustainable community. The primary purposes of the CAP Update include:

- Present the County’s Updated GHG inventory, forecasts, and target setting for achieving sustainability by utilizing resources, effectively, reducing GHG emissions, and preparing for potential climate-related impacts.
- Identify how the County will effectively implement this CAP Update to comply with State and local GHG reduction policies by promoting economic competitiveness, obtaining funding for program implementation, and tracking and monitoring the progress of Plan implementation over time.
- Allow streamlined California Environmental Quality Act (CEQA) compliance for new development by completing CEQA compliance for the CAP Update and developing screening tools that provide clear guidance to developers and other project proponents.

The CAP Update identifies opportunities for the County to increase energy efficiency and lower GHG emissions in a manner that is most feasible in the community. Reducing energy consumption through increasing the efficiency of energy technologies, reducing energy use, and

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using alternative sustainable sources of energy are effective ways to reduce GHG emissions. Energy efficiency also provides opportunities for cost savings.

Riverside County General Plan

According to the Riverside County General Plan, energy resources provide the power necessary to maintain the quality of life enjoyed by most Riverside County residents. Many of the energy resources used within the County are non-renewable, including electricity and natural gas for household energy and fossil fuels for transportation. However, energy conservation and the substitution of renewable resources are encouraged if resources are to be reserved for the County’s future generations. Energy conservation is achieved through lowering energy demand and using energy resources in an efficient manner. The County General Plan provides 14 policies that specifically address energy conservation in Riverside County in conjunction with the strategies proposed by the South Coast Association of Government’s Regional Air Quality Management Plan. Some policies include:

- Continued implementation of Title 24 of the California Code of Regulations, Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code).
- Specifying energy efficient materials and systems, including shade design technologies, for buildings.
- Implementing public transportation systems that utilize alternative fuels when possible.
- Promoting coordination of new public facilities with mass transit service and other alternative transportation services, including bicycles and design structures to enhance mass transit, bicycle and pedestrian use.

Riverside County General Plan Environmental Impact Report

The Energy Resources Element of the County General Plan Environmental Impact Report (EIR) discusses the potential impacts on energy resources, including electricity and natural gas consumption as a result of the construction and operation of future development of Riverside County. The EIR states that in addition to complying with state regulations, Riverside County has engaged in a series of local activities that will further California’s long-term energy efficiency goals by off-setting demand for energy, especially natural gas and electricity. Some of these Riverside County activities include: Wind Implementation Monitoring Program (WIMP), Board of Supervisors (BOS) Policy H-29 (Sustainable Building Policy), BOS Policy H-4 (Conservation of Energy in County Facilities), County Weatherization Program, and Low Income Energy Assistance Program.

After analyzing the potential impacts development in the County may have on energy resources, the General Plan EIR concluded that the impacts would be less than significant on demand for and consumption of energy resources, such as electricity and natural gas. Additionally, the compliance of existing regulatory programs, standards, policies and existing mitigation measures would further reduce the potential development impacts.

Riverside County Municipal Code

Similar to the Riverside County General Plan and GP EIR, the Riverside County Municipal Code (RCMC) also includes provisions that encourage energy and water efficient landscaping as well

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as the use of alternative transportation means that reduce non-renewable energy consumption. The following list includes some of these provisions:

- 17.276, Water Efficient Landscape Requirements: establishes provisions for water management practices and water waste prevention for landscaping.
- 10.36, Transportation Demand Management Program: intends to meet the requirements of the Riverside County congestion management program and the air quality management plan as well as to promote consideration of transportation demand management objectives early in the review process.

The project property proposes a mixed-use development, including residential and commercial uses on the southwest corner of 66th Avenue and Middleton Street in the community of Oasis. The project will comply with state-implemented building standards such as those outlined in Title 20 and Title 24 of the California Code of Regulations. Energy efficient appliances will be utilized during project operation. As stated in the previous discussion, project-related energy consumption and VMTs created by the project are not anticipated to be substantial. Construction activities would require the use of equipment that would be more energy intensive that is used for comparable activities. However, construction equipment will comply with the Tier 3 program engines or higher. Newer off-road equipment units will be utilized on-site.

The commercial component proposed by the project will include a day care facility, market, multiple retail spaces and a medical clinic. The residential component will introduce 160 units consisting of one- to four-bedroom units. The project will provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site. Additionally, the commercial uses in close proximity to the residential units will assist in reducing potential project-related VMTs.

The project property will comply with all applicable State and local guidelines and regulations regarding energy efficient building design and standards. Therefore, the proposed project is not anticipated to conflict or obstruct a state or local plan for renewable energy or energy efficiency. Less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," Eastern Coachella Valley Area Plan, 2016; Riverside County General Plan, 2016; *Geotechnical Report*, prepared by LandMark Consultants, Inc., August 2020 (Appendix III).

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Findings of Fact: Impacts will be less than significant.

- a) According to Riverside County’s Eastern Coachella Valley Area Plan, the San Andreas Fault traverses the northeast portion of the Eastern Coachella Valley, thus, making the region susceptible to seismic events. Secondary hazards from seismic events may include fault rupture, liquefaction, and landslides, discussed subsequently in this geotechnical section. According to the California Division of Mines and Geology (CDMG), the closest Alquist-Priolo Earthquake Fault Zone is the San Andreas Fault, located approximately 7 miles northeast of the project site. The Earthquake Fault Study Zones Map (Figure S-2), provided in the Safety Element of the Riverside County General Plan, does not designate the project site as being on or near an Alquist-Priolo Earthquake Fault Zone.

Additionally, a project-specific Geotechnical Report, prepared by Landmark Consultants, Inc., indicates that the project site does not lie within an Alquist-Priolo Earthquake Fault Zone. The Geotechnical Report determined that surface rupture is considered to be unlikely at the project site because of the well-delineated fault lines through the Coachella Valley, as shown on United States Geological Survey (USGS) and CDMG maps. However, because of the high tectonic activity and deep alluvium of the region, it is difficult to predict the potential for surface rupture on undiscovered or new faults that may underlie the site. Therefore, the implementation of County and State building standards will ensure the safety of the project. The construction of the proposed commercial and residential structures will comply with County standards, as well as the most current standards outlined in the California Building Code (CBC). The CBC serves as the basis for the design and construction of buildings in California which includes improved safety, sustainability, and new technology and construction methods. Therefore, enforcing building techniques and standards compliant with the County and the most current CBC standards will ensure the safety of the property, residents, and guests. Conclusively, the project site is not located within or in close proximity to an existing fault, County designated Fault Zone, or Alquist-Priolo Earthquake Fault Zone, therefore impacts are expected to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” 2016; Geotechnical Report, prepared by LandMark Consultants, Inc., August 2020 (Appendix III).

Findings of Fact: Impacts will be less than significant

- a) According to the 2016 Riverside County General Plan, liquefaction occurs primarily in saturated, loose, fine- to medium-grained soils in areas where the groundwater table is within approximately 50 feet of the surface. When a long duration of seismic shaking occurs, the shallow groundwater saturates the soil and causes the soil to lose strength and act like a liquid. Figure S-3, Generalized Liquefaction Map, provided in the Riverside County General Plan,

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indicates that the project site is located in an area with moderate to high liquefaction susceptibility due to the shallow groundwater and liquefaction susceptible sediments.

The project-specific Geotechnical Report, provided by Landmark Consultants, Inc., analyzed the project site's susceptibility to liquefaction. The soil encountered at the points of exploration included silty sands, sandy silts and traces of silty clay that could liquefy during a CBC Design Basis Earthquake. Based on the Report's findings, there are no induced settlements, should liquefaction occur. Additionally, historic groundwater records in the vicinity of the project site indicate that groundwater has fluctuated between 6 to 30 feet below ground surface over the last 60 years. However, groundwater was not encountered during Landmark Consultant's six boring tests, reaching depths of 21.5 to 51.5 feet below the existing ground surface. As stated previously, shallow groundwater depths of approximately 50 feet below ground surface is required for liquefaction to occur.

The Geotechnical Report, concluded that the potential of liquefaction at the project site is unlikely, due to the dense soil conditions and depth to groundwater, therefore, less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), *Geotechnical Report*, prepared by LandMark Consultants, Inc., August 2020 (Appendix III)

Findings of Fact: Impacts will be less than significant.

- a) The project site is located in a seismically active region where earthquakes originating on local and regional seismic faults can produce severe ground shaking. Like most of the Coachella Valley, the project site has likely been subjected to past ground shaking by nearby faults. According to the project-specific Geotechnical Report provided by LandMark Consultants, Inc., in February 2016, the project site is considered likely to be subjected to moderate to strong ground motion from earthquakes in the region. Ground motions are dependent primarily on the earthquake magnitude and distance to the seismogenic (rupture) zone. Acceleration magnitudes also are dependent upon attenuation by rock and soil deposits, direction of rupture and type of fault; therefore, ground motions may vary considerably in the same general area.

In order to reduce hazards associated with ground shaking impacts on people and buildings, the project shall implement the latest seismic safety design standards outlined in the 2019 edition of the updated California Building Code (CBC). According to the project-specific Geotechnical Report, the engineered design and earthquake-resistant construction are the common solutions to increase safety and development of seismic areas. Designs should comply with the latest edition of the CBC for Site Class D using the seismic coefficients provided in the Geotechnical Report.

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The buildings and structures proposed for the project will be required to follow all applicable building standards outlined in the CBC and the project-specific Geotechnical Report, in order to ensure the safety of the residents and structures. All grading and construction plans will be reviewed by the County of Riverside. Therefore, project-related impacts associated with seismic ground shaking are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): Riverside County General Plan, December 2016; Geotechnical Report, prepared by LandMark Consultants, Inc., August 2020 (Appendix III).

Findings of Fact: Impacts will be less than significant.

a) According to the Riverside County General Plan, the project site is not located in an area susceptible to seismically induced landslides and rockfalls. The Regions Underlain by Steep Slopes Map (Figure S-5), provided in the Riverside County General Plan, determines that the project site and surrounding area has a slope angle less than 15 percent. The closest slope to the project site is located approximately 2.25 miles west, at the foot of the Santa Rosa Mountain. With the foregoing, the project site is not susceptible to landslides or rockfalls due to its distance from areas with steep slopes, and the project's relatively flat topography. Less than significant impacts from landslides or rockfalls are anticipated.

As stated in discussion 12. a) of this geotechnical discussion, the project site is not susceptible to liquefaction due to the dense soil conditions found at the project site. Lateral spreading is a secondary effect of liquefaction, however, since liquefaction is not anticipated to occur at the project site, the potential for lateral spreading is also unlikely. Less than significant impacts.

The project-specific Geotechnical Report states that there is a slight risk of collapse upon inundation at the site. However, Landmark Consultants determined that mitigating collapse caused by soil saturation from landscape irrigation or broken utility lines is not required at the project site. Less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map,"; *Geotechnical Report*, prepared by Landmark Consultants, Inc., August 2020 (Appendix III).

Findings of Fact: Impacts will be less than significant.

- a) The Riverside County General Plan defines subsidence as the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human activities, such as the over-extraction of groundwater, and natural activities, including earthquakes. The Documented Subsidence Areas Map (Figure S-7) within the County General Plan, indicates that the project site is located in an area where subsidence has occurred, potentially due to the groundwater use for agricultural activities popular in the Eastern Coachella Valley.

According to the project-specific Geotechnical Report, the Coachella Valley has experienced up to 12 inches of regional subsidence between 1996 and 2005. The Geotechnical Report concluded that the risk of regional subsidence at the project site is considered moderate. Therefore, less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source(s): Geotechnical Report, prepared by Landmark Consultants, Inc., August 20202 (Appendix III)

Findings of Fact: Impacts will be less than significant.

- a) The project site is located in a Special Flood Hazard Area (SFHA) subject to inundation by the one percent annual chance flood (100-year flood), as delineated by the Federal Emergency Management Agency (FEMA). The zone in which the project site is located within is Zone A, which does not have a determined base flood elevation. Per the project-specific Geotechnical Report, the property does not lie near any large bodies of water, therefore the threat of tsunami, seiches or other seismically-induced flooding is unlikely. Additionally, the project site is not located in proximity to any known volcanically active area and, according to the Geotechnical Report, the risk of volcanic hazards is considered very low. Less than significant impacts to geologic hazards, such as seiches, mudflows or volcanoes are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Geotechnical Report, prepared by Landmark Consultants, Inc., August 2020 (Appendix III); Riverside County General Plan, December 2016.

Findings of Fact: There will be no impacts and less than significant impacts.

- a) The project site is characterized by relatively flat topography, with a gentle slope descending from the southwest corner of the property to the northeast corner due to the Santa Rosa Mountain, approximately 2.25 miles west of the site. The project site is currently characterized by rows date palm trees and scattered agricultural equipment and building foundations. Project implementation will require clearing of vegetation, and grading of the property. However, project design and implementation are not expected to change the topography, or any existing ground surface relief features onsite. Less than significant impacts are expected.
- b) Per the site design, the proposed project does not intend to create cut or fill slopes greater than 2:1, or higher than 10 feet. No impacts are anticipated.
- c) The project developer proposes to connect to an existing sewer main along Polk Street and 66th Avenue, and bring sewer along the project frontage, down Middleton Street and then a series of private sewer lines will be installed to provide wastewater service to the project. The installation of offsite sewer improvements would occur in Phase 1 and prior to occupancy. The project will undergo review by CVWD and County staff to ensure wastewater capacity and compliance with the current wastewater treatment requirements. Further discussion provided in the Utilities Section of this Initial Study. The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils				
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 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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Source(s): Geotechnical Report, prepared by Landmark Consultants, Inc., August 2020; Riverside County General Plan, December 2016.

Findings of Fact: Impacts will be less than significant.

- a) The Riverside County General Plan Wind Erosion Susceptibility Areas Map (Figure S-8) identifies the site as being in an area with a High Wind Erodibility Rating. Natural erosion processes, such as windborne and waterborne erosion, are often accelerated through human activities, such as agricultural and land-development, therefore implementing soil stabilization during earthmoving activities will assist in the reduction of project-induced soil erosion. Additionally, the development of the project will include paved surfaces and landscaping, reducing the possibility for wind erosion.

During project development, the project site is required to develop and implement a Fugitive Dust Control Plan, in accordance with South Coast Air Quality Management District's (SCAQMD) Rule 403 and 403.1. The implementation of the Fugitive Dust (PM10) Control Plan requires the project site to establish temporary perimeter controls and soil stabilization measures to prevent erosion and sediment track-out. Windborne erosion is further discussed in the Air Quality section, and subsequently in discussion 20. a) in this document.

In addition to the Fugitive Dust Control Plan, the project is also expected to implement standard construction best management practices (BMPs) to reduce potential erosion impacts during the period of grading and construction. In accordance with the State's most current Construction General Permit (CGP) (Order No. 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ) the project is required to implement a Storm Water Pollution Prevention Plan (SWPPP) at the project site. The SWPPP requires the project site to implement the use of best management practices (BMPs), such as the use of concrete washouts, secondary containment areas, storm drain inlet protection, etc. The implementation of the BMPs will ensure waterborne erosion does not occur at the project site. Waterborne erosion is discussed further in the Hydrology and Water Quality section of this document, and subsequently in section 19. b).

Project operation will include both hardscaped and landscaped features to ensure soil stabilization. The hardscape surfaces will include the paved areas (roadways, sidewalks, etc.), as well as the proposed commercial and residential buildings. The landscaped surfaces will include the grass-covered recreational fields, landscaped retention basins and various landscaped areas throughout the property. Moreover, the implementation of the Fugitive Dust Control Plan and the SWPPP during project construction, and paved and landscaped surfaces post-construction, will prevent soil erosion from occurring at the project property. Less than significant impacts are expected.

- b) According to the project-specific Geotechnical Report, provided by Landmark Consultants, Inc., the soils at the project site consists of silty sands, sandy silts, and traces of silty clays with near surface silty sands. The soils near the project surface are expected to be non-expansive, therefore, less than significant impacts are expected.
- c) As stated previously, the project site is planned to connect to a future gravity pipeline on 66th Avenue. According to the Oasis Villas Hydraulic Modeling Technical Memorandum, this future gravity main is proposed to flow east and connect to the recently constructed 18-inch sewer main on Polk Street, approximately one mile east of the project. The proposed sanitation system for the property consists of 8-inch gravity mains, and the hydraulic modeling results indicate that

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the proposed mains are capable of meeting the CVWD DDM criteria. The project will not use septic tanks or alternative wastewater disposal systems. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact: Impacts will be less than significant.

a) As stated previously, the project site is located in an area with a high wind erodibility rating according to the Riverside County General Plan (Figure S-8). During development, the proposed project site will be required to develop and implement a Fugitive Dust Control Plan in order to comply with the SCAQMD Rule 403 and 403.1. Per the Fugitive Dust Control Plan, the project shall implement BMPs that establish temporary perimeter controls and soil stabilization measures to prevent erosion and sediment track-out during construction activities. The Fugitive Dust Control Plan is further discussed in the Air Quality section of this document.

The project property is currently characterized by previous agricultural land uses with scattered residential related foundations. The completion of project development will consist of both hardscape and landscaped features, which are intended to stabilize the soil. The hardscape elements include paved roads, sidewalks and buildings; while the landscaped features include parks, grass-covered fields, landscaped retention basins and landscaped frontages throughout the property. Therefore, project implementation will not increase wind erosion or blowsand on- or off-site. Less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Final 2016 Air Quality Management Plan (AQMP), by SCAQMD, March 2017; California Emissions Estimator Model (CalEEMod), Version 2016.3.2.; California Air Resources Board Press Release No. 18-37, July 2018. County of Riverside Climate Action Plan, November 2019.

Setting:

Greenhouse gases (GHG) are a group of gases that trap solar energy in the Earth's atmosphere, preventing it from becoming too cold and uninhabitable. Common greenhouse gases in the Earth's atmosphere include: water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone, and chlorofluorocarbons to a lesser extent. Carbon dioxide is the main GHG thought to contribute to climate change. Carbon dioxide reflects solar radiation back to Earth, thereby trapping solar energy and heat within the lower atmosphere. Human activities (such as burning carbon-based fossil fuels) create water vapor and CO₂ as byproducts, thereby impacting the levels of GHG in the atmosphere. Carbon dioxide equivalent (CO₂e) is a metric used to compare emissions of various greenhouse gases. It is the mass of carbon dioxide that would produce the same estimated radiative forcing as a given mass of another greenhouse gas. Carbon dioxide equivalents are computed by multiplying the mass of the gas emitted by its global warming potential. Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. GCC is currently one of the most controversial environmental issues in the United States, and debate exists within the scientific community about whether or not GCC is occurring naturally or as a result of human activity.

To address the long-term adverse impacts associated with global climate change, California's Global Warming Solutions Act of 2006 (AB 32) requires California Air Resource Board (CARB) to reduce statewide emissions of greenhouse gases to 1990 levels by 2020. In 2016, Governor Jerry Brown signed Senate Bill 32 (SB 32) that requires California to reduce GHG emissions to 40 percent below 1990 levels by 2030. With the passage of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze greenhouse gases and assess the potential significance and impacts of GHG emissions. On July 11, 2018, CARB announced in a press release (No. 18-37) that greenhouse gas pollution in California fell below 1990 levels for the first time since emissions peaked in 2004, an achievement roughly equal to taking 12 million cars off the road or saving 6 billion gallons of gasoline a year. Moreover, according to the CARB report on California Greenhouse Gas Emissions for 2000 to 2016, which tracks the trends of GHG emissions, California's GHG emissions have followed a declining trend between 2007 and 2016. The largest reductions are attributed to the electricity sector, which continues to see decreases as a result of the State's climate policies.

Findings of Fact: Impacts will be less than significant.

- a) CalEEMod Version 2016.3.2 was used to quantify GHG emissions associated with the project. As previously mentioned, CalEEMod utilizes widely accepted methodologies for estimating emissions. Sources of these methodologies and default data include but are not limited to the United States Environmental Protection Agency (USEPA) AP-42 emission factors, California Air Resources Board (CARB) vehicle emission models, studies commissioned by California agencies such as the California Energy Commission (CEC) and CalRecycle. The project's total number of residential units and commercial/retail building areas were factored into the model to evaluate whether the estimated criteria pollutants and GHG emissions would exceed the established thresholds and therefore conflict with the plans and efforts of reducing the emissions of greenhouse gases. Construction-related GHG emissions were amortized over a 30-year

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period and added to the project’s annual operational GHG emissions. The operational GHG emissions can be attributed to the following sources:

Area Sources: Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the developed site.

Energy Sources: GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO2 and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions.

Mobile Sources: GHG emissions will also result from mobile sources associated with the project, which include the typical daily operation of motor vehicles by employees and visitors. Project mobile source air quality impacts are dependent on both overall daily vehicle trip generation and the effect of the project on peak hour traffic volumes and traffic operations in the local vicinity.

Solid Wastes: The proposed land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. GHG emissions associated with the estimated disposal of solid waste generated by the proposed project were calculated by the CalEEMod model using default parameters.

Water Supply, Treatment and Distribution – Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water.

As shown in Table XX-1, there are various strategies quantified by CAPCOA with effectiveness at reducing GHG emissions. These strategies are based on the site design and project location and are therefore project design features, rather than mitigation. The GHG reduction measures, range of effectiveness, and justification are included below.

**Table XX-1
GHG Reduction Strategies as Project Design Features**

Measure Number	Strategy	Range of Effectiveness per CAPCOA Quantifications	GHG/VMT Reduction Basis
LUT-1	Increase Density	0.8 – 30.0% vehicle miles traveled (VMT) reduction and therefore a 0.8 – 30.0% reduction in GHG emissions	The proposed mixed-use project will allow for an increase in terms of persons, jobs, and dwellings for this property compared to a lower density or single-use area.
LUT-3	Increase Diversity (Mixed-Use)	9 – 30.0% vehicle miles traveled (VMT) reduction and therefore a 9– 30.0% reduction in GHG emissions	Having different types of land uses near one another can decrease VMT since trips between land use types are shorter and may be accommodated by non-auto modes of transport. When residential areas are in the same neighborhood as retail and office buildings, a resident does not need to travel outside of the neighborhood to meet his/her trip needs.

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

			The project will include attached dwelling units and commercial/retail areas that will include day care, medical clinic, market, and divisible spaces for retail uses, which will serve the project and other nearby residential areas.
LUT-5	Increase Transit Accessibility	0.5 – 24.6% VMT reduction and therefore 0.5-24.6% reduction in GHG emissions	The project is located adjacent to Sunline Transit Agency Route 91, which occurs on 66th Avenue with destinations that include Downtown Indio and Coachella. This proximity will facilitate the use of public transit by project residents.
LUT-6	Integrate Affordable and Below Market Rate Housing	0.04-1.2 % VMT reduction and therefore 0.04-1.2 % reduction in GHG emissions	Based on CAPCOA resources, income has a statistically significant effect on the probability that a commuter will take transit or walk to work. BMR housing provides greater opportunity for lower income families to live closer to jobs centers and achieve jobs/housing match near transit.
LUT-9	Improve Design of Development (Improve Walkability Design)	3.0 – 21.3% vehicle miles traveled (VMT) reduction and therefore 3.0-21.3% reduction in GHG emissions.	The project will enhance on-site walkability and connectivity with an improved on-site pedestrian network. The project also includes sidewalk connectivity to the commercial/retail areas.
SDT-1	Improve Pedestrian Network	0 - 2% vehicle miles traveled (VMT) reduction and therefore 0 - 2% reduction in GHG emissions	Providing a pedestrian access network to link areas of the project site encourages people to walk instead of drive. This mode shift results in people driving less and thus a reduction in VMT. The project includes sidewalk connectivity to the commercial/retail areas.
LE-1	Install Higher Efficacy Public Street and Area Lighting	16-40% of outdoor lighting	Lighting sources contribute to GHG emissions indirectly, via the production of the electricity that powers these lights. Public street and area lighting includes streetlights, pedestrian pathway lights, area lighting for parks and parking lots, and outdoor lighting around public buildings. Installing more efficacious lamps will use less electricity while producing the same amount of light, and therefore reduces the associated indirect GHG emissions. The proposed lighting plan for the project identifies high efficiency LED lighting for the outdoor areas.

The currently applicable GHG thresholds for local lead agency consideration are referenced from the SCAQMD Draft Local Agency Threshold supporting documentation, which establishes an interim tiered approach. Under this guidance, a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year has been an acceptable approach for non-industrial projects, while industrial projects have higher screening level of 10,000 MTCO_{2e} per year. As a conservative measure, the GHG analysis for this project aims to meet the lowest screening level of 3,000 MTCO_{2e} per year, as shown below.

**Table XX-2
Total Project Greenhouse Gas Emissions**

Unmitigated Emission Source	Emissions (metric tons per year)
	Total CO _{2e}
Annual Construction Emissions Amortized Over 30 Years	16.2126
Area	1.9969
Energy	890.9077

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mobile Sources	1,841.5062
Waste	22.9298
Water Usage	141.0759
Total CO2E (All Sources)	2,914.629
SCAQMD Threshold for Non-Industrial Projects	3,000
SCAQMD Threshold for Industrial Projects	10,0000
Threshold Exceeded?	NO

As shown in XXII-2 resulting from the CalEEMod calculations, the project is expected to generate approximately 2,914.6 MTCO₂e per year from construction, area, energy, mobile sources, waste, and water usage sources. As such, the project GHG emissions would not exceed the lowest threshold of significance set at 3,000 MTCO₂e per year. Having been evaluated against the regionally accepted thresholds, which are part of the State's regulations aimed at addressing climate change, the project is not expected to interfere with the plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. Less than significant impacts are anticipated.

- b) As previously mentioned, under Assembly Bill 32 passed in 2006, California must reduce its emissions to 1990 levels (431 million metric tons) by 2020. Senate Bill 32, signed in 2016, requires the state to go even further than AB 32 and cut emissions 40 percent below 1990 levels by 2030—the most ambitious carbon goal in North America. California's primary programs for reducing greenhouse gases to 1990 levels by 2020 are the Renewables Portfolio Standard, the Advanced Clean Cars Program, the Low Carbon Fuel Standard and the Cap-and-Trade Program. Additional programs address a variety of greenhouse gas sources. These include the Short-Lived Climate Pollutants Strategy, the Sustainable Communities Strategy and the Sustainable Freight Action Plan. The 2030 Scoping Plan, adopted by CARB, lays out how these initiatives work together to reduce greenhouse gases to achieve California's 2030 target of 260 million metric tons and also to reduce smog-causing pollutants. This target will require California to more than double the rate at which it has been cutting climate-changing gases. Future reductions will occur against a backdrop of natural sources of GHGs which are increasingly variable because of the climate change California is already witnessing. The SCAQMD adopted the interim GHG significance threshold for stationary/industrial sources on December 5, 2008 which applies to Projects where the SCAQMD is the lead agency. Less than significant impacts are anticipated.
- c) On July 11, 2018, CARB announced in a press release (No. 18-37) that greenhouse gas pollution in California fell below 1990 levels for the first time since emissions peaked in 2004, an achievement roughly equal to taking 12 million cars off the road or saving 6 billion gallons of gasoline a year. The 2016 Greenhouse Gas Emissions Inventory published by CARB shows that California emitted 429 million metric tons of climate pollutants in 2016, a drop of three percent from 2015. These findings are also supported in the California Greenhouse Gas Emissions for 2000 to 2016 report by CARB, which indicate that California's GHG emissions have followed a declining trend between 2007 and 2016. The largest reductions are attributed to the electricity sector, which continues to see decreases as a result of the State's climate policies. The transportation sector, the state's largest source of greenhouse gases, saw a 2

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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percent increase in emissions in 2016 because of increased fuel consumption. The state has also documented the increased use of biofuels as a result of the state's Low Carbon Fuel Standard. These low-carbon alternative fuels, consisting mostly of biodiesel, renewable diesel, and ethanol, reduced emissions by 14 million metric tons of carbon dioxide, when compared to what would have been generated if conventional fossil fuels had been used.

On December 8, 2015, Riverside County adopted a Climate Action Plan (CAP) outlining the policies and goals that guide land use decisions in an effort to reduce the County's Greenhouse Gas (GHG) emissions. The CAP coincides with Riverside County's general plan update, which has set a goal to reduce emissions back to 1990 levels by the year 2020 per the state's adopted AB 32 GHG reduction target. The CAP was subsequently updated in November 2019. As part of the CAP, Riverside County adopted a screening threshold of 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}) per year on new development Projects to determine level of significance. Projects that exceed this threshold would be required to use Screening Tables or a Project-specific technical analysis to quantify and mitigate Project emissions. This approach is a widely acceptable screening threshold used by the County of Riverside and various other cities in the South Coast Air Basin, as provided by the CARB AB 32 Scoping Plan, where the South Coast Air Quality Management District is the lead agency.

As previously discussed, the mixed-use project is expected to result in GHG emissions totaling 2,914.6 MTCO_{2e} at full operation of the built-out condition, which is below the established 3,000 MTCO_{2e} threshold. As such, the proposed residential and commercial development is not expected to conflict with the applicable plans and strategies for the purposes of reducing greenhouse gas emissions. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input 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 (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): California Department of Public Health; California Health and Safety Code; Eastern Coachella Valley Area Plan, December 2016; Riverside County General Plan, December 2016.

Findings of Fact: Impacts will be less than significant.

- a) The Code of Federal Regulations (CFR Title 40, Part 261) defines hazardous materials based on ignitability, reactivity, corrosivity, and/or toxicity properties. The State of California defines hazardous materials as substances that are toxic, ignitable or flammable, reactive and/or corrosive, which have the capacity of causing harm or a health hazard during normal exposure or an accidental release. As a result, the use and management of hazardous or potentially hazardous substances is regulated under existing federal, State and local laws. Hazardous wastes require special handling and disposal methods to reduce their potential to damage public health and the environment. Manufacturer’s specifications also dictate the proper use, handling and disposal methods for the specific substances.

Construction of the proposed project is expected to involve the temporary management and use of oils, fuels and other potentially flammable substances. The nature and quantities of these products would be limited to what is necessary to carry out construction of the project. Some of these materials would be transported to the site periodically by vehicle and would be stored in designated control areas on a short-term basis. When handled properly by trained individuals and consistent with the manufacturer’s instructions and industry standards, the risk involved with handling these materials is considerably reduced. The contractor will be required to identify a controlled staging area within the project limits for storing materials and equipment and will be required to implement best management practices (BMPs) to assure that impacts are minimized and that any minor spills are immediately and properly remediated.

The approximately 26-acre project proposes commercial and residential uses at the corner of 66th Avenue and Middleton Street in the community of Oasis. The proposed commercial uses include a childcare facility, a market with attached retail spaces, and medical clinic. The residential component will include a 160-unit farmworker development. Commercial and residential uses do not typically involve the routine transport, use or disposal of hazardous materials in quantities or a manner that would pose a threat to the project and surroundings. Operation of the proposed facilities would involve the handling and application of cleaning agents, building maintenance products, paints and solvents, and similar items would be stored on-site. These potentially hazardous materials would not be present in sufficient quantities to pose a significant hazard to public health and safety or the environment. Less than significant impacts are anticipated.

- b) As noted previously, hazardous materials are not typically present in large quantities for commercial or residential uses. The storage and use of these materials would be subject to existing federal, State and local regulations, including the California Health and Safety Code, and Title 19 California Code of Regulations Section 2729, which establish minimum requirements for business emergency plans. Such regulations require that businesses provide emergency response plans, procedures, training, recordkeeping and disclosure of materials stored or used on-site. Therefore, accident conditions involving the release of hazardous materials are unlikely.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The 4,000-square-foot medical clinic, proposed in the second phase of project development, may be subjected to generate potentially infectious disease-causing agents upon project operation. According to the California Department of Public Health, the Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). MWMA Section 117705 of the California Health and Safety Code considers any person whose act or process produces medical waste to be a “medical waste generator” in California. The proposed medical clinic shall follow all State, federal and industrial standards regarding the handling and disposal of waste produced by the facility.

The residential portion of the proposed project is not expected to use a substantial amount of hazardous materials upon operation, other than the use of household cleaners. Therefore, the project’s compliance of California Health and Safety Code, Title 19 California Code of Regulations Section 2729, and the California Department of Public Health’s Medical Waste Management Program, the project is not anticipated to create a significant hazard to the public or the environment involving the release of hazardous materials. Less than significant impacts are expected.

- c) According to the Eastern Coachella Valley Area Plan, Interstate 10 is a key east-west corridor within Riverside County. The project site is located at the corner of Middleton Street and 66th Avenue, approximately 10 miles south of Interstate 10. State Routes 111 and 86 are considered the main north-south connector routes within Eastern Coachella Valley, approximately 4 and 5 miles east of the project site, respectively. It is expected that the neighborhoods located around and within the community of Oasis would use these roadways for evacuation purposes.

The Riverside County General Plan designates 66th Avenue, which abuts the northern property boundary, as an urban arterial. Urban arterials are designated primarily for through traffic where anticipated traffic volumes exceed four-lane capacity. However, the segment of 66th immediately north of the project site is a two lane, paved road. The project proposes street improvements on the existing 66th Avenue and Middleton Street frontages, as well as the addition of Middleton Avenue, a north-south trending street proposed in the center of the project property. According to the Traffic Report, provided by Urban Crossroads, the project is anticipated to experience acceptable levels of service (LOS) under E+P, EAP, and EAPC conditions, meaning that the project is not anticipated to negatively attribute to traffic in the area to intolerable levels. Refer to the Traffic Section of this Initial Study for further discussion.

The closest fire station to the project site is the Riverside County Fire Department Station 39, at 86911 58th Avenue, approximately 5 driving miles northeast of the project. Riverside County Fire Department Station 40, at 91350 66th Avenue, lies approximately 5.50 driving miles east of the project. The Riverside County Sheriff Department, is located approximately 6.50 driving miles northeast of the project site, at 86625 Airport Boulevard. The development of the project may create more demand for fire department and police services due to the increase in housing and services proposed, however, it is not anticipated to impair or physically interfere with emergency response or evacuation in the area. Less than significant impacts are anticipated.

- d) The proposed project, situated on 66th Avenue and Middleton Street, is located approximately 450 feet southwest of the closest public-school property boundary. The public-schools in proximity to the project include: Desert Mirage High School, Toro Canyon Middle School, and Las Palmistas Elementary School, where the closest school building to the project boundary is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approximately 800 feet northeast. As stated in the previous discussion, the project site does not intend to use substantial amounts of materials that may emit hazardous emissions. The project shall adhere to local, State, federal and industry standards when handling hazardous materials, substances or waste, therefore, less than significant impacts are anticipated.

- e) The project proposes a commercial and residential mixed-use property on approximately 26 acres in the community of Oasis. Pursuant to Government Code 65962.5 and its subsections, record searches on the project property were performed within multiple database platforms. The resources consulted included GeoTracker, EnviroStor, and the EPA Enforcement and Compliance History Online (ECHO).

GeoTracker is a database maintained by the State of California Water Resources Control Board that provides online access to environmental data. It serves as the management system for tracking regulatory data on sites that can potentially impact groundwater, particularly those requiring groundwater cleanup and permitted facilities, such as operating underground storage tanks and land disposal sites.

EnviroStor is a database maintained by the State of California Department of Toxic Substances Control (DTSC). The EnviroStor database identifies sites with known contamination or sites for which there may be reasons to investigate further. It includes the identification of formerly contaminated properties that have been released for reuse; properties where environmental deed restrictions have been recorded to prevent inappropriate land uses; and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

The EPA Enforcement and Compliance History Online (ECHO) database focuses on inspection, violation, and enforcement data for the Clean Air Act (CAA), Clean Water Act (CWA), and Resource Conservation and Recovery Act (RCRA) and also includes the Safe Drinking Water Act (SDWA) and Toxic Release Inventory (TRI) data.

On October 1, 2019, a search was performed on all three database platforms. No Leaking Underground Storage Tank (LUST) Cleanup Sites, Land Disposal Sites, Military Sites, DTSC Hazardous Waste Permits, DTSC Cleanup Sites, or Permitted Underground Storage Tanks are registered on the project property. The results of the records search are described below.

The project site was not registered in the GeoTracker database, however, the database search revealed one registered site located approximately 0.75 miles northwest of the project property, at 65959 Highway 86. The site, Apple Market Two, is listed in the database as a LUST Cleanup Site, however the status of the project is Completed-Case Closed, as of October 2005.

The EnviroStor database listed on property within a mile radius of the proposed project. This property is the K-12 Educational Center, located approximately 450 feet northeast of the project at the northeast corner of 66th Avenue and Tyler Street. This site is registered as a School Investigation site; however, it currently holds a status of no further action is action as of November 2000.

Similar to the GeoTracker and EnviroStor databases, the project property was not listed within the ECHO database. ECHO did however list three sites within a mile radius of the project property. The first site listed within the registry was CVWD Well #7802 located at 65922 Tyler

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Street, approximately 450 feet from the project. The site is listed within the ECHO database as an Active Small Quantity Generator (SQG) and does not hold any current violations. Spates Fabricators Inc. is the second closest listed facility located approximately 0.25 miles southwest of the project property, at 85435 Middleton Street. The third site is Apple Markets Inc. DBA Apple Recycling, located approximately 0.75 miles northwest of the property at 65959 Harrison Street. Spates Fabricators Inc. and Apple Markets Inc are both listed under the Clean Water Act as a minor general permit covered facility and does not hold any violations.

On September 18, 2018, RM Environmental, Inc. provided a Phase I Environmental Site Assessment (ESA). The purpose of the investigation was to assess the potential for the presence or likely presence of hazardous substances or petroleum products on the property under conditions which indicate an existing release, a past release, or material threat of a release of hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water in connection with the property. The scope of work completed for this investigation included a field reconnaissance of the site and surrounding areas, record and document review, historic map and aerial photo review, and submittal of this report.

Per the ESA, a portion of the project site previously operated as an agricultural field and date palm groves prior to 1949. By 1959, the agricultural field onsite appears to be fallow, according to historical aerial imagery. Between 1959 and 2012 the project underwent a variety of changes including the appearance of mobile home structures and changes in vegetation densities. Some date palms remained onsite, although agricultural operation has stopped onsite. Agricultural activities typically include the storage and periodic application of pesticides, herbicides and fertilizers, as well as the storage and use of toxic fuels and solvents. The Phase I ESA investigation included limited soil assessments for asbestos, arsenic, total and soluble lead, and organochloride pesticides (OCPs) contamination. The findings indicated that the maximum concentrations found in the soil for the listed contaminants did not exceed concentrations established by state and federal regulatory committees. Hazardous materials associated with agricultural uses were not discovered onsite, and no actions were recommended.

An investigation of the project site was conducted on August 29, 2018. During the field survey RM Environmental found debris piles consisting of vegetation, concrete rubble, used tires, wood debris, and household waste throughout the project area. However, the overall findings of RM Environmental, Inc.'s Phase I ESA, came to the conclusion that there were no notable hazardous materials at the project site. Therefore, they did not recommend action.

As a result of the database searches, it was concluded that the project property is not listed within the three search registries pursuant to Government Code Section 65932.5. The registries listed multiple sites within a mile of the project property, however their distance and current status as either "completed-case closed" or "no violation" do not render them a threat to the project property. This, in addition to the Phase I ESA conducted for the project site, concludes that less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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(s): Eastern Coachella Valley Area Plan, December 2016.

Findings of Fact: There will be no impacts.

a-c) The proposed project site is located on approximately 26 acres at the corner of Middleton Street and 66th Avenue. The closest airport to the project is the Jacqueline Cochran Regional Airport, located approximately 3 miles north of the property. Due to the project's distance from the Airport, the project site does not lie within the Airport's Master Plan and does not require review by the Airport Land Use Commission. Additionally, the project site does not lie within the Airport's Influence Area, or land use plan, therefore the project will not result in a safety hazard for people residing or working in the project area. No impacts are anticipated.

d) The project site is not located within the vicinity of a private airstrip, or heliport, therefore the project is not expected to result in a safety hazard for people residing or working in the project area. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<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) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Flood Insurance Rate Map #06065C2910H, Federal Emergency Management Agency, March 6, 2018; Water Quality Control Plan for the Colorado River Basin Region, January 2019; Coachella Valley Water District, 2015 Urban Water Management Plan, Final Report, July 2016; Eastern Coachella Valley Stormwater Master Plan (Public Review Copy), April 2015.

Setting:

The Clean Water Act (CWA) of 1972 was enacted to restore and maintain the chemical, physical, and biological integrity of the nation's waters by regulating the discharge of pollutants to waters of the U.S. from point sources. As part of the National Pollutant Discharge Elimination System (NPDES) program, subsequent amendments to the CWA established a framework for regulating non-point source discharges from urban land runoff and other diffuse sources that were also found to contribute to runoff pollution. Under CWA, the Environmental Protection Agency (EPA) authorized the NPDES permit program to various state, tribal, and territorial governments, enabling them to perform many of the permitting, administrative, and enforcement aspects of the program. California is a delegated NPDES state and has authority to administer the NPDES program within its limits.

The Porter-Cologne Act is the principal law governing water quality regulation for surface waters in California. It established a comprehensive program to protect water quality and the beneficial uses of water. Presently in the state of California, the State Water Resources Control Board (SWRCB) and nine California Regional Water Quality Control Boards (RWQCBs) regulate and protect water quality pursuant to NPDES. Their regulations encompass storm water discharges from construction site, municipal separate storm sewer systems (MS4s), and major industrial facilities.

The approved Colorado River Basin Water Quality Control Plan (Basin Plan) identifies the beneficial water uses, describes the water quality which must be maintained to support such uses, and describes the programs, projects, and other actions necessary to achieve the standards and protect water quality. The proposed project is located within the Whitewater River Watershed in the Colorado River Region (Region 7). As a component of Region 7, the Whitewater River Watershed MS4 established a compliance program that covers approximately 1,645 square miles, including the Coachella Valley portion of Riverside County. Based on the project's location and setting, the nearest receiving water to the project is the Coachella Valley Stormwater Channel (CVSC), located approximately 3.4 miles east of the project site. CVSC is the primary regional flood control facility in the eastern Coachella Valley.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As an unlined, engineered extension of the Whitewater River, CVSC accepts agricultural irrigation return water and conveys treated wastewater, urban runoff, and stormwater runoff to the Salton Sea.

Water bodies where the assessed water quality does not meet the standards to support the beneficial uses are regionally listed pursuant to Section 303(d) of the CWA. The most current 2014 and 2016 Integrated Report (Clean Water Act Section 303(d) List/305(b) Report) indicates that portions of the CVSC are impaired by DDT (Dichlorodiphenyltrichloroethane), Dieldrin, Indicator Bacteria, PCBs (Polychlorinated Biphenyls), and Toxaphene. These water quality impairments are not known to associated with or caused by new development and therefore are not expected to be associated with the proposed project.

Findings of Fact: Impacts will be less than significant.

- a) In its current condition, the project site is characterized as a residential and agricultural setting absent of any natural drainage courses or fully developed stormwater management facilities. Historically, the site has operated primarily as a date palm grove, resulting in land modifications to fit the irrigation system. In the Thermal and Oasis floor area where the project is situated, earlier agricultural development resulted in the construction of various conveyances consisting of earthen canals and ditches designed to drain agricultural runoff and stormwater to CVSC. These drainages have been operated and maintained for many decades. The closest agricultural canal to the project conveys runoff northerly along the unimproved alignment of Tyler Street, then easterly along the south side of 66th Avenue before being conveyed to CVSC. The closest distance from the project to this channel is approximately 240 feet, but none of the proposed improvements associated with the project will physically disturb or drain into this drainage feature. As subsequently explained, the proposed development will include on-site storm drain facilities and retention basins to prevent hydromodification and water quality impacts to the nearest receiving channels.

The size and nature of the proposed development prompts compliance with the existing regulations pertaining to water quality standards and waste discharge requirements during and after construction. As a result, the project proponent must comply with the State's most current Construction General Permit (CGP), Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-006-DWQ. Compliance with the CGP involves the development and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP), designed to prevent potential adverse impacts to surface water quality during the period of construction. The required plan will identify the limits of disturbance during construction, indicating specific locations where activities will require implementation of storm water Best Management Practices (BMPs). Storm water BMPs refer to a schedule of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent, eliminate, or reduce the pollution of water of the receiving waters. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff spillage or leaks. Consistent with Section XIV of the CGP, the required SWPPP will also specify the necessary recordkeeping, relevant good site housekeeping requirements, proper waste management, proper handling and storage within the allowable construction limits.

Based on the project location and setting, the compliant SWPPP is expected to identify temporary sediment track-out prevention BMPs at each construction entrance/exit point that eventually exits to a public street. This type of BMP will provide temporary stabilization to prevent sediment track-out and fugitive dust emissions from exiting the site. Linear sediment barriers

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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may be warranted along portions of the construction perimeter to prevent soil erosion impacts and sediment impacts. As construction progresses, any on-site catch basin inlets that become operational will require temporary protection to prevent sediment or pollutants from entering the on-site storm drain system. As a standard condition, any ground surface area disturbed by construction activities must be entirely covered by the SWPPP and must be properly re-stabilized to satisfy the County and NPDES requirements. Compliance with the State's CGP during construction will be regulated and enforced as part of the local agency site inspection protocols.

During construction, the project will also be required to comply with South Coast Air Quality Management District's (SCAQMD) Rule 403 and 403.1 and Riverside County Ordinance 742 (as amended through 742.1) pertaining to fugitive dust control. Implementation of Fugitive Dust Control Plan primarily pertains to air quality, but also supports water quality protection through the requirement of soil stabilization measures aimed at preventing sediment erosion and track-out. The concurrent implementation of the required SWPPP and Dust Control Plan plans will prevent the potential construction-related impacts to water quality at the site and its surroundings, therefore, resulting in less than significant impact.

The proposed mixed-use development will include 160 attached dwelling units configured in one- and two-story structures with the corresponding parking lots, pedestrian facilities, recreational open space, and community building. The northwest portion of the project site fronting 66th Avenue will accommodate the proposed commercial/retail land use consisting of three buildings consisting of a total of 23,000 square feet (SF) with the associated parking facilities. The site design is expected to have approximately 48 percent of impervious cover consisting of buildings, hardscape, and asphalt while the remaining 52 percent will be pervious open space.

As required by Riverside County, the proposed storm drain system has been sized to properly handle the controlling 100-year storm event and provide sufficient retention storage to contain the incremental increase in runoff due to development. As a standard requirement, the project proponent must develop and implement a project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the *Whitewater River Region Water Quality Management Plan for Urban Runoff* and the *Whitewater River Watershed MS4 Permit*. The project-specific WQMP will identify a strategy of site design, source controls, and treatment controls with a required operation and maintenance program to address post-construction runoff quality and quantity. The project design and WQMP will be subject to County review and approval.

In summary, during construction and operation, project implementation will be required to comply with CWA, NPDES, and local regulations to prevent impacts to water quality standards and the beneficial uses assigned to local receiving waters. As proposed, the stormwater capture and management strategy will prevent urban runoff and waste discharge violations through the properly sized retention facilities. Less than significant impacts are expected.

- b) The Coachella Valley Groundwater Basin is the primary groundwater source for the project region, with Coachella Valley Water District (CVWD) being the domestic water purveyor serving the project site. The Coachella Valley Groundwater Basin has an estimated storage capacity of 40 million acre-feet (AF) of water within the upper 1,000 feet and is divided into four subbasins:

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Indio, Mission Creek, Desert Hot Springs, and San Geronio. The project site is specifically underlain by the Indio Subbasin.

CVWD works with other local water agencies and other Coachella Valley stakeholders to implement water conservation, water reuse, and groundwater recharge strategy to ensure water availability and system capacity to meet the growing needs of the Coachella Valley. CVWD collaborates with the operation and maintenance of three replenishment facilities serving the Indio Subbasin: Whitewater River Groundwater Replenishment Facility, the Thomas E. Levy Groundwater Replenishment Facility, and the Palm Desert Groundwater Replenishment Facility. The nearest of these facilities (Thomas Levy) is located approximately 5 miles to the northwest. The source of water used for replenishment is primarily imported.

In 2014, the California Legislature signed a three-bill legislative package into law, collectively known as the Sustainable Groundwater Management Act (SGMA). SGMA allows local agencies to manage groundwater resources in a sustainable manner, with management efforts tailored to the resources and needs of their specific communities. Groundwater management is described as the planned and coordinated monitoring, operation, and administration of a groundwater basin sustainability. The Coachella Valley Groundwater Basin is designated by DWR as a medium priority basin. CVWD is the Groundwater Sustainability Agency (GSA) for the majority of the eastern portion of the Indio Subbasin, including the area that underlies the project area. Since groundwater management has been a historic effort in the Coachella Valley, local agencies have been able to adapt their current measures as part of their sustainability plan.

Local groundwater resources are managed under the 2015 City of Coachella Urban Water Management Plan (2015 UWMP). The 2015 UWMP serves as a planning tool that documents actions in support of long-term water resources planning and ensures adequate water supplies are available to meet the existing and future urban water demands. The 2015 UWMP indicates that the Coachella Valley groundwater basin historically has been in a state of overdraft. An overdraft condition occurs when the outflows (demands) exceed the inflows (supplies) to the groundwater basin over a period of time. The previously described groundwater recharge facilities are part of the replenishment effort to stabilize the groundwater levels and eliminate the overdraft condition.

Artificial replenishment, or recharge, is recognized by the water districts as one of the most effective methods available for preserving local groundwater supplies, reversing aquifer overdraft and meeting demand by domestic consumers. According to the CVWD web site on Ground Replenishment and Imported Water, local agencies have percolated over 650 billion gallons of water back into the aquifer to date. In the eastern Coachella Valley, Thomas E. Levy Groundwater Replenishment Facility is the primary site for groundwater recharge. This facility operates by recharging water obtained from the Coachella Canal at a capacity of 40,000 acre feet per year (AFY). Combined with water conservation and efficiency requirements, individual development projects can contribute to groundwater sustainability by implementing the required stormwater runoff retention and infiltration facilities.

The project's location and setting will not impede with any existing or planned groundwater recharge facility, such that it would impede sustainable groundwater management in this manner. The proposed project aligns with the local and regional groundwater recharge strategies by implementing on-site retention, infiltration and low impact development

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improvements as part of the site design. Project's stormwater management design includes a system of on-site retention basins designed to collect and infiltrate project runoff. Based on the preliminary engineering plans and hydrology report, the on-site retention basins will have a combined capacity of approximately 57,738 cubic feet, an amount which will be percolated on-site and will contribute to groundwater recharge.

Moreover, the project will implement water conservation measures in accordance with the applicable landscape ordinance requirements pertaining to water efficient irrigation systems and drought-tolerant plant selection. Interior fixtures are also expected to be water efficient, thus complying with the local water conservation strategies. Therefore, the project is not expected to interfere with the regional groundwater recharge efforts or groundwater sustainability for the regional basins. Less than significant impacts are anticipated.

- c-d) As discussed previously, a portion of the project site has historically served as a date palm grove, resulting in land modifications and maintenance as part of the irrigation system and previous structures. The project limits are absent of any historic or current natural drainage features or courses attributed to any stream or river. The site also lacks any curb and gutter improvement along its street frontages. In its current condition, runoff resulting from precipitation events would be controlled by the on-site berms and irrigation ditches serving the date palm grove.

The proposed development will convert the undeveloped property into a mixed-use development, which will introduce impervious land cover (buildings, hardscape, asphalt) into an area which was largely pervious (undeveloped). The increase in impervious land cover would normally result in an increase in the rate and amount of surface runoff produced by a site. However, as a project design feature and in compliance with the local drainage requirements, the project will include an on-site stormwater retention system that during the life of the project will capture and infiltrate the incremental increase in runoff from the development. Two on-site surface retention basins will accept flows from throughout the project and corresponding street frontages. The estimated stormwater capacity is approximately 57,738 cubic feet. Erosion and sedimentation will be prevented through the properly designed runoff conveyances and landscaped coverage. The existing unimproved frontage condition along 66th Avenue and Middleton Street will be replaced with engineered curb/gutter and the necessary storm drain inlets to accept street runoff. Pertaining to erosion or siltation, on- or off-site, less than significant impacts are anticipated.

- e) In compliance with the hydrologic requirements set forth by the County of Riverside, the project's storm drain system has been designed to safely and adequately convey the entirety of the 100-year storm through the inlets and drainage conveyances leading to the on-site retention basins sized to handle the incremental increase due to development. As such, implementation of the proposed project will not result in a substantial increase in the rate or amount of surface runoff in a condition which would result in flooding on-or off-site. Less than significant impacts are anticipated.
- f) As previously discussed, the project site and immediate surroundings are absent of any formal storm drain system. Regional storm drainage facilities consist of small earthen channels designed to convey agricultural and stormwater runoff into CVSC, which is the primary regional flood control facility in the Eastern Coachella Valley. The proposed development includes an on-site storm drain system designed to convey project runoff into on-site retention facilities sized to

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handle the incremental increase in runoff. Moreover, the project is also designed to accept off-site runoff from a portion of 66th Avenue to the north and Middleton Street to the south, further contributing to local stormwater management. Only runoff in excess of the basin capacity would leave the site in a controlled condition. This represents an actual improvement from the existing runoff that occurs from the project area.

The project site is located within the coverage area of the planned Eastern Coachella Valley Stormwater Master Plan Project (Master Plan), which is designed as a long-term, comprehensive plan identifying the conceptual locations, alignments, and sizes for primary stormwater facilities within a study area of 167 square miles. It is anticipated that these future facilities will be constructed by CVWD and other contributors as urban development takes place. Specifically, the project site is situated within the Oasis/Valley Floor Area Stormwater Master Plan. This master plan sub-area has conceptually identified "Line O01" along the alignment of 66th Avenue, carrying flows from west to east with a discharge point at CVSC. In relation to the project, "Line O01" is identified on the north side of 66th Avenue from its origin point to Tyler Street. From east of Tyler Street, this line transitions to the south side of 66th Avenue. Moreover, "Line O01-01" is identified southeast of the project connecting to "Line O01" at the intersection of Tyler Street and 66th Avenue. As currently identified and planned, no portion of the proposed "Line O01" or "Line O01-01" locations are physically affected by the project implementation. Due to the on-site retention facilities, the project would not rely on the planned storm drain lines or interfere with their future capacity to serve the region. Therefore, less than significant impacts are expected on existing or planned stormwater facilities.

- g) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) (Panel 06065C2910H), entire project property is located within Zone X, which applies to areas of 0.2 % annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood. Furthermore, this flood zone is categorized as an area of minimal flood hazard. As such, the proposed development is not situated in an area where flood flows could be impeded, redirected, or increased as a result of project implementation. The site's proposed storm drain system will meet the local MS4 and County requirements by including the properly sized retention facilities that meet the local hydrologic requirements. Therefore, less than significant impacts are anticipated.
- h) Flood Insurance Rate Maps (FIRMs) serve as the basis for identifying potential flood hazards. According to FIRM Panel 06065C2910H, effective March 6, 2018, the entire Subject Property is located within Zone X, which applies to areas of 0.2 % annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood. Furthermore, this flood zone is categorized as an area of minimal flood hazard. The project is not located near any coastal areas and therefore is not prone to tsunami hazards. The project is not located near any body of water and therefore is not prone to seiche hazards. The project's storm drain system is designed to properly capture the site's urban runoff to prevent any risk of uncontrolled pollutant discharge. Being a proposed mixed-use development, the project site will not host the storage of pollutants, petroleum products, or other hazardous materials in conditions which would be deemed a risk of release in an inundation condition. Therefore, no impacts are anticipated.
- i) As discussed previously, the project proponent is required to implement a project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the *Whitewater*

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River Region Water Quality Management Plan for Urban Runoff, Whitewater River Watershed MS4 Permit. The WQMP will incorporate grading, hydrology, and other plans to document the site design, source controls, and treatment controls with a required operation and maintenance program to comply with the hierarchy water quality objectives. Moreover, the project's storm water retention facilities will ensure that urban runoff is recharged into the ground via infiltration. Combined with the required water conservation practices, the project is expected to contribute to the groundwater sustainability efforts implemented for the Coachella Valley region. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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(s): Eastern Coachella Valley Area Plan, Land Use Plan, December 2016.

Findings of Fact: There will be no impacts and less than significant impacts.

- a) The project site is located on the southwest corner of 66th Avenue and Middleton Street in the community of Oasis. The project site is currently partially occupied by a date palm grove, foundations from structures previously located on the property and associated agricultural equipment. The project sits within the Medium Density Residential (MDR) land use designation as delineated by the Land Use Plan in the Eastern Coachella Valley Area Plan. The project is surrounded to the north, south, east, and west by uses similar to the project site, agricultural and scattered residential and a school campus to the northeast. The properties to the west and southeast of the project have the land use designation of Medium Density Residential, while the property north of the project is designated Tribal Land.

The project proposes the development of residential and commercial uses in three phases on approximately 26 acres. The first phase of the project will occupy the eastern portion of the site and include the 80 residential units, the landscaped retention basin and a 3,500-square-foot community building. The second phase of the project will develop the commercial uses on the northwest corner of the project site, and will consist of a childcare facility, a market and retail space, and medical clinic. The third phase will include the development of the remaining residential units and a landscaped retention area in the western portion of the site. Since the commercial element of the project is not permitted within the existing Medium Density Residential land use designation, the project proposes to change approximately 3.50 acres in the northwest corner of the project from MDR designation to Commercial Retail (CR) to allow the commercial uses. The project also proposes a change in land use from MDR to High Density

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Residential (HDR) for the remainder of the property in order to allow the 160 units of affordable housing.

The land use change from the Medium Density Residential to Commercial Retail and High Density Residential is not expected to result in a substantial alteration of the present or planned land use of the area. The development of the commercial uses will provide various services to the community, including a childcare facility, market, retail services and medical clinic, and the HDR will allow for the 160 affordable residential units. Less than significant impacts are anticipated.

- b) The project site, located at the southwest corner of 66th Avenue and Middleton Street, previously operated as a residential and agricultural operation. Properties north of the project site includes both disturbed vacant land and scattered residential lots. The properties southwest and southeast of the project, display similar characteristics to the project site, as they operate as agricultural land with scattered residential uses. The property to the northeast contains a school campus. Each property operates separately from each other, and project implementation will not physically disrupt or divide an established community, therefore less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources	<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) Potentially 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(s): California Department of Conservation, Mines and Mineral Resources Maps; Riverside County Environmental Impact Report, February 2015; Eastern Coachella Valley Area Plan, December 2016.

Findings of Fact: There will be no impacts.

- a) The Surface Mining and Reclamation Act of 1975 (SMARA) was established to create and maintain an effective and comprehensive surface mining and reclamation policy, with regulation of surface mining operations. The intent of SMARA is to promote production and conservation of mineral resources, minimize the environmental effects of mining and ensure mined lands are reclaimed to conditions suitable for alternative uses (Riverside County Environmental Impact Report 2015). In compliance with SMARA, Mineral Land Classification Maps were created to identify sites where significant mineral resources are found. After consulting the Mineral Land Classification Map, it was concluded that the project site, and surrounding area, is located in an

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“Unstudied” area. Unstudied areas, as delineated by the Mineral Resources section in the Riverside County EIR, are areas where no information is available and would not have impacts to known mineral resources. Therefore, no impacts are anticipated at the project site.

- b) As previously stated, the project site, and surrounding area, is not located in an area where known mineral resources occur. Additionally, the approximately 26-acre project site currently lies within the Medium Density Residential land use designation and operates as agricultural and scattered residential land. With this context, the project is not anticipated to result in the loss of an available or locally-important mineral resource recovery site delineated on the General Plan, or land use plan. No impacts are expected.
- c) The project site is not located near or adjacent to a State classified or designated area or existing surface mine according to the mines map corroborated by the California Department of Conservation. The closest mines to the project site are the Keller Pit and the Thermal Mine. Both mines lie approximately 7 miles northwest and northeast from the project site, respectively. Additionally, the project site is not located near existing or abandoned quarries or mines. Therefore, no impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?

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

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” County of Riverside Airport Facilities Map; Riverside County Airport Land Use Commission.

Findings of Fact: There will be no impacts.

- a) The closest public airport to the project is the Palm Springs International Airport, located approximately 25 miles northwest of the property. Given this distance, the project would not expose people residing or working in the project area to excessive noise levels associated with this airport. No impacts are anticipated.
- b) The closest private airport to the project is the Jacqueline Cochran Regional Airport, located approximately 3 miles north of the property. Given this distance, the project would not expose people residing or working in the project area to excessive noise levels associated with this airport. No impacts are anticipated.

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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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(s): Riverside County General Plan (2015); FTA: Transit Noise and Vibration Impact Assessment Manual (September 2018); Caltrans: Transportation and Construction Vibration Guidance Manual (September 2013)

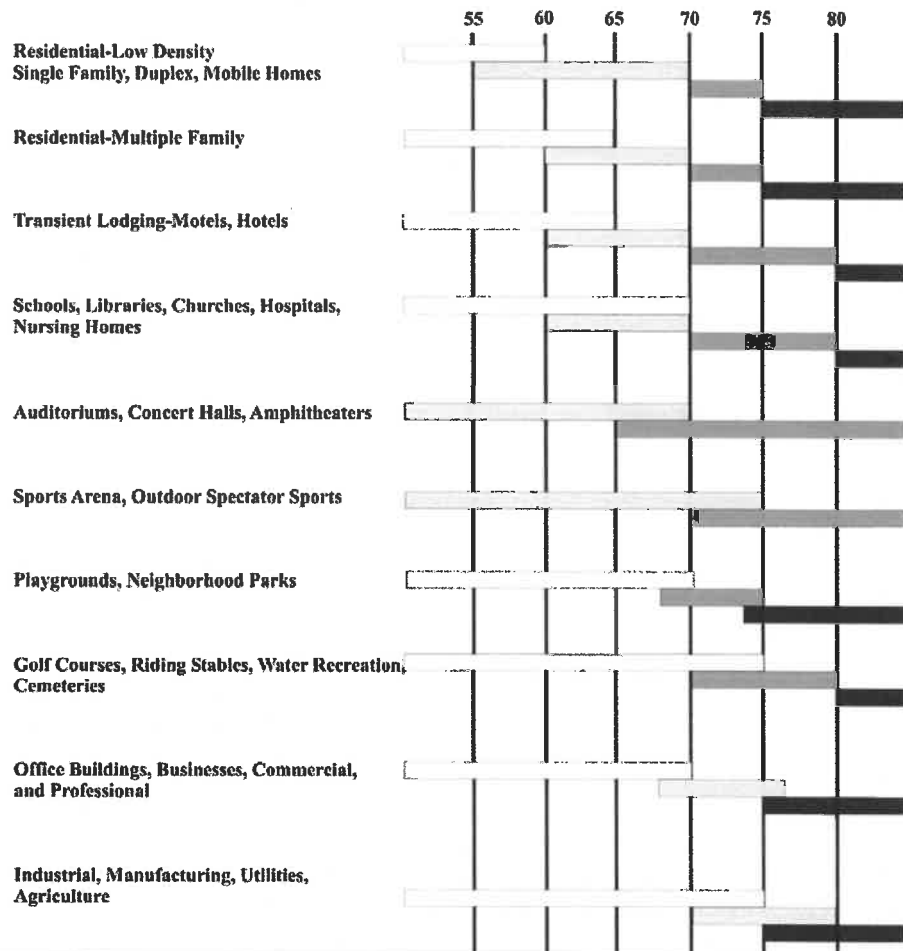
Setting:

Noise is simply defined as “unwanted sound.” When interfering with normal activities, causing physical harm or causing adverse effects on health, sound becomes unwanted. Noise is measured on a logarithmic scale of pressure level known as a decibel (dB). An A-weighted decibel (dBA) is an expression of the relative loudness of sounds in air as perceived by the human ear. In an A-weighted system, the decibel values of sounds at low frequencies are reduced compared with unweighted decibels, in which no correction is made for audio frequency. Excessive noise or prolonged exposure to noise can contribute to temporary and permanent impairments, such as hearing loss, fatigue, stress, sleep deprivation, anxiety and annoyance. Although noise has been accepted as a necessary by-product of urban development, it can become an environmental hazard. A variety of components of the urban environment generate noise; these include construction equipment and activities, motor vehicles, air traffic, mechanical equipment, household appliances, and other sources.

The State of California requires each city and county to adopt Noise Elements as a part of their General Plan. In addition to the Land Use Categories included in the Noise Element, there are 4 Community Noise Equivalent Level’s (CNEL), utilized to interpret the compatibility of the Land Use Categories. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas in excess of 65 dBA CNEL and are conditionally acceptable in areas below 65 dBA CNEL. Recreational land uses, such as open space areas with horseback riding trails, are generally acceptable in areas up to 65 dBA CNEL and generally unacceptable in areas above 70 dBA CNEL. The four zones of compatibility are dependent on the Land Use Categories and displayed in Table XXVII-1 below (provided by the Riverside County General Plan).

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Table XXVII-1
Land Use Compatibility for Community Noise Exposure
 Community Noise Exposure Level
 Ldn or CNEL, dBA



Normally Acceptable:	Conditionally Acceptable:	Normally Unacceptable:	Clearly Unacceptable:
Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.	New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.	New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in the design. Outdoor areas must be shielded.	New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

Findings of Fact: Impacts will be less than significant.

- a) The project proposes the construction and operation of a mixed-used development consisting of residential and commercial uses on approximately 26-acres in the unincorporated community of Oasis. The project will be developed in three phases and at buildout, consist of 160 multi-

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family units, 23,000 square feet of commercial space, landscaped retention areas, recreational areas, a 3,500-square-foot community building and associated improvements.

The project site is currently occupied by rows of date palm trees, representative of the property's previous operation as agricultural land. Scattered residencies existed onsite, however, these residential structures were removed, leaving only concrete foundations, household rubble and human refuse onsite.

Surrounding land uses includes vacant and scattered residential units north of the project property, and agricultural and residential uses to the south and west of the project site. A public-school facility including Las Palmitas Elementary School, Toro Canyon Middle School and Desert Mirage High School sits northeast of the project site, at the northeast corner of the 66th Avenue and Tyler Street.

Construction

Construction of the project will be completed in three phases. Phase one will occupy the eastern portion of the project property and will develop the 3,500-community building, an approximately 2.4-acre landscaped basin and 80 residential units. Phase one, would involve the excavation of earth materials and replacement with properly compacted fill materials. Phase two will develop the proposed commercial uses on the northwest portion of the project property. Phase two will include the development of three commercial buildings consisting of the childcare facility, market and attached retail uses, and medical clinic. The final phase, phase three, will occur on the western portion of the site, south of the commercial component, and will develop the approximately 2.4-acre open space area (recreational and retention) and the final 80 residential units.

Grading activities would involve the use of standard earth moving equipment, such as drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which would be stored on the site during construction to minimize disruption of the surrounding land uses. Above-grade construction activities would involve the use of standard construction equipment, such as hoist, cranes, mixer trucks, concrete pumps, laser screeds and other related equipment.

During construction activities, construction traffic and equipment would generate noise along access routes to the proposed development areas. The larger pieces of heavy equipment would be moved onto the development only one time for each construction activity (i.e., demolition, grading, etc.). Daily transportation of construction workers and the hauling of materials both on and off the project site are expected to cause increases in noise levels along study area roadways, although noise levels from such trips would be less than peak hour noise levels generated by project trips during project operation.

Equipment used during the construction phases would generate both steady state and episodic noise that would be heard both on and off the project site. Noise levels generated during construction would primarily affect the residential land uses adjacent to the project site to the south, and to the east. Construction activities associated with the project could occur at approximately 100 feet from the existing residential uses. Noise levels generated during each of the project phases are presented in the Table XXVII-2, Typical Maximum Noise Levels for Construction Phases, below. Equipment estimates used for the analysis for grading and building

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construction noise levels are representative of worse-case conditions, since it very unlikely that all the equipment contained on site would operate simultaneously.

**Table XXVII-2
Typical Maximum Noise Levels for Construction Phases**

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

Source: U.S. Department of Transportation, Construction Noise Handbook, Chapter 9.0, August 2006.

Private construction projects located within 0.25 mile from an inhabited dwelling are exempt from the County's noise standards, provided that: construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. The project would adhere to this requirement and implement several mitigation measures to alleviate construction noise.

To evaluate whether the project will generate potentially significant temporary construction noise levels at off-site sensitive receiver locations, a construction-related noise level threshold was identified from 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.

As indicated in Table XXVII-2, noise levels generated by construction can range from approximately 79 to 88 dBA Leq when measured at 50 feet and without noise attenuation. Based on the stages of construction, the noise impacts associated with the proposed project are expected to create temporarily high noise levels at the nearby existing residential structures west and southeast of the project. The closest existing structures to the project site are located approximately 45 feet west and south of the site and may be subject to project-related construction noise. However, the project will abide by the construction hours established by the County. Project construction will not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Additionally, construction activities are anticipated to be temporary.

In addition to above requirement, the County established construction best management practices (BMPs) in Riverside County Noise Ordinance No. 847. These BMPs, listed below, shall be implemented at the project site to reduce construction noise levels:

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- Ensure that construction equipment is properly muffled according to industry standards and be in good working condition;
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible;
- Schedule high noise-producing activities between the hours of 8:00 AM and 5:00 PM to minimize disruption on sensitive uses;
- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources;
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible;
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes; and
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners to contact the job superintendent. If the city or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.
- Construction staging areas along with the operation of earthmoving equipment within the project area shall be located as far as from vibration-and noise-sensitive sites as possible.

Due to the project's proximity to the school facility, the project proponent may also be required to coordinate with representatives from Coachella Valley School District, Las Palmitas Elementary School, Toro Canyon Middle School and Desert Mirage High School to ensure that the construction activities do not disrupt school operations through the generation of noise. Coordination can consider construction scheduling and location of construction staging areas to minimize noise impacts.

Operation

Sensitive land uses require a serene environment as part of the overall facility or residential experience. Many of these facilities depend on low levels of schools, hospitals, rest homes, long term care facilities, mental care facilities, residential uses, places of worship, libraries and passive recreation areas. Activities conducted in proximity to these facilities must consider the noise output and ensure that they do not create unacceptable noise levels that may unduly affect the noise-sensitive uses. Among the various land uses, schools and single-family/multi-family residential uses are normally unacceptable in areas in excess of 70 dBA CNEL and are normally acceptable in areas below 65 dBA CNEL. Recreational land uses, such as open space areas with horseback riding trails, are normally acceptable in areas up to 70 dBA CNEL and normally unacceptable in areas above 70 dBA CNEL.

As previously stated, the project site proposes the operation of a mixed-used development consisting of 160 multi-family residential units and 23,000 square feet of commercial buildings. The property is bounded by 66th Avenue to the north, and Middleton Street to the south. The traffic from these surrounding roadways currently generate noise levels within an acceptable range to the surrounding uses due to the minimal traffic volumes carried on these roadways

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under existing conditions. However, the operation of the project site may increase the amount of vehicular noise generated in the area due to the increased use of the project property.

The proposed project is anticipated to generate a net total of approximately 2,420 external trip-ends per day on a typical weekday with 172 external vehicles per hour (VPH) during the weekday AM peak hour and 221 external VPH during the weekday PM peak hour. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE) in their published Trip Generation Manual, 10th Edition, 2017.

Table XXVII-3, below, outlines the typical noise levels for traffic volumes at a given speed. The table displays noise level (dBA Leq) per hour at 50 feet generated by various volumes of vehicles per hour and designated speed limits. According to the project-specific Traffic Impact Analysis, existing vehicular traffic in the area varies from 300 to 653 vehicles per hour, depending on the time of day and street. As a worst-case scenario, 1,000 vehicles per hour is the volume referenced in to analyze the noise levels generated by existing traffic. At speed limits of 35 to 55, the existing ambient noise levels generated vehicle traffic ranges from 66.2 dBA to 70.9 dBA Leq at 50 feet.

**Table XXVII-3
Typical Noise Levels for Traffic Volumes at a Given Speed**

Volume (vehicles/hour)	125	57.3	58.5	59.7	60.9	62.0	63.1	63.8	64.1	64.5	65.1	65.2	66.1	Sound Level (dBA Leq (hour)) at 50 feet
	250	60.2	61.4	62.6	63.8	64.9	66.0	66.7	67.0	67.4	68.0	68.2	69.0	
	500	63.2	64.4	65.6	66.8	67.9	69.0	69.7	70.0	70.4	71.0	71.2	72.0	
	1,000	66.2	67.4	68.6	69.8	70.9	72.0	72.7	73.0	73.5	74.0	74.2	75.0	
	2,000	69.2	70.4	71.6	72.8	73.9	75.0	75.7	76.1	76.5	77.0	77.2	78.0	
	3,000	71.0	72.2	73.4	74.6	75.7	76.8	77.5	77.8	78.2	78.8	79.0	79.8	
	4,000	72.2	73.4	74.6	75.8	76.9	78.0	78.7	79.1	79.5	80.1	80.2	81.0	
	5,000	73.2	74.4	75.6	76.8	77.9	79.0	79.7	80.0	80.4	81.0	81.2	82.0	
6,000	74.0	75.2	76.4	77.6	78.7	79.8	80.5	80.8	81.2	81.8	82.0	82.8		
		35	40	45	50	55	60	65 / T60	65	70 / T60	70	75 / T60		75
Speed (miles/hour)														

*T is the speed limit for truck traffic when it is posted differently from other vehicle traffic.
Source: Construction Noise Impact Assessment, Washington State Department of Transportation.

Traffic generated by the operation of the project will influence the traffic noise levels surrounding off-site areas. Based on standards provided by the Federal Interagency Committee on Noise (FICON), off-site traffic noise will be significant when the noise levels at existing and future noise-sensitive land uses already exceed 65 dBA ambient noise level, and the project creates a community noise level increase of greater than 1.5 dBA. When using Table XXVII-3, the existing ambient noise level is greater than 65 dBA.

As previously stated, the proposed project will generate 172 VPH during the day and 221 VPH at night. In order for the noise level to increase 1.5 dBA, the number of vehicles per hour,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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generated by the project would have to be 500 vehicles. The project will not increase the vehicles by 500, therefore, the noise level will not be increased to greater than 1.5 dBA. Although the project will lead to the increase of traffic along the surrounding roadways, these increases would not result in the noise compatibility guideline being exceeded. Additionally, the proposed project will be designed to include the necessary setbacks, construction materials, sound walls, berms or other features necessary to ensure external noise levels meet the applicable standards. Impacts from traffic generated noise are considered to be less than significant.

Future residents of the project, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area. New noise generated from project operation may be produced by the residents of the project site, as well as the residents using the proposed onsite amenities and open space areas (i.e. sports courts, sports field, tot lots, playground areas, outdoor eating areas, etc.). Potential residential-type noise sources include people talking, door slamming, stereos, and other noises associated with human activity. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. However, the County of Riverside established exterior noise standards within the various land uses in the County (County Municipal Code, Title 7, Noise Control). Maximum exterior noise levels in residential land uses at night (10:00 p.m. to 7:00 a.m.) is 45 dBA, and during the day (7:00 a.m. to 10:00 p.m.) is 55 dBA. People talking at a normal level typically has a noise level of 60 dBA. Meanwhile, louder activities such as operating HVAC equipment and car alarms typically lie within the moderately loud range of 65 to 80 dBA, and garbage trucks can be very loud at 100 dBA. These activities are common in residential neighborhoods, and typically occur for short periods of time. Per the County Municipal Code, maximum exterior noise standards in office and commercial uses is 65 dBA.

Solid barriers, such as walls, can reduce noise levels between properties. The distance between the project property and the existing residential uses ranges from approximately 45 to over 100 feet. Therefore, the utilization of perimeter block walls can be expected to reduce noise impacts. The project proposes a 6-foot block wall around the perimeter of the proposed residential areas. Fencing will be utilized around the proposed commercial component and at some areas along the western property boundary, adjacent to project parking areas. As stated previously, existing residents adjacent to the property may be subjected to noise sources listed above (i.e. opening and closing of vehicle doors, car alarms, people talking, etc.), however, these activities occur for short periods of time and are typical of residential neighborhoods. The proposed block walls will assist in reducing project-generated noise levels from surrounding properties, resulting in less than significant impacts.

Overall, less than significant impacts are anticipated.

- b) Ground-borne vibration and/or ground-borne noise would be generated during construction of the proposed project, which could be felt by adjacent land uses. The primary source of ground-borne vibration will be operation of heavy equipment, such as bulldozers; however, the impacts will be temporary and will end once construction is complete. Construction of the project will involve the temporary operation of vehicles and equipment which could result in localized, short-term vibration increases during the permitted hours of construction established by the County. All construction equipment staging will be located within the temporary construction limits, while vehicular and equipment access to the construction site would be restricted to only the approved entry points that minimize disturbance to local traffic. Impacts are anticipated to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The transport of workers, equipment, and building materials to and from the construction site will incrementally increase noise levels along the roadways leading to and from the site. The increase, although temporary in nature, could be audible to noise receptors located along the roadways utilized for this purpose.

The County does not have established vibration standards for temporary construction, however, the County’s General Plan Noise Element does contain the human reaction to typical vibration levels. Vibration levels with peak particle velocity of 0.787 inches per second are considered readily perceptible and above 0.1968 in/sec are considered annoying to people in buildings. Riverside County General Plan policy 15.3 identifies a motion velocity perception threshold for vibration due to passing trains of 0.01 inches per second (in/sec) over the range of one to 100 Hz. The project will conform with required construction hours. This compliance is expected to reduce impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Source(s): Riverside County General Plan Environmental Impact Report, March 2014; Update to Historical/Archaeological and Paleontological Resources Studies, September 2018.

Findings of Fact: Impacts will be less than significant with the incorporated mitigation.

a) According to the Riverside County General Plan Environmental Impact Report (EIR), paleontological resources are fossilized biotic remains of ancient environments. They are valued for the information they yield about the history of the earth and its past ecological settings. Riverside County has been inventoried for geologic formations known to potentially contain paleontological resources. Lands with high, low or undetermined potential for finding paleontological resources throughout the County are mapped in Figure 4.9.3, Paleontological Sensitivity, in the Riverside County General Plan Environmental Impact Report (EIR).

Per the Paleontological Sensitivity Resources Map, the project site is determined to be located in an area with “High Sensitivity A”. High Sensitivity A, as defined by the Riverside County EIR, “is based on geologic formations or mapped rock units that are known to contain or have the correct age and depositional conditions to contain significant paleontological resources. These include rocks of Silurian or Devonian age and younger that have potential to contain remains of fossil fish, and Mesozoic and Cenozoic rocks that contain fossilized body elements and trace fossils such as tracks, nests and eggs.”

In September 2018, CRM Tech provided a project-specific Update to Historical/Archaeological and Paleontological Resources Study (Update Cultural Report). The Update Cultural Report was conducted to re-examine and confirm the findings of a Phase I cultural resource survey and a paleontological resources assessment completed by CRM Tech in 2007. The 2007 study was

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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prepared for the project site and included a scope similar to that of the Update Study. However, since the 2007 cultural study is more than 10 years old, it is considered to be outdated for statutory compliance purposes today.

During the 2007 cultural study, no fossil localities were identified in or near the project boundaries, but the proposed project's potential to impact subsurface paleontological remains was found to be moderate to high, especially for Holocene-age invertebrate fossils. Therefore, the 2007 study recommended paleontological monitoring for all earth-moving operations that would reach beyond the top two feet of disturbed soils.

A paleontological resources records search service for the project was conducted on August 17, 2018. The results of the 2018 records search found that no known paleontological localities within the project area or a one-mile radius were reported, similar to the 2007 study. The paleontological resources records search indicate that the project area lies upon Holocene to late-Pleistocene Young Alluvial Fan Deposits, which overlies Quaternary lake deposits. The Young Alluvial Fan Deposits are considered to be low in potential for significant, nonrenewable paleontological resources, but the Lake Cahuilla beds, and the Pleistocene sediments have demonstrated a high sensitivity for such resources. CRM Tech's Update Cultural Report of the project property concluded that the paleontological sensitivity of the subsurface sediments in the project area, as noted in the 2007 studies, remained unchanged. Therefore, they recommended that deeper excavations reaching the subsurface Lake Cahuilla beds and Pleistocene sediments and beyond the depth of two feet be monitored by a qualified paleontologist, similar to the conclusion of the 2007 study.

With the implementation of the Mitigation Measure PALEO-1, impacts to paleontological resources would be reduced to less than significant levels.

Mitigation:

MM PALEO-1: All earth-moving operations in the project area be monitored for archaeological deposits of prehistoric and early historical origin, and beyond the depth of two-feet, for paleontological remains by a qualified paleontologist.

Monitoring: Qualified Paleontologist, Project Proponent.

POPULATION AND HOUSING Would the project:

29. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): County of Riverside General Plan: Housing Element (2017). Project Site Plan, E-5 Population and Housing Estimates prepared by the California Department of Finance; SCAG: Profile of the County of Riverside; 2010-2014 American Community Survey; American Community Survey, 2017.

Setting:

According to the California Department of Finance's E-5 Population and Housing Estimates for Cities, Counties and the State, the Unincorporated Areas of Riverside County has a population of 394,200, and an average household size of 3.29 persons. According to the 2013-2017 American Community Survey (5-Year Estimates), the population at Oasis CDP was 3,240. The proposed 160 residential units are estimated to support a tenant population of 512 persons, which represents approximately 0.13% of the current population of the County of Riverside and approximately 15% of Oasis's population.

Findings of Fact: There will be no impacts and less than significant impacts.

- a) The proposed project involves the construction and operations of a mixed-use, residential and commercial community on approximately 26 acres in the unincorporated community of Oasis. The project site is currently vacant and characterized by agricultural uses, including rows of date palm trees and equipment, and evidence of scattered residences, including concrete foundation, household waste and refuse, etc. the project proposes the development of 160 multiple family residential units, approximately 23,000 square feet of commercial building space, landscaped retention areas, and various outdoor recreational areas.

The project property, currently characterized by previous agricultural uses, proposes the development of approximately 23,000 square feet of commercial building space, and 160 multi-family residential units. The project will introduce affordable housing units to the existing residents and future residents of Oasis. Therefore, the proposed project will not displace a substantial number of existing housing or result in the construction of replacement housing elsewhere. No impacts are anticipated.

- b) The project proposes the development of 160 multi-family residential units that will be marketed at affordable housing rates. Therefore, the project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. No impact would occur.
- c) The proposed project involves the construction and operation of a 160-unit multiple family residential community on approximately 26 acres in the community of Oasis. The site is currently located within the Medium Density Residential (MDR) land use designation, as established by Figure 3 in Riverside County's Eastern Coachella Valley Area Plan Land Use Map. MDR land use allows single-family detached and attached residential units with a density range of 2 to 5 dwelling units per acre. As a part of the entitlement process, the project will submit a General Plan Amendment (GPA) to change the land use designation from MDR to Commercial Retail (CR) and High Density Residential (HDR). The CR land use will occupy approximately 3.50 acres in the northwest corner of the property and allow for local and regional service retail and service uses. The proposed HDR land use will occupy the remaining project area and, according to the Eastern Coachella Valley Area Plan, is intended for single-family attached and detached residences allowing 8 to 14 dwelling units per acre. The proposed land use change from MDR to HDR will increase the number of dwelling units per acre allowed within the project area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although the project could potentially contribute to growth within the community of Oasis, significant growth to population, housing and employment is currently anticipated in the County of Riverside, including the community of Oasis. Moreover, the project property is located in an area with the existing land use designated for residential development. Overall, the proposed residential project will not induce substantial unplanned population growth in the area. The project will provide affordable housing to farmworkers and their families and less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element; Riverside County Municipal Code.

Findings of Fact: Impacts will be less than significant.

The Riverside County Fire Department (RCFD), in cooperation with CAL FIRE, provides services to the residents of unincorporated areas of Riverside County, including the community of Oasis. These services include 24-hour fire protection and emergency medical services. The RCFD is staffed with a combination of County and State of California Department of Forestry & Fire Protection employees. They operate 96 stations that serve 1,360,000 residents over 6,970 miles of Riverside County. The project property lies within proximity to two fire stations. The closest station being the Riverside County Thermal Fire Station No. 39, located at 86911 58th Avenue, approximately 5 driving miles north of the project property. The second closest station is Riverside County Fire Department Station No. 40, located at 91350 66th Avenue, approximately 5.50 driving miles east of the project site.

The project proposes a mixed-use development comprised of residential, commercial, and recreational uses on approximately 26 acres in the community of Oasis. Development of the project is proposed to occur in three phases. Phase I will include 3.50 acres of commercial uses on the northwest corner of the property. Phase one will develop half of the residential component on the eastern portion of the property and phase three will develop the remaining residential component on the western portion of the property. Phase one and three will develop 80 residential units each, totaling in 160 units. Landscaped retention areas will also be completed during phase one and three of the project.

It is anticipated that the development of the project would result in an incremental increase in the demand for fire services. It is the goal of the RCFD fire service to have the first engine company arrive on the scene within 5 minutes 90 percent of the time. The project lies outside of Fire Station No. 39 and No. 40's 5-minute response time, however, project development will not require the construction of a new fire station. Additionally, at a pre-application meeting with Riverside County held on June 14, 2018, CAL FIRE indicated that fire services would be provided to the project property.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to Riverside County Ordinance No. 659, new developments are required to comply with the County’s Development Impact Fees at the time of construction. Payment of these fees helps offset impacts by providing revenue for necessary improvements to ensure acceptable fire facilities, response times, equipment and personnel are maintained. However, the residential portion of the project is exempt from these fees according to Section 18, *Exemptions*, in Ordinance No. 659, which states:

“Residential Units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to section 50079.5 of the Health and Safety Code. Exemption shall be applied upon review and approval of the project’s eligibility for the exemption.”

Although the residential portion of the site is exempt from the payment of Development Impact Fees, the commercial portion of the project would be required to comply with Development Impact Fees in place at the time of construction. Payment of these fees goes towards the funding of public facilities including but not limited to fire stations, park and recreational facilities, and other public buildings. The County enacts a development fee on all new development within the unincorporated areas in the County to finance public facilities which goes towards the funding of fire services.

The project shall be required to implement fire safety construction features and design standards, per Policy S 5.1 in the Safety Element of the Riverside County General Plan. Policy S 5.1 states that all proposed development and construction in the County are required to meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy and use. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, the County will continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors. Fire safety requirements, such as the installation of fire hydrants, sprinkler systems and construction provisions contained in Title 14 of the California Building Code, will also be included in project design.

With the foregoing, project implementation is not anticipated to impact fire services. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County Sheriff Department, website; Riverside County General Plan

Findings of Fact: Impacts will be less than significant.

Law enforcement services are provided to the Community of Oasis through a contractual agreement with Riverside County Sheriff’s Department. The Sheriff’s Department provides 24-hour municipal police services associated with a City police department. The Sheriff’s (Thermal) station is located at 86-625

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Airport Boulevard, approximately 5 miles northeast of the subject property. The Thermal Station serves the eastern half of the Coachella Valley and provides law enforcement to the unincorporated areas of Riverside County, including the community of Oasis.

Project development will increase calls and demand for police and emergency services. However, this demand is not expected to hinder the county's ability to provide police services or create demands that would require the construction of a new police station. The proposed project would be developed in an area already served by the Riverside County Sheriff's Department. Riverside County Ordinance No. 659 requires new development to pay Development Impact Fees at the time of construction. These fees on new development allows the County to continue to finance public facilities which goes towards the funding of various public services, including police. It also assists in offsetting impacts by providing enough revenue for necessary emergency service improvements to ensure acceptable police and fire response times, equipment, and personnel are maintained. However, as stated in the previous discussion, the residential portion of the project is exempt from these development impact fees due to the project's proposed operation as an affordable housing community (Ordinance No. 659 Section 18, *Exemptions*). Although the residential portion of the site is exempt from the payment of Development Impact Fees, the commercial portion of the project would be required to comply with Development Impact Fees in place at the time of construction. Payment of these fees goes towards the funding of public services. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): CVUSD Fee Justification Study for New Residential and Commercial/Industrial Development, September 7, 2018;

Findings of Fact: Impacts will be less than significant.

Public education services are provided to the community of Oasis by the Coachella Valley Unified School District (CVUSD). The project proposes the development of a mixed-use community consisting of commercial and residential uses. The residential component proposes to develop 160, one- to four-bedroom multifamily units. A public-school facility is located approximately 450 feet northeast of the project site providing education for children from kindergarten to 12th grade. The schools include Las Palmitas Elementary School, Toro Canyon Middle School and Desert Mirage High School. Per the 2019 CA Department of Finance, the average persons per household (PPH) is 4.79 persons. At full buildout, the project has the potential to generate approximately 159 new students based on the District's Student Generation Rate (Table XXXII-1).

**Table XXXII-1
CVUSD District Wide Student Generation Rate**

School Type	Dwelling Units	Generation Rate*	Students Generated**
Elementary School	160	0.5682	91
Middle School	160	0.1517	25
High School	160	0.2661	43

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Total New Students	159
*Source: 2008 CVSUSD Fee Justification Study for New Residential and Commercial/Industrial Development, March 7, 2008	
**Values were rounded up to receive a conservative figure	

Education funding comes from a combination of federal, state, and local sources. Assembly Bill 2926 and Senate Bill 50 (SB 50) allow school districts to collect “development fees” for all new construction for residential/commercial and industrial use. At the time of writing, development fees for residential is \$3.79/sq.ft., and \$0.61/sq.ft. for commercial. Monies collected are used for construction and reconstruction of school facilities. Moreover, school age children may also attend several private schools located in the Coachella Valley. The project will comply with CVUSD development fees and less than significant impacts to local schools are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source(s): Riverside County Municipal Code; Riverside County Ordinance Number 659.

Findings of Fact: Impacts will be less than significant.

As stated throughout this document, the project proposes a mixed-use development on approximately 26 acres in the community of Oasis. The project proposes a 160-unit multiple-family residential development, a commercial component, and various recreational areas for residents. The closest library to the project property is Mecca Library, located approximately 5.20 miles east of the project at 91260 66th Avenue. Riverside County’s Development Impact Fee Ordinance No. 659 requires new development to pay fees for library services, which is intended to offset any incremental increase in need for libraries. However, the residential portion of the project is exempt from this fee according to Section 18, *Exemptions*, in Ordinance No. 659 stating:

“Residential Units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to section 50079.5 of the Health and Safety Code. Exemption shall be applied upon review and approval of the project’s eligibility for the exemption.”

The project proposes an affordable housing community; therefore, the residential portion of the project is exempt from paying the Development Impact Fee. Although the residential portion of the site is exempt from the fees, the commercial portion of the project would be required to comply with Development Impact Fees in place at the time of construction. Payment of these fees goes towards the funding of public facilities. With the payment of these fees, less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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34. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Clinicas de Salud del Pueblo, Inc., website.

Findings of Fact: Impacts will be less than significant.

The closest existing health service facility to the proposed project is the Mecca Health Clinic and Dental Clinic located at 91275 66th Avenue, approximately 5.20 miles east. The Health Clinic operates between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and offers a wide range of health services for adults and children including asthma treatment, immunizations, well and sick exams and more. The Mecca Dental Clinic operates between the hours of 8:30 a.m. and 6:00 p.m. and offers a broad range of affordable dental services for both adults and children, including exams, cleanings, gum disease treatment, fillings, extractions and more.

The approximately 26-acre project proposes a mixed-use community consisting of 160 multifamily residential units, commercial uses and open space/recreational uses. The commercial component, located on 3.50 acres in northwest corner of the site, proposes three buildings, including a day care facility, a market with attached retail spaces, and a 4,000-square-foot medical clinic. The proposed medical clinic will provide health services to the future residents of the proposed project and existing residents in the area. The commercial component will be developed during the first phase of project implementation.

Therefore, the medical clinic, proposed as part of project development, will not impact health services. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source(s): County of Riverside General Plan, 2015

Setting:

Parks and open space areas provide for the preservation, continued growth and enhancement of Riverside County's parklands, recreational areas and surrounding open spaces. Open space areas are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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intended to remain essentially open with limited or no development. This includes spaces used for passive recreation, resource protection and / or hazard avoidance. Parks include greenways, developed parks and other areas primarily used for recreation. Typically, these areas are characterized by a high degree of open area and a limited number of buildings. Parks frequently include sports fields, playground equipment, and picnic areas, sitting areas, concession businesses, open turf, natural areas, trails and public golf courses.

Findings of Fact: Impacts will be less than significant.

- a) The project would include the development of approximately 26 acres on the south of 66th Avenue and north/west of Middleton Street. Development of the project will consist of approximately 23,000 square feet of commercial buildings in the northwest portion of the site, and 160 multi-family residential units on the remainder of the project site. Project implementation will also include a 3,500-square-foot community building, paved pedestrian pathways and roadways, landscaped retention areas, and multiple recreational areas. The recreational areas proposed for the project site will consist of playgrounds/tot lots, a grass sports field, sports courts, outdoor gathering areas (barbecue areas), and an internal network of walking paths that connects the proposed recreational areas. The development of the recreational facilities will provide new spaces for outdoor activities for the future residents of the project. The recreational facilities are not anticipated to have an adverse physical effect on the environment. Less than significant impacts are expected.
- b) The project property and the surrounding area is not served by an existing neighborhood or regional park. The closest parks to the project property are located in the City of Coachella, approximately 7 miles north of the project. As stated in the previous discussion, the project proposes commercial uses on the northwest corner of the project and 160 multi-family residential units. In addition to the commercial and residential uses, the project also proposes the development of an approximately 3,500-square-foot community building, multiple sports fields and courts, playgrounds/tot lots, gathering areas and pedestrian walking paths to connect the recreational uses. These proposed recreational uses would meet the future resident's needs for neighborhood parks, therefore, the increased use of existing park facilities associated with the project would not be so substantial as to accelerate their physical deterioration. Less than significant impacts are expected.
- c) All residential projects are required to pay parks and recreation fees to the Desert Recreation District which would mitigate impacts on use of existing neighborhood or regional parks. Payment of the park fees are required to new projects and would result in a less than significant impact. This is a standard condition of approval and is not considered mitigation under CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

- a) Include the construction or expansion of a trail system?

Source(s): Eastern Coachella Valley Area Plan, Riverside County, 2015.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: There will be no impacts

- a) According to Figure 9, Trails and Bikeways Systems, in the Riverside County’s Eastern Coachella Valley Area Plan, the project is located adjacent to a Class I Bike Path located on 66th Avenue. Per Figure 9, a trail path or system is not located adjacent, or in proximity to the project property. The project proposes pedestrian sidewalks and walking paths to be installed as part of the project development. No impacts to recreational trails are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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"/>
e) Cause an effect upon circulation during the project’s construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside General Plan: Circulation (2017); Urban Crossroads: Oasis Villas Community Traffic Impact Analysis (2018) (Revised 2019 and June 17, 2020) (Appendix IV)

Setting:

As mentioned throughout this document, Coachella Valley Housing Coalition is proposing a commercial/retail and multi-family residential mixed-use development on approximately 26-acres of farmland at the southwest corner of 66th Avenue and Middleton Street in the Community of Oasis. The project proposes the development of five lots that will include residential buildings, a medical clinic, a market, childcare facility, retail, laundromat and restaurant. The project is proposed to be developed in three phases. The proposed mixed-use project consists of 160 apartment units, a 3,500 square foot day care facility, a 4,000 square foot medical clinic, 10,500 square foot grocery store, 3,500 square feet of commercial retail use, and 1,500 square feet of fast-food without drive-through window use.

SB 743

As of July 1, 2020, the principle metric in the CEQA guidelines for transportation impacts is VMT in accordance with the Senate Bill 743 (SB 743, Steinberg, 2013). The legislative intent of SB 743 is to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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balance the needs of congestion management with statewide goals for infill development, promotion of public health through active transportation and reduction of greenhouse gas emissions.

With the implementation of SB 743, intersection Level of Service (LOS) is no longer used to determine transportation impacts, however it provides information regarding intersection capacity and general plan consistency for the County.

The LOS assessment was performed by analyzing intersection operating conditions in the study area. Conditions were evaluated using the Highway Capacity Manual (HCM) 6th Edition Transportation Research Board (TRB) methodology, which is considered the state of the practice methodology for evaluating intersection operations and is consistent with the County of Riverside Standards.

LOS Analysis Methodology

A detailed traffic impact analysis (TIA) was prepared for the proposed project by Urban Crossroads, October 2, 2018 and revised on July 18, 2019 and June 17, 2020. The TIA was prepared in accordance with the County of Riverside Transportation Department Traffic Impact Analysis Guide (April 2008.) Urban Crossroads, Inc. prepared a traffic study scoping package for review by County staff prior to report preparation. Trips generated by the Project’s proposed land uses have been estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, 2017 for the proposed land uses. See TIA in Appendix IV for further information related to LOS and congestion management.

Consistent with other studies performed in the area, an ambient growth rate of 2% per year was proposed for the study area intersections to approximate background traffic growth not identified by nearby cumulative development projects. The rate was compounded over a 2-year period at 4.04% for 2020 conditions.

The potential impacts to traffic and circulation were evaluated for each of the following conditions:

- Existing (2018) Conditions
- Existing plus Project Conditions (E+P)
- Existing plus Ambient Growth Plus Project (EAP) (2020)
- Interim Year / Existing plus Ambient Growth plus Project Plus Cumulative (EAPC) (2020)
- Horizon Year (2040) Without Project
- Horizon Year (2040) With Project

The TIA indicates that traffic counts were obtained in September 2018. Two peak hours of traffic were extrapolated from the collected counts:

- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

Study Intersections

The following study area intersections listed in Table XXXVII-1 were selected for the TIA based on consultation between County of Riverside staff, and Urban Crossroads.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table XXXVII-1

ID	Intersection Location	ID	Intersection Location
1	Harrison Street / 66 th Avenue	11	Tyler Street – Middleton Street / 66 th Avenue
2	Harrison Street / Middleton Street	12	Polk Street / 66 th Avenue (<i>future</i>)
4	Middleton Avenue / 66 th Avenue (<i>Project</i>)	13	Fillmore Street / 66 th Avenue
5	Middleton Avenue / Driveway 2 (<i>Project</i>)	14	Pierce Street (West) / 66 th Avenue
6	Middleton Avenue / Driveway 3 (<i>Project</i>)	15	Pierce Street (East) / 66 th Avenue
7	Middleton Avenue / Driveway 4 (<i>Project</i>)	16	SR-86S / 66 th Avenue
8	Middleton Avenue / Middleton Street (<i>Project</i>)		

Level of Service (LOS)

As mentioned previously, with the implementation of SB 743, intersection LOS is no longer used to determine transportation impacts, however it provides information regarding intersection capacity and general plan consistency for the County.

Level of Service (LOS) is a qualitative measure of several factors which includes speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience and operating costs. The volume-to-capacity ratio (V/C) indicates the overall performance of the roadway segment or intersection and corresponds to a rating of A through F identifying its level of capacity utilization and relative level of congestion. The average delay that is calculated is used to judge the LOS of the intersection or roadway segment. The definitions of LOS for interrupted traffic flow (flow restrained by the existence of traffic signals and other traffic control devices) differ slightly depending on the type of traffic control. The LOS is typically dependent on the quality of traffic flow at the intersections along a roadway. Table XXXVII-2, Roadway Level of Service Descriptions, describes LOS definitions for intersections.

**Table XXXVII-2
Roadway Level of Service Descriptions**

Level of Service	Volume/Capacity Ratio
A	0.00 – 0.60
B	0.61 – 0.70
C	0.71 – 0.80
D	0.81 – 0.90
E	0.91 – 1.00
F	Not Meaningful
Source: Highway Capacity Manual, Transportation Research Board – Special Report 209, National Academy of Science, Washington, D.C. 2000.	

TUMF

The Transportation Uniform Mitigation Fee (TUMF) Ordinance became effective July 1, 1989. The TUMF program is a component of the twenty-year Measure A, sales tax program managed by the Coachella Valley Association of Governments (CVAG) and approved by voters in November 1988. In 2002, a thirty-year extension was approved by Riverside County voters and resulted in an expiration date of 2039.

Under the TUMF, developers of residential, industrial and commercial property pay a development fee to fund transportation projects that will be required as a result of the growth the projects create. The regional program was put into place to ensure that developments pay their fair share of funding to finance the construction of facilities needed to maintain an acceptable level of service for the regional

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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transportation system. Since TUMF is a regional mitigation fee program, fees are calculated using either number of dwelling units (for residential) or 1000 sq. ft of gross floor area (for commercial) and are determined using the transportation engineers (ITE) average daily trips (ADT) rates for the specific land use.

Fair Share Contribution

For General Plan Consistency, a project may be required to contribute toward a combination of fee payments to established programs, construction of specific improvements, payment of a fair share contribution toward future improvements or a combination of these approaches. Improvements constructed by development should be eligible for a fee credit or reimbursement through the program where appropriate (to be determined at the County's discretion).

Existing (2018) Conditions

The intersection analysis for Existing conditions indicates that all 7 existing study area intersections are currently operating at an acceptable LOS during the peak hours.

- 66th Avenue – 66th Avenue is an east-west oriented paved roadway located along the project's northern boundary. It currently has two lanes and no curb or gutter. It is designated as an Urban Arterial with a 152 foot right of way in the Riverside County General Plan.
- Middleton Street – Middleton Street is a northeast-southwest oriented paved roadway located along the project's southeastern boundary. It currently has two lanes and no curb or gutter. It is designated as a Collector with a 74 foot right of way in the Riverside County General Plan.

**Table XXXVII-3
Intersection Analysis – Existing Conditions (2018)**

#	Intersection	Traffic Control (Note 3)	Intersection Approach Lanes (Note 1)				Delay (Secs) (Note 2)		Level of Service (Note 2)	
			Northbound	Southbound	Eastbound	Westbound	AM	PM	AM	PM
			L/T/R	L/T/R	L/T/R	L/T/R				
1	Harrison St./ 66 th Av.	TS	1/2/0	1/2/0	0/1/0	0/1/0	18.9	16.9	B	B
2	Harrison St. / Middleton St.	CSS	1/1/d	1/1/d	0/1/0	0/1/0	11.2	16.0	B	C
4	Middleton Av. / 66 th Av.		Intersection Does Not Exist							
5	Middleton Av. / Driveway 2									
6	Middleton Av. / Driveway 3									
7	Middleton Av. / Driveway 4									
8	Middleton Av./ Middleton St.									
11	Tyler St. / 66 th Av.	AWS	0/1/0	1/1/0	1/1/0	1/1/d	9.8	8.6	A	A
12	Polk St. / 66 th Av.		Intersection Does Not Exist							
13	Fillmore St. / 66 th Av.	CSS	0/0/0	0/1/0	0.5/0.5/0	0/1/0	10.1	10.4	B	B
14	Pierce St. (W) / 66 th Av.	AWS	0/1/0	0/1/0	0/1/0	0/1/0	9.0	8.6	A	A
15	Pierce St. (E) / 66 th Av.	CSS	0/0/0	0.5/0/0.5	0.5/0.5/0	0/1/0	10.1	10.1	B	B
16	SR-865 / 66 th Av.	TS	1/2/1	1/2/1	0.5/0.5/1	0.5/0.5/1	16.5	20.9	B	C

1. When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.
L = Left; T = Through; R = Right; 1! = Shared Left/Through/Right Lane; d = Defacto Right Turn Lane
2. Per the Highway Capacity Manual 6th Edition (HCM6), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control.
For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
Delay and level of service is calculated using Synchro 10.1 analysis software.
3. TS = Traffic Signal; CSS = Cross-street Stop; AWS = All-Way Stop

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

The alternative transportation network adjacent to the project site is limited. There are no bicycle facilities adjacent to the project site. Per the Riverside County General Plan, 66th Avenue is designated to have a Class I bike path west of Tyler Street. The proposed project roadway frontages include proposed sidewalk improvements as required per County Street Design Standards. Sunline Transit Agency provides bus transit services throughout the Coachella Valley, including the unincorporated areas of Riverside County. According to the TIA, there are no current bus services within the project study area. However, Line 91 currently runs along Harrison St and 66th Ave. Transit services is reviewed and updated periodically to address ridership, budget and community demand needs. The nearest bus stop to the project property is Stop 3, at the southeast corner of 66th Avenue and Middleton Street.

Findings of Fact: Impacts will be less than significant.

- a) The proposed mixed-use Project will include 160 apartment units, a 3,500 square foot community facility, a 4,000 square foot medical clinic, 10,500 square foot grocery store, 3,500 square feet of commercial retail use, and 1,500 square feet of fast-food use. The current Eastern Coachella Valley Area Plan (ECVAP) land use designation for the site is Medium Density Residential. Access to the project site will be directly by future driveways 2 through 4 will be accessible in the future through Middleton Avenue. Emergency access will be provided along Middleton Street. Driveways 2 and 4 are full access driveways. Driveway 4 is assumed to be a gated residential entry, and driveway 3 is restricted to residential exit only. The project will incorporate adequate line of sight for turning movements in accordance with Caltrans and County of Riverside guidelines. The construction of new or altered roads could cause a temporary increase in traffic. A traffic signal is anticipated to be ultimately warranted at the Middleton / 66th Avenue intersection. However, according to the TIA, the proposed conditions of the project site will not require the installation of a traffic signal.

Project Trip Generation

The TIA evaluates the potential circulation system deficiencies that may result from the development of the project and recommends improvements to ensure consistency with the Riverside County General Plan. As mentioned previously, the Analysis was prepared in accordance with the County of Riverside Transportation Department Traffic Impact Analysis Preparation Guide (April 2008) and discussions with City staff. Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition, 2017) rates were used to determine trip generation of the proposed project.

The proposed project is anticipated to generate a net total of approximately 2,420 external trip-ends per day on a typical weekday with 172 external vehicles per hour (VPH) during the weekday AM peak hour and 221 external VPH during the weekday PM peak hour. The trip generation rates are based upon data collected by the ITE for the proposed land uses (along with their associated Land Use Codes): 565 – Day Care Center; 820 – Shopping Center; 850 – Supermarket; 933 – Fast Food without drive through window.)

According to the County of Riverside’s traffic study guidelines, trip generation estimates for the Project were determined by utilizing the published rates for the peak hour of the generator, rather than for the peak hour of adjacent street traffic, where possible.

The following tables illustrate ITE Trip Generation Rates and Projected Trip Generation associated with the proposed project to be utilized by the County for planning purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table XXXVII-4
Project Trip Generation Summary
Projected Trip ITE Trip Generation Rates**

Land Use	ITE LU Code	Quantity (note 2)	Weekday Peak Hour Trips						Daily
			AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
Multi-Family Housing (Low-Rise)	220	160 DU	0.11	0.35	0.46	0.35	0.21	0.56	7.32
Day Care Center	565	3.5 TSF	5.83	5.17	11.00	5.23	5.89	11.12	47.62
Medical-Dental Office	720	4 TSF	2.17	0.61	2.78	0.97	2.49	3.46	34.80
Shopping Center	820	3.5 TSF	0.58	0.36	0.94	1.83	1.98	3.81	37.75
Supermarket	850	10.5 TSF	2.29	1.53	3.82	4.71	4.53	9.24	106.78
Fast Food w/o Drive Thru	933	1.5 TSF	15.06	10.04	25.10	14.17	14.17	28.34	346.23

**Table XXXVII-5
Projected Trip ITE Trip Generation Results**

Land Use	ITE LU Code	Quantity	Weekday Peak Hour Trips						Daily
			AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
OFFICE & DAY CARE USE									
Medical-Dental Office	720	4 TSF	9	2	11	4	10	14	139
Day Care Center	565	3.5 TSF	20	18	38	18	21	39	167
Total Office Trips			29	20	49	22	31	53	306
<i>Interaction with Project Commercial</i>			2	2	4	4	4	8	89
<i>Interaction with Project Residential</i>			1	1	2	1	2	3	15
<i>Office & Day Care External Trips</i>			26	17	43	17	25	42	202
COMMERCIAL USE									
Supermarket	850	10.5 TSF	24	16	40	49	48	97	1,121
Shopping Center	820	3.5 TSF	2	1	3	6	7	13	132
Fast Food w/o Drive Thru	933	1.5 TSF	23	15	38	21	21	42	519
Total Commercial Trips			49	32	81	76	76	152	1,772
<i>Interaction with Project Office</i>			2	2	4	4	4	8	89
<i>Interaction with Project Residential</i>			2	2	4	4	4	8	89
<i>Pass-By Trips (Commercial Use)³</i>			6	6	12	18	18	36	443
<i>Commercial/Retail External Trips</i>			39	22	61	50	50	100	1,151
RESIDENTIAL USE									
Multifamily	220	160 DU	18	56	74	56	34	90	1,171
<i>Interaction with Project Office</i>			1	1	2	2	1	3	15
<i>Interaction with Project Commercial</i>			2	2	4	4	4	8	89
<i>Residential External Trips</i>			15	53	68	50	29	79	1,067
Project Trips Subtotal			96	108	204	154	141	295	3,249

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

<i>Interaction between Project commercial, office, and residential uses</i>	10	10	20	19	19	38	386
<i>Pass-By Trips (Commercial Use)³</i>	6	6	12	18	18	36	443
<i>Non-Residential External Trips</i>	65	39	104	67	75	142	1,353
<i>Residential External Trips</i>	15	53	68	50	29	79	1,067
Project Total External Trips	80	92	172	117	104	221	2,420

1 Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition (2017).

2 DU = Dwelling Unit; TSF = Thousand Square Feet

3 "Pass-By" reduction rates have been used to account for traffic that will access the site as an intermediate stop on the way to a primary destination. Average ITE pass-by percentages for LU Code 820, 850, and 933/934 are included in Appendix 1.1 (TIA Scope)

The summaries of TIA scenarios are provided subsequently.

Future Traffic Operational Deficiencies

**Table XXXVII-10
INTERSECTION ANALYSIS FOR HORIZON YEAR (2040) WITH PROJECT CONDITIONS**

#	Intersection	Traffic Control (Note 3)	Intersection Approach Lanes ¹				Delay (Secs) (Note 2)		Level of Service (Note 2)	
			Northbound	Southbound	Eastbound	Westbound	AM	PM	AM	PM
			L/T/R	L/T/R	L/T/R	L/T/R				
1	Harrison St./ 66 th Av. -Without Improvement	TS	1/2/0	1/2/0	0/1! /0	0/1! /0	>80	>80	F	F
	Harrison St./ 66 th Av. -With Improvement	TS	<u>2/3/1</u>	<u>1/2.5/1.5</u>	<u>2/2/2></u>	<u>1/2/1></u>	44.5	53.5	D	D
2	Harrison St. / Middleton St. -Without Improvements	CSS	1/1/d	1/1/d	0/1! /0	0/1! /0	>80	>80	F	F
	Harrison St. / Middleton St. -With Improvements	<u>TS</u>	1/2/0	1/2/0	<u>1/1/0</u>	<u>1/1/0</u>	15.2	15.0	B	B
4	Middleton Av. / 66 th Av. -Without Improvements	CSS	<u>1/0/1</u>	0/0/0	0/1/0	<u>1/1/0</u>	50.5	47.0	F	E
	Middleton Av. / 66 th Av. -With Improvements	TS	<u>1/0/1</u>	0/0/0	0/3/0	<u>1/2/0</u>	12.2	13.0	B	B
5	Middleton Av. / Driveway 2	CSS	0/1! /0	0/1! /0	0/1! /0	0/1! /0	9.8	10.4	A	A
6	Middleton Av. / Driveway 3	CSS	0/1/0	0/1/0	0.5/0/0.5	0.5/0/0.5	9.1	9.2	A	A
7	Middleton Av. / Driveway 4	CSS	0/1! /0	0/1! /0	0/1! /0	0/1! /0	7.1	7.2	A	A
8	Middleton Av./ Middleton St.	CSS	0/0/0	0.5/0/0.5	0.5/0.5/0	0/1/0	8.7	8.8	A	A
11	Tyler St. / 66 th Av. -Without Improvements	AWS	0/1! /0	1/1/0	1/1/0	1/1/d	>80	>80	F	F
	Tyler St. / 66 th Av. -With Improvements	<u>TS</u>	<u>1/1/0</u>	1/1/0	1/2/0	1/2/0	18.0	15.5	B	B
12	Polk St. / 66 th Av.	<u>TS</u>	<u>1/2/0</u>	<u>1/2/1</u>	<u>1/2/0</u>	<u>1/2/1></u>	46.1	54.7	D	D
13	Fillmore St. / 66 th Av. -With Improvements (4-Leg Intersection)	<u>TS</u>	<u>1/1/0</u>	<u>1/1/0</u>	<u>1/2/0</u>	<u>1/2/0</u>	53.1	50.6	D	D
14	Pierce St. (W) / 66 th Av. -Without Improvements	AWS	0/1! /0	0/1! /0	0/1! /0	0/1! /0	>80	>80	F	F
	Pierce St. (W) / 66 th Av. -With Improvements	TS	<u>1/1/0</u>	<u>1/1/0</u>	<u>1/2/0</u>	<u>1/2/0</u>	36.8	54.7	D	D
15	Pierce St. (E) / 66 th Av. -Without Improvements	CSS	0/0/0	0.5/0/0.5	0.5/0.5/0	0/1/0	29.6	>80	D	F
	Pierce St. (E) / 66 th Av. -With Improvements	CSS	0/0/0	0.5/0/0.5	0.5/ <u>1.5/0</u>	0/2/0	15.1	30.7	C	D
16	SR-86S SB Ramps / 66 th Av.	<u>TS</u>	0/0/0	<u>1/1/0</u>	0/2/1	<u>1/2/0</u>	22.0	38.8	C	D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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17	SR-86S NB Ramps / 66 th Av.	TS	1/1/0	0/0/0	1/2/0	0/2/1	27.7	26.5	C	C
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1 When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; 1! = Shared Left/Through/Right Lane; d = Defacto Right Turn Lane

2 Per the Highway Capacity Manual 6th Edition (HCM6), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. Delay and level of service is calculated using Synchro 10.1 analysis software.

3 TS = Traffic Signal; CSS = Cross-street Stop; AWS = All-Way Stop

Traffic Warrant Analysis

Traffic Signal Warrant analyses have been performed at all applicable unsignalized study area intersections for all scenarios. Under Existing (2018) Conditions, E+P and EAP (2020) Conditions and EAPC (2020) Conditions, all study intersections were projected to operate at acceptable LOS during the peak hours.

Seven study area intersections are anticipated to warrant traffic signals for Horizon Year (2040) without project traffic conditions:

- Harrison Street / Middleton Street (#2)
- Tyler Street / 66th Avenue (#11)
- Polk Street / 66th Avenue (#12)
- Fillmore Street / 66th Avenue (#13)
- Pierce Street (West) / 66th Avenue (#14)
- SR-86S SB Ramps / 66th Avenue (#16)
- SR-86S NB Ramps / 66th Avenue (#17)

For Horizon year (2040) with Project traffic conditions, Middleton Avenue at 66th Avenue is anticipated to warrant a traffic signal. Although traffic signal volume warrants are not met for near term cumulative conditions, it is important to note that several traffic factors and conditions may be taken into consideration by the County to determine the phasing of signal improvements at this location. The Project is 100% responsible for the traffic signal improvements when they are required.

Fair Share Contribution

The TIA (under Year 2040 conditions with the project) provides the fair share percentages and are only an approximation intended for discussion purposes. The methodology was applied under the assumption that these percentages are to be used for Planning purposes only, in order to determine the fair share contribution.

Table XXXVII-11 illustrates the project fair share percentages for Year 2040 conditions. These percentages are an approximation only as they are intended for discussion purposes and do not imply any legal responsibility or formula for contributions.

Table XXXVII -11

ID	Intersection	Existing (2018) Traffic	Horizon Year 2040 w/ Project Traffic	Project Only Traffic	Total New Traffic (Note 1)	Project Fair Share (%) (Note 2)
1	Harrison St. / 66 th Av.					
	• AM Peak Hour	552	6,052	60	5,500	1%
	• PM Peak Hour	653	6,784	73	6,131	1%
2	Harrison St. / Middleton St.					

				Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	• AM Peak Hour	404	3,890	21	3,486	1%	
	• PM Peak Hour	595	4,526	25	3,931	1%	
11	Tyler St. / 66 th Av.						
	• AM Peak Hour	539	1,677	97	1,138	9%	
	• PM Peak Hour	381	1,501	124	1,120	11%	
12	Polk St. / 66 th Av.						
	• AM Peak Hour	347	3,647	88	3,300	3%	
	• PM Peak Hour	300	4,175	113	3,875	3%	
13	Fillmore St. / 66 th Av.						
	• AM Peak Hour	369	2,347	88	1,978	4%	
	• PM Peak Hour	331	2,914	114	2,583	4%	
14	Pierce St. (W) / 66 th Av.						
	• AM Peak Hour	442	2,034	86	1,592	5%	
	• PM Peak Hour	453	2,688	111	2,235	5%	
15	Pierce St. (E) / 66 th Av.						
	• AM Peak Hour	434	1,621	77	1,187	6%	
	• PM Peak Hour	437	2,290	99	1,853	5%	
16	SR-86S / 66 th Av.						
	• AM Peak Hour	486	2,272	74	1,786	4%	
	• PM Peak Hour	489	3,112	95	2,623	4%	
17	SR-86S NB / 66 th Av.						
	• AM Peak Hour	622	2,660	45	2,038	2%	
	• PM Peak Hour	602	3,558	56	2,956	2%	

1 Total New Traffic = Horizon Year 2040 with Project - Existing (2018) Traffic
2 Project Fair Share % = (Project Only Traffic/Total New Traffic)

TUMF

The Coachella Valley Association of Governments (CVAG) is responsible for establishing and updating TUMF rates within Eastern Riverside County. Developers of residential, industrial and commercial property pay a development fee to fund transportation projects that will be required as a result of the growth the projects create. The project proponent may be required to contribute development impact fees (e.g., traffic signal mitigation fees) and participate in the TUMF program (some exemptions associated with affordable housing may apply). After the payment of required fees such as TUMF and DIF, less than significant impacts are anticipated.

On-Site Circulation Recommendations

The TIA indicates that the following improvements are to be incorporated into the project description prior to project approval or imposed as conditions of approval as part of the project approval.

The Oasis Villas Community Project proposes a local collector roadway (Middleton Avenue), which connects north to 66th Avenue and south to Middleton Street. The intersection of Middleton Avenue and 66th Avenue is meant to satisfy traffic signal warrants for Horizon Year (2040) With Project conditions. On-Site, Driveways 2, 3 (exit only), and 4 will provide project access to Middleton Avenue. Emergency access is provided along Middleton Street.

Project Recommendations

The following existing roadways and recommended roadway improvements provide access to the property:

66th Avenue - Construct the south side of 66th Avenue along the project boundary to include 3 lanes eastbound and a sidewalk adjacent to the south side of the street. In addition, provide a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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raised median on 66th Avenue to prohibit left turn movements to and from project driveways 1 and 5.

Middleton Street – County technical staff have indicated that this roadway may be disconnected from the Tyler Street/66th Avenue intersection in the future. Nearby half-section improvements may still be required along the project frontage.

Middleton Avenue – Construct Middleton Avenue at its ultimate full section width as a local collector road, with curb and gutters, and sidewalks. A traffic signal is anticipated to be ultimately warranted at the Middleton Avenue / 66th Avenue intersection. Although traffic signal volume warrants are not met for near term cumulative conditions, it is important to note that several traffic factors and conditions may be taken into consideration by the County to determine the phasing of signal improvements at this location. The project is 100% responsible for the traffic signal improvements when they are required.

Where necessary, roadways providing site access and site-adjacent intersections will be constructed consistent with / within the recommended roadway classifications and respective cross-sections in the Riverside County General Plan Circulation Element.

As stated previously, the alternative transportation network adjacent to the project site is limited. There are no bicycle facilities adjacent to the project site. Per the Riverside County General Plan, 66th Avenue is designated to have a Class I bike path west of Tyler Street. A regional trail is planned along 66th Avenue from Tyler Street east throughout the study area. West of Tyler Street, 66th Avenue has a Class I bike path.

The proposed project roadway frontages include proposed sidewalk improvements as required per County Street Design Standards. Sunline Transit Agency provides bus transit services throughout the Coachella Valley, including the unincorporated areas of Riverside County. According to the TIA, there are no current bus services within the project study area. However, Line 91 currently runs along Harrison St and 66th Avenue, and the nearest bus stop to the project property is Stop 3, at the southeast corner of 66th Avenue and Middleton Street. Transit services is reviewed and updated periodically to address ridership, budget, and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate.

Riverside County Ordinance No. 726, Transportation Management Requirements for New Development, intends to meet the requirements of the Riverside County congestion management program and the air quality management plan as well as to promote consideration of transportation demand management objectives early in the development review process. New residential, commercial, industrial, and mixed-use development may adversely impact existing transportation and parking facilities, thereby resulting in increased motor vehicle emissions, deteriorating levels of service, and creating the need for significant additional capital expenditures to augment and improve the existing transportation system. Therefore, new development should be encouraged to incorporate transportation demand management measures into project design and operations. Potential transportation demand management plans include, but are not limited to, bicycle parking spaces, local road improvements, pedestrian and bikeway circulation system connections and offsite extensions which encourage pedestrian and bike usage, etc. The implementation of these measures will help decrease vehicle trips, and as a result, decrease vehicle emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As mentioned previously, the passage of SB 743 changed the focus of transportation impact analysis for CEQA from measuring impacts to drivers to measuring the impact of driving. This change was made by replacing LOS with VMT and providing streamlined review of land use and transportation projects that will help reduce future VMT growth.

Although SB 743 replaced the previously required LOS analysis to determine significant impacts under CEQA, this MND addresses the Project’s LOS-related impacts, in addition to the required VMT discussion, to provide additional information regarding the Project’s potential impacts to the roads and intersections in the Project’s vicinity.

The Riverside County VMT screening process (described subsequently in section b) of this CEQA Transportation discussion) indicates that the project is exempt from project level VMT calculations due to the proposed land uses. The associated positive impacts to VMT demonstrated to occur with the proposed Affordable Housing and Local Serving Retail land uses result in a finding that the project is not expected to increase VMT in a significant way in the greater region.

The project is anticipated to result in a less-than-significant transportation impact related to VMT. Therefore, the project is not anticipated to impact the project’s surrounding transportation network. No impacts are anticipated, and no mitigation is required.

With the foregoing, the project is not anticipated conflict with a program, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Additionally, implementation of the recommendations provided by Urban Crossroads in the Traffic Impact Analysis will ensure the project does not conflict with the Riverside County General Plan. Less than significant impacts are anticipated.

Findings of Fact: Impacts will be less than significant.

b) Vehicle Miles Travelled (VMT)

Vehicle Miles Travelled is a measure of the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period. The analysis of Vehicle Miles Traveled (VMT) (SB743) attributable to a project in CEQA became effective statewide on July 1, 2020. There are currently no adopted County guidelines, or thresholds associated with VMT analyses, however the County has prepared draft guidelines and thresholds. According to the Governor’s Office of Planning and Research (OPR) Technical Advisory document on evaluating transportation impacts in CEQA, projects that decrease vehicle miles traveled in a project area compared to existing conditions should be considered to have a less than significant transportation impact.

According to the National Center for Sustainable Transportation, a number of cities, regions and states across the United States have begun to deemphasize vehicle delay metrics such as LOS. In their place, policymakers are considering alternative transportation impact metrics that more closely approximate the true environmental impacts of driving. VMT is one metric that is increasingly being utilized.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Goals for reducing Greenhouse Gasses (GHG) have been the primary motivation for the shift to VMT measures. Reductions in VMT produce many other potential benefits such as reductions in other air pollutant emissions, water pollution, wildlife mortality and traffic congestion, as well as improvements in safety and health and savings in public and private costs.

Presumption of Less Than Significant Impact for Affordable Residential Development

According to the Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR Dec 2018,) adding affordable housing to infill locations generally improves jobs-housing match, in turn shortening commutes and reducing VMT. In areas where existing jobs housing match is closer to optimal, low income housing nevertheless generates less VMT than market-rate housing. Evidence supports a presumption of less than significant impact for a 100 percent affordable residential development (or the residential component of a mixed-use development) in infill locations. Furthermore, a project which includes any affordable residential units may factor the effect of the affordability on VMT into the assessment of VMT generated by those units.

As mentioned previously, the proposed mixed-use Project will include 160 apartment units and facilities intended to serve the Affordably Housing (and surrounding) community including a 3,500 square foot community facility, a 4,000 square foot medical clinic, 10,500 square foot grocery store, 3,500 square feet of commercial retail use, and 1,500 square feet of fast-food use

Regarding the Local Serving Retail portion of the project, SB 743 includes the following two legislative intent statements, which were used to help guide OPR's VMT threshold decisions. 1) Ensure that the environmental impacts of traffic, such as noise, air pollution, and safety concerns, continue to be properly addressed and mitigated through the California Environmental Quality Act. 2) More appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions. The threshold recommendations are found in the CEQA Guidelines and the Technical Advisory. Specific excerpts and threshold highlights are provided below.

CEQA Guidelines Section 15064.3 (b) Criteria for Analyzing Transportation Impacts. (1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact.

Projects may utilize VMT analysis process outlined in the County's draft transportation analysis guidelines. Under Step 2: Screening for Non-Significant Transportation Impact, Local-serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local-serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel. As mentioned previously, projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project consists of approximately 23,000 square feet of local-serving retail, below the 50,000 square foot screening criteria, and is therefore considered to reduce vehicle miles travel and have less than significant transportation impacts.

The Mixed-Use project consists of affordable housing and supporting commercial uses; therefore a less than significant Impact is applicable to that component of the project.

Findings of Fact: Impacts will be less than significant.

- c) Hazards: The project would provide gated entrances, and hammerhead turn-arounds. The internal circulation system would be designated in accordance with the County of Riverside guidelines and would provide adequate fire department access and widths as required. The Jacqueline Cochran Regional Airport is located approximately 3 miles North of the project site. The property is not located within the boundaries of the airport's land use compatibility plan. The project is not expected to impact the facilities or operations of regional airports and will not result in altered air traffic patterns. The project will be developed in accordance with County design guidelines and will not create a substantial increase in hazards due to a design feature. The project would incorporate traffic control measures as a design feature which would minimize construction conflicts on 66th Avenue, and Middleton Street. The project's access points will be located with adequate sight distances, and project-generated traffic will be consistent with existing traffic in the area.

A Traffic Control Plan may be required as a condition of approval to be implemented throughout all construction activities. This plan will work to reduce potential impacts that may arise due to conflicts with construction traffic. Impacts will be less than significant. The project's access points will be located with adequate sight distances, and project-generated traffic will be consistent with existing traffic in the area. The project is not anticipated to increase hazards due to geometric design feature or incompatible uses. Therefore, less than significant project related impacts are anticipated.

- d) As stated previously, the project is proposed to be served by a local collector roadway (Middleton Avenue), which connects north to 66th Avenue and south to Middleton Street. Construction of on-site and adjacent improvements shall occur in conjunction with adjacent project development activity or as needed for project access purposes. These improvements should be in place prior to occupancy. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.

Improvements to 66th Avenue and Middleton Street, as well as the construction of Middleton Avenue is proposed during project development. The improvements are as followed:

The south side of 66th Avenue, the east-west oriented roadway located along the project's northern boundary, will be constructed to include three lanes eastbound and a sidewalk adjacent to the south side of the street. In addition, a raised median on 66th Avenue will be provided with a left-hand turn pocket into the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Middleton Street is the northeast-southwest oriented roadway located along the project's southeastern boundary. Adjacent half-section improvements may be required along the project frontage.

Middleton Avenue will be constructed at its ultimate full section width as a local collector road, with curb and gutters, and sidewalks. Middleton Avenue at 66th Avenue is anticipated to satisfy traffic signal warrants for Horizon Year 2040 with project conditions. This new traffic signal is located 1,330 feet from the nearest traffic signal, which is adequate spacing on an Urban Arterial Highway, per the Riverside County roadway design standards. Although traffic signal warrants are not met for near term cumulative conditions, it is important to note that several traffic factors and conditions may be taken into consideration by the County to determine the phasing of signal improvements at this location, according to the Traffic Impact Analysis Report. The project is responsible for the traffic signal improvements when they are required.

With the proposed and recommended improvements, the project will provide motorists with adequate roadways to support acceptable operations for General Plan (Year 2040) scenarios. Therefore, the project is not anticipated to cause effect upon, or a need for new or altered maintenance of roads and less than significant impacts are anticipated.

- e) Construction of on-site and adjacent improvements shall occur in conjunction with adjacent project development activity or as needed for project access improvements should be in place prior to occupancy. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the Project site. Where necessary, roadways providing site access and site-adjacent intersections will be constructed consistent with/within the recommended roadway classifications and respective cross-sections in the County of Riverside General Plan Circulation Element. Therefore, less than significant impacts are anticipated.
- f) Emergency Access: As mentioned previously, primary project access will be provided on 66th Avenue via Middleton Avenue at driveways 2 through 4. An additional emergency access point is to be provided along Middleton Street. Driveways 2 and 4 are full access driveways. Driveway 4 is assumed to be a gated residential entry. Driveway 3 is restricted to residential exit only driveway.

Regional access to the project site will be provided via major arterials, secondary arterials and a variety of local roads. Prior to construction, both the Fire Department and Police Department will review the project site plan to ensure safety measures are addressed, including emergency access. The project is not anticipated to result in inadequate emergency access. Therefore, less than significant impacts are anticipated relative to inadequate emergency access.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

- a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Eastern Coachella Valley Area Plan, Riverside County, 2015

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Impacts will be less than significant

- a) According to the Area Plan, the project is located adjacent to the south of a designated Class I Bike Path. A regional trail is planned along 66th Avenue from Tyler Street east throughout the study area. The project would provide a portion of the bicycle access that would benefit the area. Therefore, impacts are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES 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, or 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:

39. Tribal Cultural Resources

a) 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)?

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 criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): Native American Consultation

Findings of Fact: Impacts will be less than significant.

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to nine requesting tribes on March 26, 2020. Consultations were requested by the Torres Martinez Band of Cahuilla Indians. The Agua Caliente Band and the Soboba Band deferred to Torres Martinez. A meeting was held with Torres Martinez on August 10, 2020. In this meeting Torres indicated that the area was sensitive for surface and subsurface Tribal Cultural Resources and requested that a monitor from the tribe be present during ground disturbing activities. Planning agreed to this during the August 10, 2020 consultation meeting. As it was not determined that any cultural resources exist onsite – including tribal cultural resources – and that the project would not cause any indirect or cumulative impacts to such resources, the impact was deemed less than significant. Therefore, this is a typical condition included for additional protection for such resources should they be inadvertently located at the site and does not amount to mitigation pursuant to CEQA. The project report and conditions of approval were provided to Torres and consultation was concluded on the same day. With the inclusion of this condition of approval as well as the conditions required above in the cultural section, impacts in this regard would 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 is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Source(s): Project Application materials, MSA Consulting Inc. *Conceptual Master Water & Sewer Layout, October 2019; CVWD Will Serve Letter, June 21, 2018 and CVWD 2015 UWMP*

Findings of Fact: Impacts will be less than significant.

a) CVWD provides domestic water and wastewater service in the project vicinity and is the largest provider of potable water in the Coachella Valley. It operates more than 100 wells and serves a population of 283,000 in its service areas. CVWD's 2012 adopted Water Management Plan and 2015 Urban Water Management Plan have been developed to assist the agency in reliably meeting current and future water demands in a cost-effective manner. Additionally, CVWD treats nearly 6.3 billion gallons of wastewater a year. The CVWD operates six water reclamation plants and maintains more than 1,000 miles of sewer pipeline and more than 30 lift stations that transport wastewater to the nearest treatment facility. Per CVWD's Will Serve letter dated, June 21, 2018, there is adequate water supply and sewer capacity to serve the proposed project. As a standard requirement, the project site design will incorporate stormwater management by conveying site runoff into two on-site retention basins with a combined capacity to handle the water quality management plan design capture volume (V_{bmp}) and the controlling 100-year storm event volume. The project will not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems. Therefore, less than significant impacts are expected.

b) Groundwater is the primary source of domestic water supply in the Coachella Valley. CVWD is the largest provider of potable water in the Coachella Valley and currently provides potable water to unincorporated Thermal, which includes the project site. CVWD's 2012 adopted Water Management Plan and 2015 Urban Water Management Plan have been developed to assist the agency in reliably meeting current and future water demands in a cost-effective manner. The comprehensive Water Management Plan guides efforts to eliminate overdraft, prevent groundwater level decline, protect water quality, and prevent land subsidence. The 2015 UWMP serves as a planning tool that documents actions in support of long-term water resources planning and ensures adequate water supplies are available to meet the existing and future urban water demands.

CVWDs peak flow factor of 200 gallons per day per equivalent dwelling unit (EDU), was used to determine the existing and proposed wastewater generation for the project. The site was found

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to provide approximately 160 EDUs and estimates a total water demand of 75 acre-feet per year. This value is equivalent to approximately 67,000 gallons per day (gpd), or 0.067 mgd.

The available supplies and water demands for CVWD's service area were analyzed in the water supply conditions of the 2015 UWMP to assess the region's ability to satisfy current and future urban water demands, including those of the project, under three scenarios: a normal water year, a single dry year, and multiple dry years. According to CVWD's 2015 UWMP, the urban water demands in the CVWD service area (retail supply totals) are estimated to grow from 114,600 AF in 2020 to 194,300 AF in 2040. Therefore, the estimated Project demands (0.67) represent approximately less than one percent of the total water supply number (114,600 AF) for 2020 and would also represent less than one percent for the total water supply number (194,300 AF) for 2035.

The project proposes to connect to the existing water main along 66th Avenue and extend an 8' inch water main along the project frontage and down Middleton Avenue. A connection of private water lines would be installed to serve the site. The infrastructure and design components for the project will be consistent with CVWD requirements and water management plan. Through the development review process, the project will also be reviewed by CVWD and County staff to assure compliance with all current and applicable requirements. A Will Serve letter from CVWD has been issued and as previously discussed, sufficient water is available to the site. The proposed development will be expected to implement water conservation measures to reduce impacts to public water supplies per the Coachella Valley Water Management Plan. A greywater system for plant irrigation is being assessed and could provide another source of water conservation, if approved by CVWD. Additionally, water installation and connection fees in place at the time of development will be collected by CVWD. Therefore, the project would not result in a significant impact to available water supplies.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source(s): Project Application materials, MSA Consulting Inc. *Conceptual Master Water & Sewer Layout*, October 2019; CVWD *Will Serve Letter*, June 21, 2018 and CVWD 2015 UWMP

Findings of Fact: Impacts will be less than significant.

a-b) As previously discussed, CVWD operates six water reclamation plants and maintains more than 1,000 miles of sewer pipelines and more than 30 lift stations that transport wastewater to the nearest treatment facility and nearly 6.3 billion gallons of wastewater is treated yearly. The project developer proposes to connect to a an existing sewer main along Polk Street and 66th

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Avenue and bring sewer along the project frontage, down Middleton Street and then a series of private sewer lines will be installed to provide wastewater service to the project. The installation of the offsite sewer improvements would occur in Phase 1 and prior to occupancy. The installation of the 66th Avenue sewer line is analyzed in a separate CEQA document prepared by CVWD. The project will undergo review by CVWD and County staff to ensure wastewater capacity and compliance with the current wastewater treatment requirements. CVWDs peak flow factor of 200 gallons per day per equivalent dwelling unit (EDU), was used to determine the existing and proposed wastewater generation for the project. The site was found to provide approximately 180 EDU and estimates a total wastewater demand of approximately 36,000 gallons per day (gpd), or 0.036 MGD. In addition, the site directs wastewater flows to Wastewater Reclamation Plant-4 (WRP) which, according to CVWD, has a capacity of 9.9 MGD.

The annual average flow to WRP-4 is approximately 4.75 MGD (5,300) AFY. Future flows could reach 34,500 AFY by 2045 without additional conservation. The proposed project is estimated to generate wastewater at 36,000 GPD or 0.036 MDG, which is less than one percent of the plant's capacity. Effluent from WRP-4 is not currently suitable for water recycling due to the lack of tertiary treatment. However, CVWD plans to add tertiary treatment and reuse effluent from this plant in the future as development occurs. Per CVWD's 2010 UWMP, WRP-4 has the potential to be upgraded with a recycled water program with eventual construction of tertiary treatment, plant expansion, and conveyance facilities. The project will undergo additional review by CVWD and County staff to assure compliance with all current and applicable wastewater treatment requirements.

Additionally, sewer installation and connection fees in place at the time of development will be collected by CVWD. No new or expanded treatment facilities are expected as a result of project implementation. Nor is the project expected to exceed wastewater capacity per the June 21, 2018 CVW Will Serve letter. Therefore, less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Cal Recycle Solid Waste Information System Facility Detail; Riverside County EIR No. 521*

Findings of Fact: There will be no impacts and less than significant impacts.

- a) Solid waste disposal and recycling services for the unincorporated Riverside County are provided by Burrtec. Solid waste and recycling collected from the proposed project will be hauled

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to one of Riverside County's sanitary landfills or recycling facilities. These include the Oasis Sanitary Landfill, Badlands Disposal Site, El Sobrante Sanitary Landfill and Lamb Canyon Disposal Site. Cal-Recycle data indicates the Oasis landfill has 433,779 cubic yards of remaining capacity, Badlands Disposal site has 15,748,799 cubic yards of remaining capacity, the El Sobrante Landfill has a remaining capacity of 145,530,000 tons of solid waste, and Lamb Canyon Disposal has a remaining solid waste capacity of 19,242,950 cubic yards.

Using the solid waste generation factor from the Riverside County EIR No. 521, shown in Table XLII-1 below, the commercial portion of the project could generate up to 55.2 tons of solid waste and the residential portion of the project could generate up to 65.6 tons of solid waste.

**Table XLII-1
Riverside County Solid Waste Generation Table**

Land Use	Generation Factor
Residential	0.41 tons per dwelling unit
Commercial	2.4 tons per 1,000 square feet

As part of its long-range planning and management activities, the Riverside County Waste Management Department (RCWMD) ensures that Riverside County has a minimum of 15 years of capacity, at any time, for future landfill disposal. The 15-year projection of disposal capacity is prepared each year by as part of the annual reporting requirements for the Countywide Integrated Waste Management Plan (CIWMP). The most recent 15- year projection by the RCWMD indicates that no additional capacity is needed to dispose of countywide waste through 2024, with a remaining disposal capacity of 28,561,626 tons in the year 2024 (County of Riverside 2015b).

In addition, all future development would be required to comply with the mandatory commercial and multi- family recycling requirements of Assembly Bill 341. Therefore, the project will comply with all applicable solid waste statutes, policies and guidelines and the project will be served by a landfill with sufficient capacity to serve the project. Less than significant impacts are expected relative to solid waste and applicable regulations.

- b) The project will comply with all applicable solid waste statutes, policies and guidelines. All development is required to comply with the mandatory commercial and multi-family recycling requirements of Assembly Bill 341 and the CIWMP. The project will also comply with the recycling requirements of Cal Green and develop a waste management plan that will include diverting at least 50% of construction and demolition material from landfills. No impacts are expected relative to applicable solid waste regulations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would 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) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project application materials, MSA Consulting Inc, ALTA Map, MSA Consulting Inc. January 2018

Findings of Fact: There will be no impacts and less than significant impacts.

- a-c) The site is served by Imperial Irrigation District for electricity, Southern California Gas company for natural gas, and Frontier and Time Warner Cable for communication systems. All utilities are available to the site and the extension of all onsite utilities will occur within the projects existing footprint and no new construction of facilities will need to be constructed or relocated. Therefore, less than significant impacts are expected.
- d) The project will be required to install street lighting, the construction of which would occur within the project's existing footprint. The project area is located in the Thermal #125 Community Service Area (CSA). The project will pay a special tax and assessments for on-going maintenance associated with the streetlights. Therefore, less than significant impacts are expected.
- e) Middleton Avenue is a future road proposed by the project developer. Middleton Avenue will be considered a public road and maintained by Riverside County. The new street will connect to 66th Avenue and Middleton Street. The construction and maintenance of this road would not have impacts outside of the project boundary and the adjacent roadways right-of-way. Less than significant impacts are anticipated.
- f) The project would not require or result in the construction or expansion of other governmental services. No impacts to governmental services are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Eastern Coachella Valley Area Plan, Riverside County, 2015; Fire Hazard Severity Zones, CAL Fire – Fire and Resource Assessment Program, November 2007.

Findings of Fact: There will be no impacts.

a-e) According to CAL Fire’s Fire Hazard Severity Zones in State Responsibility Areas (SRA) Map, the project site is not located in an SRA or located in an area classified as very high fire hazard severity zone. Per CAL Fire’s map, the project property is located in a (unincorporated) Local Responsibility Area (LRA) that is designated “non-Very High Fire Hazard Severity Zone” (VHFSZ). The closest SRA to the project property is located approximately one mile southwest of the project site and is classified as a “moderate” Fire Hazard Severity Zone. Therefore, no impacts from wildfires are anticipated at the project property. Further discussion provided below.

The project property is located on the southwest corner of 66th Avenue and Middleton Street in Riverside County’s Community of Oasis. The site is primarily characterized by agricultural uses due to the property’s previous operation as a date palm grove. Rows of date palm trees, scattered agricultural equipment and remnants of structures currently defines the project property. The properties surrounding the project site consist of vacant land with scattered residential units to the north, and agricultural uses with scattered residential to the east, south and west. Las Palmitas Elementary School, Toro Canyon Middle School, and Desert Mirage High School lies approximately 450 feet northeast of the project site. According to CAL Fire’s Fire Hazards Severity Zones Map and the Wildfire Susceptibility Map within the Eastern Coachella Valley Area Plan (Figure 13), the project site is not located in a very high, high or moderate Fire Hazard Severity Zone within State or federally responsible areas. As a result, the project is not expected to impair an adopted emergency response plan or emergency evacuation plan. No impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Wildfire risk is related to a number of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazards by intensifying the effects of wind and make fire suppression difficult. The “moderate” Fire Hazard Severity Zone, indicated in CAL Fire’s Map, is located a mile southwest of the project site. The prevailing winds in the Coachella Valley typically blow to the south. Therefore, the south-lying zone will not generally be forced by prevailing winds towards the project site. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point. According to the Riverside County General Plan, wildfire susceptibility is moderate to low in the valley and desert regions on the western and eastern sides of the Salton Sea. Methods in which they address the hazard of wildland fires includes creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, use of low fuel landscaping, and use of fire resistant building techniques. Therefore, the project site is not expected to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Moreover, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. No impacts.

The project will provide development of infrastructure (water, sewer, and storm drainage). The proposed improvements would allow for decrease fire risk relative to existing conditions. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As a result, the project is not expected to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

The project site will connect to an existing network of streets. The proposed circulation improvements would allow for greater emergency access relative to the existing conditions. The project is located in a rural part in the Eastern Coachella Valley, defined by agricultural fields, vacant land and scattered residential and a school campus. Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as the geological conditions, drainage, slope, vegetation, and others affect the potential for landslides. One of the most common causes of landslides is construction activity that is associated with road building. The project site is relatively flat; therefore, the potential for a landslide in the project site is essentially non-existent. As a result, the project is not expected to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes and no impact is expected to result from the project. Overall, no impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. 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, substantially reduce the number or

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): *Biological Resource Assessment and Environmental Impact Analysis for Oasis Villas*, prepared by BIOCON2, October 2018; *Update to Historical/Archaeological and Paleontological Resources Studies*, CRM Tech, September 2018.

Findings of Fact: As concluded in the Biological and Cultural Resources sections of this document, the proposed project would result in no impacts or less than significant impacts to these resources. The project will not significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a 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. Based upon the information and mitigation measures provided within this Initial Study, approval and implementation of the project is not expected to substantially alter or degrade the quality of the environment, including biological, cultural or historical resources. Less than significant impacts are expected.

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

Source(s): Project Application Materials

Findings of Fact: The proposed project and its location are found to be adequate and consistent with existing federal, state and local policies and will be consistent with the County's General Plan and the surrounding land uses. As discussed in the Air Quality Section of this document, project-related emissions would be consistent with the Air Quality Management Plan, the Coachella Valley PM10 SIP, and all SCAQMD Air Quality Significance Thresholds, long-term operational air quality impacts associated with the project should not be considered cumulatively considerable.

Additionally, the Greenhouse Gas section of this document also, analyzed the project's proposed GHG emissions and determined they would not exceed the lowest threshold of significance set at 3,000 MTCO2e per year. Therefore, potential cumulative impacts are considered less than significant. In addition, the 2019 CAP Update includes new and enhanced GHG reduction measures which would further reduce GHG emissions within the County and would not conflict with any applicable plans, policies, or regulations. Consult the Greenhouse Gas Emissions Section for further discussion.

This area of the County does not have any planned or current projects that would contribute to a significant cumulative impact. The project is compatible with existing and surrounding uses and will comply with established design guidelines and current building standards. Approval and implementation of the proposed project will result in less than significant impacts related to cumulatively considerable impacts. .Approval and implementation of the proposed project will result in less than significant impacts related to cumulatively considerable impacts.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. 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(s): Project Application Materials

Findings of Fact: The proposed project will not result in impacts related to environmental effects that will cause substantial adverse effects on human beings. The project has been designed to comply with established design guideline and current building standards. The County's review process will ensure that applicable guidelines are being followed. Mitigation measures and project design features incorporated into the project will reduce impacts to less than significant.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as 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: Earlier analysis was not part of the review for this project.

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

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

Revised: 11/12/2020 11:13 AM
Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx

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50. Prior To Map Recordation

Planning

050 - Planning. 1 Planning - CVWD compliance Not Satisfied

Prior to recordation the applicant shall provide final engineering designs that address the comments in the June 2018 CVWD letter.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 60 - BS GRADE - Provide 12" wide concrete maintenance wa: Not Satisfied

Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

E Health

060 - E Health. 1 Abandoned Wells Not Satisfied

Any abandoned wells must be properly destroyed under permit with Environmental Health prior to issuance of grading permit. Contact Indio office at 760-863-7570 for additional information.

Planning

060 - Planning. 1 Planning - Fee Status Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 190037, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 Planning - Grading Permit Referral Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Planning - Grading Permit Referral (cont.) Not Satisfied

All grading permits shall be subject to the conditions of approval of Tentative Parcel Map No. 37590.

060 - Planning. 3 Planning - Required Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 190017, Change of Zone No. 1900048, and TPM37590 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural and Tribal Cultural Sensitivity Training - The Project Archaeologist and a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

County Paleontological Report (PDP) No. 1659, submitted for this case (PPT190037), was prepared by CRM TECH, and recommended a qualified vertebrate paleontologist be retained to develop a program to mitigate impacts to paleontological resources and to monitor excavations.

HENCE:

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. PRIMP must be accompanied by the final grading plan for the subject project.
 3. Description of the proposed site and planned grading operations.
 4. Description of the level of monitoring required for all earth-moving activities in the project area.
 5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 7. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 10. Procedures and protocol for collecting and processing of samples and specimens.
 11. Fossil identification and curation procedures to be employed.
 12. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 13. All pertinent exhibits, maps and references.
 14. Procedures for reporting of findings.
 15. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

080 - E Health. 3 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 4 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1 Bike Racks Not Satisfied

As provided in Ordinance No. 348 Section 18.12, commercial, office, service and other similar developments shall provide one (1) employee bicycle space for every twenty-five (25) parking spaces required, and one (1) patron or visitor bicycle space for every thirty-three (33) parking spaces required, with a minimum of four (4) bicycle spaces provided for the development. The commercial component of the Project site provide 105 parking spaces. Therefore, the developer shall provide 4 bicycle spaces for employees and 3 bicycle spaces for patrons. Bicycle spaces may include either Class I or Class II bicycle parking facilities.

As provided in Ordinance No. 348 Section 18.12, multiple family dwelling developments shall provide one (1) bicycle space for each residential dwelling unit. The bicycle spaces may include Class I, Class II, or Class III bicycle parking facilities, with Class I bicycle parking facilities being provided for at

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80. Prior To Building Permit Issuance

Planning

- 080 - Planning. 1 Bike Racks (cont.) Not Satisfied
least two-thirds of the total number of residential dwelling units. The proposed Project will result in the construction of 160 multi-family residential units. Therefore, the applicant will be required to provide 160 bicycle spaces and the location shall be provided on the site plan.
- 080 - Planning. 2 Planning - Building Permit Referral Not Satisfied
All building permits shall refer to conditions of approval from Tentative Parcel Map No. 37590.
- 080 - Planning. 3 Planning - Building Permit Referral Not Satisfied
All building permits shall refer to conditions of approval from Tentative Parcel Map No. 37590.
- 080 - Planning. 4 Planning - Climate Action Plan Not Satisfied
Prior to issuance of building permits, and in accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed Project shall be required to offset its energy demand by 20 percent of the energy demand. This is anticipated to be accommodated through solar panels mounted on building rooftops. The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate number of dwelling units shall be required to include solar panels as part of the building permit application
- 080 - Planning. 5 Planning - USE - Roof Mounted Equipment Not Satisfied
RESIDENTIAL:
Roof-mounted mechanical equipment shall not be permitted within the residential component of the Plot Plan; however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.
COMMERCIAL:
Roof mounted mechanical equipment within the commercial component of the Plot Plan shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.
- 080 - Planning. 6 Planning-USE - FENCING PLAN REQUIRED Not Satisfied
The location of all walls and fences shall be in conformance with the wall and fence plan as shown on the approved Exhibit L. This plan shall require anti-graffiti coatings on fences and walls, where applicable.
- 080 - Planning. 7 Planning-USE - LIGHTING PLANS Not Satisfied
All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.
- 080 - Planning. 8 Planning-USE- CONFORM TO ELEVATIONS Not Satisfied
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBITS B & C.
- 080 - Planning. 9 Planning-USE- CONFORM TO FLOOR PLANS Not Satisfied
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBITS B & C.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 Planning-USE- CONFORM TO FLOOR PLANS (cont.) Not Satisfied

080 - Planning. 10 Planning-USE- FEE STATUS Not Satisfied

Prior to issuance of building permits for PPT190037, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 11 Planning-USE- MAXIMUM DWELLING UNITS Not Satisfied

A maximum of one hundred and sixty (160) multi-family residential units are allowed under this permit.

080 - Planning. 12 Planning-USE- SCHOOL MITIGATION Not Satisfied

Impacts to the Coachella Valley Unified School District be addressed in accordance with California State law.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet

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Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and
street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in
compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent
with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall
include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied
Landscape Project Specific Requirements

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 R-O-W DEDICATION (cont.) Not Satisfied

080 - Transportation. 5 STREETLIGHT PLAN Not Satisfied

A separate streetlight plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No.'s 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 6 TUMF Not Satisfied

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 7 USE - TS/Geometrics Not Satisfied

The intersection of Middleton Avenue (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one right-turn lane – stop controlled
- Southbound: N/A
- Eastbound: one through lane, one right-turn lane
- Westbound: one left-turn lane, one through lane

The intersection of Middleton Avenue (NS) at Driveway 2 (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane
- Southbound: one shared left-turn/through/right-turn lane
- Eastbound: one shared left-turn/through/right-turn lane – stop controlled
- Westbound: one shared left-turn/through/right-turn lane – stop controlled

The intersection of Middleton Avenue (NS) at Driveway 3 (EW) shall be improved to provide the following geometrics:

- Northbound: one through lane
 - Southbound: one through lane
 - Eastbound: one shared left-turn/right-turn lane – egress only
 - Westbound: one shared left-turn/right-turn lane – egress only
- NOTE: The driveways shall be designed and signed to reflect egress movement only.

The intersection of Middleton Avenue (NS) at Driveway 4 (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane
- Southbound: one shared left-turn/through/right-turn lane

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 USE - TS/Geometrics (cont.) Not Satisfied

Eastbound: one shared left-turn/through/right-turn lane – stop controlled

Westbound: one shared left-turn/through/right-turn lane – stop controlled

The intersection of Middleton Avenue (NS) at Middleton Street (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn /right-turn lane – stop controlled

Eastbound: one shared left-turn/through lane

Westbound: one shared through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

080 - Transportation. 8 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 080 - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

080 - Waste Resources. 2 080- Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance

Plan: PPT190037

Parcel: 751160004

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 080- Recyclables Collection and Loading Area (cont.) Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 2 Hazmat BUS Plan Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

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90. Prior to Building Final Inspection

E Health

090 - E Health. 3 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 4 Hazmat Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 Planning - USE - Concrete Driveways Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 2 Planning - USE- Renewable Energy R2-CE1 Installed Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 3 Planning-USE - ROOF EQUIPMENT Not Satisfied

RESIDENTIAL:

Roof-mounted equipment for residential units shall not be permitted within the project site.

COMMERCIAL:

Roof mounted mechanical equipment within the commercial component of the Plot Plan shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

090 - Planning. 4 Planning-USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No.190037 has been calculated to be 22.62 net acres In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 5 Planning-USE - PHASES MUST BE COMPLETE Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 Planning-USE - PHASES MUST BE COMPLETE (cont.) Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 6 Planning-USE - POOL AND SPA FENCING Not Satisfied

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide access by physically-handicapped persons.

090 - Planning. 7 Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 8 Planning-USE- ACCESSIBLE PARKING Not Satisfied

A minimum of Nine (9) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 9 Planning-USE- ORD 810 O S FEE Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 19442 is calculated to be 22.62 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 10 Planning-USE- PARKING PAVING MATERIAL Not Satisfied

A minimum of Four hundred and twenty five (425) parking spaces are required. Of those spaces the applicant will be required to provide nine (9) assessable spaces, and eleven (11) electric vehicle

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90. Prior to Building Final Inspection

Planning

090 - Planning. 10 Planning-USE- PARKING PAVING MATERIAL (cont.) Not Satisfied
spaces. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 11 Planning-USE- QUIMBY ACT FEE Not Satisfied
The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place.

090 - Planning. 12 Planning-USE- TRASH ENCLOSURES Not Satisfied
Fourteen (14) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as show on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block/landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Drought Not Satisfied
Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 CORNER CUT-BACK Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 CORNER CUT-BACK (cont.) Not Satisfied

090 - Transportation. 3 DEDICATION Not Satisfied

Middleton Avenue within projects boundary shall be improved as a COLLECTOR ROAD with 44-foot full-width AC pavement, 6-inch concrete curb and gutter and sidewalks within 74-foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A".

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 15-foot parkway per Standard No. 404 and The Thermal and Oasis Mobility Plan.

090 - Transportation. 4 DRIVEWAY(S) Not Satisfied

Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with Exhibit for Plot Plan No. 190037, as approved by the Transportation Department.

Note that no driveways are permitted on either 66th Avenue or Middleton Street. All project access points shall be located along the newly improved road referred to as Middleton Avenue. One additional emergency access driveway may be placed on Middleton Street for both the phase 1 housing east of Middleton Avenue and the phase 3 housing west of Middleton Ave. These emergency driveways shall have no regular ingress or egress and shall only serve as emergency fire ingress/egress per fire code.

No driveways shall be permitted on 66th Ave, not even for emergency access. Should secondary access points be required for the commercial development, those secondary access points shall outlet onto Middleton Ave. the site shall be designed to place

090 - Transportation. 5 EXISTING MAINTAINED Not Satisfied

66th Avenue along project boundary is a County maintained road designated as an Urban Arterial Highway and shall be improved with 8-inch concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91, pages 1 & 2. (110'/152') Modified to reflect The Thermal and Oasis Mobility Plan. A center median shall be constructed along the property frontage on Ave 66. The median shall incorporate a left hand turn lane for west bound traffic turning left onto Middleton Avenue. Additional match up asphalt concrete paving shall be required north of centerline to maintain a single 15-foot wide west bound lane.

Complete paved street profile shall include:

A single 15-foot wide west bound lane

A 14-foot wide median / center turn lane

Three east bound lanes and a paved shoulder per County Standard No. 91.

NOTE: A 10-foot wide Class I Multimodal Path shall be constructed within the 21-foot parkway per The Thermal and Oasis Mobility Plan. The 10 foot wide Class 1 multi modal Path shall extend to the intersection of Tyler and 66th Ave and terminate at an ADA ramp.

Middleton Street along project boundary is a County maintained road and shall be improved with 6-inch concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 STREET IMPROVEMENT PHASING (cont.) Not Satisfied

All remaining sidewalk, street light and landscape improvements along the frontage of Phase 2 including 66th Ave west of Middleton Ave. And the west half of Middleton Ave along the phase 2 frontage.

Phase 3: Housing west of Middleton Ave.

This phase shall require the completion of all remaining improvements, including sidewalk, street light and landscape improvements along the west half of Middleton Avenue and the north side of Middleton Street west of Middleton Avenue.

090 - Transportation. 10 STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 11 STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 12 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

Waste Resources

090 - Waste Resources. 1 090 - Form D – Mandatory Commercial Recycling and Organics Recycling Not Satisfied
Form D – Mandatory Commercial Recycling and Organics Recycling

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org

090 - Waste Resources. 2 090 - Recyclables Collection and Loading Area Inspection Not Satisfied

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50. Prior To Map Recordation

Planning

050 - Planning. 1 Planning - CVWD compliance Not Satisfied

Prior to recordation the applicant shall provide final engineering designs that address the comments in the June 2018 CVWD letter.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 60 - BS GRADE - Provide 12" wide concrete maintenance wa Not Satisfied

Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

E Health

060 - E Health. 1 Abandoned Wells Not Satisfied

Any abandoned wells must be properly destroyed under permit with Environmental Health prior to issuance of grading permit. Contact Indio office at 760-863-7570 for additional information.

Planning

060 - Planning. 1 Planning - Fee Status Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 190037, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 Planning - Grading Permit Referral Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Planning - Grading Permit Referral (cont.) Not Satisfied

All grading permits shall be subject to the conditions of approval of Tentative Parcel Map No. 37590.

060 - Planning. 3 Planning - Required Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 190017, Change of Zone No. 1900048, and TPM37590 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Archaeologist.

Cultural and Tribal Cultural Sensitivity Training - The Project Archaeologist and a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15th through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

County Paleontological Report (PDP) No. 1659, submitted for this case (PPT190037), was prepared by CRM TECH, and recommended a qualified vertebrate paleontologist be retained to develop a program to mitigate impacts to paleontological resources and to monitor excavations.

HENCE:

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. PRIMP must be accompanied by the final grading plan for the subject project.
 3. Description of the proposed site and planned grading operations.
 4. Description of the level of monitoring required for all earth-moving activities in the project area.
 5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 7. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 10. Procedures and protocol for collecting and processing of samples and specimens.
 11. Fossil identification and curation procedures to be employed.
 12. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 13. All pertinent exhibits, maps and references.
 14. Procedures for reporting of findings.
 15. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 EASEMENT FOR DRAINAGE Not Satisfied

The project proponent will prepare record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

060 - Transportation. 2 SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of a deposit based account, and payment of the processing fee.

060 - Transportation. 3 TYPICAL SITE GRADING Not Satisfied

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

060 - Transportation. 4 WATER QUALITY MGMT PLAN (WQMP) Not Satisfied

The developer shall submit Water Quality Management Plan (WQMP) to Riverside County Transportation Department for review and approval.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

080 - E Health. 3 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 4 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1 Planning - Building Permit Referral Not Satisfied

All building permits shall refer to conditions of approval from Tentative Parcel Map No. 37590.

080 - Planning. 2 Planning - Building Permit Referral Not Satisfied

All building permits shall refer to conditions of approval from Tentative Parcel Map No. 37590.

080 - Planning. 3 Planning - Climate Action Plan Not Satisfied

Prior to issuance of building permits, and in accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed Project shall be required to offset its energy demand by 20 percent of the energy demand. This is anticipated to be accommodated through solar panels mounted on building rooftops. The energy demand shall be determined at the initial building permit stage. Utilizing

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Planning - Climate Action Plan (cont.) Not Satisfied
the energy demand calculated, the appropriate number of dwelling units shall be required to include solar panels as part of the building permit application

080 - Planning. 4 Planning - USE - Roof Mounted Equipment Not Satisfied

RESIDENTIAL:

Roof-mounted mechanical equipment shall not be permitted within the residential component of the Plot Plan; however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

COMMERCIAL:

Roof mounted mechanical equipment within the commercial component of the Plot Plan shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

080 - Planning. 5 Planning-USE - FENCING PLAN REQUIRED Not Satisfied

The location of all walls and fences shall be in conformance with the wall and fence plan as shown on the approved Exhibit L. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

080 - Planning. 6 Planning-USE - LIGHTING PLANS Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 7 Planning-USE- CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBITS B & C.

080 - Planning. 8 Planning-USE- CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBITS B & C.

080 - Planning. 9 Planning-USE- FEE STATUS Not Satisfied

Prior to issuance of building permits for PPT190037, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 10 Planning-USE- MAXIMUM DWELLING UNITS Not Satisfied

A maximum of one hundred and sixty (160) multi-family residential units are allowed under this permit.

080 - Planning. 11 Planning-USE- SCHOOL MITIGATION Not Satisfied

Impacts to the Coachella Valley Unified School District be addressed in accordance with California State law.

Transportation

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied
Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied

Landscape Project Specific Requirements

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 USE - TS/Geometrics (cont.) Not Satisfied

The intersection of Middleton Avenue (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane – stop controlled
Southbound: N/A
Eastbound: one through lane, one right-turn lane
Westbound: one left-turn lane, one through lane

The intersection of Middleton Avenue (NS) at Driveway 2 (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane
Southbound: one shared left-turn/through/right-turn lane
Eastbound: one shared left-turn/through/right-turn lane – stop controlled
Westbound: one shared left-turn/through/right-turn lane – stop controlled

The intersection of Middleton Avenue (NS) at Driveway 3 (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: one through lane
Eastbound: one shared left-turn/right-turn lane – egress only
Westbound: one shared left-turn/right-turn lane – egress only
NOTE: The driveways shall be designed and signed to reflect egress movement only.

The intersection of Middleton Avenue (NS) at Driveway 4 (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane
Southbound: one shared left-turn/through/right-turn lane
Eastbound: one shared left-turn/through/right-turn lane – stop controlled
Westbound: one shared left-turn/through/right-turn lane – stop controlled

The intersection of Middleton Avenue (NS) at Middleton Street (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one shared left-turn /right-turn lane – stop controlled
Eastbound: one shared left-turn/through lane
Westbound: one shared through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 USE - TS/Geometrics (cont.) Not Satisfied

080 - Transportation. 8 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 080 - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

080 - Waste Resources. 2 080- Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

90. Prior to Building Final Inspection

BS-Grade

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 **PRECISE GRADE APPROVAL** **Not Satisfied**

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 **E Health Clearance** **Not Satisfied**

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 2 **Hazmat BUS Plan** **Not Satisfied**

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 3 **Hazmat Clearance** **Not Satisfied**

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 4 **Hazmat Review** **Not Satisfied**

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 **Planning - USE - Concrete Driveways** **Not Satisfied**

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 2 **Planning - USE- Renewable Energy R2-CE1 Installed** **Not Satisfied**

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Planning - USE- Renewable Energy R2-CE1 Installed (cont.) Not Satisfied
 shall be installed and ready for operation.

090 - Planning. 3 Planning-USE - ROOF EQUIPMENT Not Satisfied

RESIDENTIAL:

Roof-mounted equipment for residential units shall not be permitted within the project site.

COMMERCIAL:

Roof mounted mechanical equipment within the commercial component of the Plot Plan shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

090 - Planning. 4 Planning-USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No.190037 has been calculated to be 22.62 net acres. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 5 Planning-USE - PHASES MUST BE COMPLETE Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 6 Planning-USE - POOL AND SPA FENCING Not Satisfied

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide access by physically-handicapped persons.

090 - Planning. 7 Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 8 Planning-USE- ACCESSIBLE PARKING Not Satisfied

A minimum of Nine (9) accessible parking spaces for persons with disabilities shall be provided as

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 Planning-USE- ACCESSIBLE PARKING (cont.) Not Satisfied

shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 9 Planning-USE- ORD 810 O S FEE Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 19442 is calculated to be 22.62 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 10 Planning-USE- PARKING PAVING MATERIAL Not Satisfied

A minimum of Four hundred and twenty five (425) parking spaces are required. Of those spaces the applicant will be required to provide nine (9) assessable spaces, and eleven (11) electric vehicle spaces. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 11 Planning-USE- QUIMBY ACT FEE Not Satisfied

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place.

090 - Planning. 12 Planning-USE- TRASH ENCLOSURES Not Satisfied

Fourteen (14) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as show on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block/landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be

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90. Prior to Building Final Inspection

Planning

090 - Planning. 12 Planning-USE- TRASH ENCLOSURES (cont.) Not Satisfied
 deposited in each bin.

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Drought Not Satisfied
 Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 CORNER CUT-BACK Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

090 - Transportation. 3 DEDICATION Not Satisfied

Middleton Avenue within projects boundary shall be improved as a COLLECTOR ROAD with 44-foot full-width AC pavement, 6-inch concrete curb and gutter and sidewalks within 74-foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A".

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 15-foot parkway per Standard No. 404 and The Thermal and Oasis Mobility Plan.

090 - Transportation. 4 DRIVEWAY(S) Not Satisfied

Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with Exhibit for Plot Plan No. 190037, as approved by the Transportation Department.

Note that no driveways are permitted on either 66th Avenue or Middleton Street. All project access points shall be located along the newly improved road referred to as Middleton Avenue. One additional emergency access driveway may be placed on Middleton Street for both the phase 1 housing east of Middleton Avenue and the phase 3 housing west of Middleton Ave. These emergency driveways shall

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 11 STREETLIGHTS INSTALL (cont.) Not Satisfied
pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 12 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

Waste Resources

090 - Waste Resources. 1 090 - Form D – Mandatory Commercial Recycling and Organics Recycling Not Satisfied
Form D – Mandatory Commercial Recycling and Organics Recycling

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org

090 - Waste Resources. 2 090 - Recyclables Collection and Loading Area Inspection Not Satisfied

Trash Enclosures – prior to final inspection

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 090 - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



10/26/20, 4:29 pm

TPM37590

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37590. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37590) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37590 (TPM37590) proposes a Schedule E Map to subdivide approximately 26.23 gross acres into four developable lots. Parcel 1 is comprised of approximately 2.54 acres and will be developed with a day care facility and general commercial uses. Parcel 2 is comprised of approximately 1.02 acres and will be developed with a medical clinic. Parcels 1 and 2 are considered Phase 2 of the proposed Project. Parcel 3 (Phase 1) is comprised of approximately 9.57 acres and will be developed with 80 residential units, community center and pool house. Parcel 4 (Phase 3) is comprised of approximately 9.49 acres and will be developed with 80 residential units. The Map also proposes the realignment of Middleton Avenue.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards
2. Thermal Design Guidelines (Adopted 7/21/2009)

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP and EXHIBITS
Tentative Map, dated September 17, 2020.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 **AND - Federal, State & Local Regulation Compliance (cont.)**

- Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1

DEH ECP COMMENTS

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 DEH ECP COMMENTS (cont.)

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire

Fire. 1 AND - Federal, State & Local Regulation Compliance

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. Reference 2016 California Fire Code ((CFC) 507.5.1, Appendices B and C).
2. Fire Department Access: Prior to building permit issuance, provide a site plan showing the fire lanes. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 40,000 lbs. over two axles for areas of residential development and 60,000 lbs. over two axels for commercial developments. Ref. CFC 503.1.1 and 503.2.1
3. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
4. Grading Permit Fire Department Review: Submittal to the Office of the Fire Marshal for Precise Grading Permit will be required.
5. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
6. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
7. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
8. Residential Fire Sprinklers: Residential fire sprinklers are required in all dwellings per the California

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO200024 ACCEPTED

County Geologic Report GEO No. 200024, submitted for the project (PPT190037), was prepared by Landmark Consultants, Inc. The report is titled; "Geotechnical Report, Oasis Villas Community, Thermal, California," dated February 5, 2016. In addition, Landmark has submitted the following report for the project:

"Geotechnical Report, 2020 Update, Oasis Villas Community, Thermal, California," dated August 21, 2020. GEO200024 concluded:

1. No known active faults cross the subject property, and the property is not located within a currently-designated Alquist-Priolo Earthquake Fault Zone.
2. Liquefaction is unlikely to be a potential hazard at the site due to dense soil conditions.
3. The total seismic settlement is estimated not to exceed ¼ inch, with differential settlements approximately 1/8 inch.
4. The risk of hydrocollapse within the onsite soils is considered slight, and not required to be mitigated.
5. The risk of regional subsidence is considered moderate.
6. The hazard of landsliding is unlikely due to the regional planar topography.
7. The site is not located in proximity to any known volcanically active area and the risk of volcanic hazards is considered very low.
8. The site does not lie near any large bodies of water, so the threat of tsunamis and seiches, or other seismically-induced flooding is unlikely.
9. The near surface soils at the project consist of silty sands and sands, which are non-expansive in nature.

GEO200024 recommended:

1. All surface improvements, debris and/or vegetation including grass, trees, and weeds on the site at the time of construction should be removed from the construction area.
2. The existing surface soil within the building pad area should be removed to 24 inches below the lowest foundation grade or 48 inches below the original grade, whichever is deeper, extending 5 feet beyond all exterior wall/column lines (including adjacent concreted areas).
3. The exposed subgrade should be scarified to a depth of 8 inches, uniformly moisture conditioned to 2% optimum moisture, and recompacted to at least 90 percent of ASTM D1557 maximum density.
4. Foundation movement under the estimated static loadings and static site conditions are estimated to not exceed ¾ inch with a differential movement of about two-thirds of total movement after remedial grading and subgrade preparation are completed per recommendations.
5. Auxiliary structures such as free standing or retaining walls should have the existing soil beneath the structure foundation prepared in the manner recommended for the building pad except the preparation needed only to extend 24 inches below and beyond the footing.

GEO No. 200024 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200024 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-PAL

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 MAP - DRAINAGE 2 (cont.)

facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 3 MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 4 MAP - TS/General Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harrison Street (NS) at:
66th Avenue (EW)
Middleton Street (EW)

Middleton Avenue (NS) at:
66th Avenue (EW)
Driveway 2 (EW)
Driveway 3 (EW)
Driveway 4 (EW)
Middleton Street (EW)

Tyler Street-Middleton Street (NS) at:
66th Avenue (EW)

Polk Street (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4

MAP - TS/General Conditions (cont.)

66th Avenue (EW)

Fillmore Street (NS) at:
66th Avenue (EW)

Pierce Street (West) (NS) at:
66th Avenue (EW)

Pierce Street (East) (NS) at:
66th Avenue (EW)

SR-86S (NS) at:
66th Avenue (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate the recommended improvements identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Plan: TPM37590

Parcel: 751160004

50. Prior To Map Recordation

Planning

050 - Planning. 1 Planning - CVWD compliance Not Satisfied

Prior to recordation the applicant shall provide final engineering designs that address the comments in the June 2018 CVWD letter.

050 - Planning. 2 Planning - Map - ECS Note Mt Palomar Light Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 3 Planning - Map - ECS Shall Be Prepared Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 4 Planning - Map - Fee Balance Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 5 Planning - Map - Final Map Preparer Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 6 Planning - Map - Quimby Fees Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

Transportation

050 - Transportation. 1 ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on 66th Avenue, Middleton Street and Middleton Avenue and so noted on the final map, with the exception of projects access opening as approved by the Transportation Department.

050 - Transportation. 2 CORNER CUT-BACK Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 3 DEDICATION Not Satisfied

Plan: TPM37590

Parcel: 751160004

50. Prior To Map Recordation

Transportation

050 - Transportation. 3 DEDICATION (cont.) Not Satisfied

Middleton Avenue within projects boundary shall be improved as a COLLECTOR ROAD with 44-foot full-width AC pavement, 6-inch concrete curb and gutter and sidewalks within 74-foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A".

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 15-foot parkway per Standard No. 404 and The Thermal and Oasis Mobility Plan.

050 - Transportation. 4 EASEMENT/SUR Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Transportation. 5 EXISTING MAINTAINED Not Satisfied

66th Avenue along project boundary is a County maintained road designated as an Urban Arterial Highway and shall be improved with 8-inch concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91, pages 1 & 2. (110'/152') Modified to reflect The Thermal and Oasis Mobility Plan. A center median shall be constructed along the property frontage on Ave 66. The median shall incorporate a left hand turn lane for west bound traffic turning left onto Middleton Avenue. Additional match up asphalt concrete paving shall be required north of centerline to maintain a single 15-foot wide west bound lane.

Complete paved street profile shall include:

A single 15-foot wide west bound lane

A 14 foot wide median / center turn lane

Three east bound lanes and a paved shoulder per County Standard No. 91.

NOTE: A 10-foot wide Class I Multimodal Path shall be constructed within the 21-foot parkway per The Thermal and Oasis Mobility Plan. The 10 foot wide Class 1 multi modal Path shall extend to the intersection of Tyler and 66th Ave and terminate at an ADA ramp.

Middleton Street along project boundary is a County maintained road and shall be improved with 6-inch concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 37-foot half-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 15-foot parkway per Standard No. 404 and The Thermal and Oasis Mobility Plan.

050 - Transportation. 6 FINAL MAP DRIAN EASEMENT Not Satisfied

The land divider shall delineate the locations of the retention basins and drainage 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".

Plan: TPM37590

Parcel: 751160004

50. Prior To Map Recordation

Transportation

050 - Transportation. 6 FINAL MAP DRIAN EASEMENT (cont.) Not Satisfied

050 - Transportation. 7 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

050 - Transportation. 8 INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 9 MAP - TS/Geometrics Not Satisfied

The intersection of Middleton Avenue (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one right-turn lane – stop controlled
- Southbound: N/A
- Eastbound: one through lane, one right-turn lane
- Westbound: one left-turn lane, one through lane

The intersection of Middleton Avenue (NS) at Driveway 2 (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane
- Southbound: one shared left-turn/through/right-turn lane
- Eastbound: one shared left-turn/through/right-turn lane – stop controlled
- Westbound: one shared left-turn/through/right-turn lane – stop controlled

The intersection of Middleton Avenue (NS) at Driveway 3 (EW) shall be improved to provide the following geometrics:

- Northbound: one through lane
 - Southbound: one through lane
 - Eastbound: one shared left-turn/right-turn lane – egress only
 - Westbound: one shared left-turn/right-turn lane – egress only
- NOTE: The driveways shall be designed and signed to reflect egress movement only.

The intersection of Middleton Avenue (NS) at Driveway 4 (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane
- Southbound: one shared left-turn/through/right-turn lane
- Eastbound: one shared left-turn/through/right-turn lane – stop controlled
- Westbound: one shared left-turn/through/right-turn lane – stop controlled

Plan: TPM37590

Parcel: 751160004

50. Prior To Map Recordation

Transportation

050 - Transportation. 14 STREET IMPROVEMENT PHASING (cont.) Not Satisfied
phasing plan:

Phase 1: Housing east of Middleton Ave.

This phase shall require ALL pavement and all curb and gutter improvements to be complete along the entire frontage of all 3 phases and the completion of all asphalt and curb and gutters on Middleton Avenue. Full sidewalk, street light and landscape improvements shall be required along the east side of Middleton Avenue, along the north side of Middleton Street to the intersection of Tyler and 66th Ave, and along the south side of 66th Ave from the east side of Middleton Avenue to the intersection of Tyler and 66th Ave. This phase shall also include all main line underground utility installations for all phases

Phase 2: Commercial development on 66th Ave.

This phase shall require the installation of a center median and turn lane and additional asphalt improvements north of centerline to provide for the continuation of the west bound lane. All remaining sidewalk, street light and landscape improvements along the frontage of Phase 2 including 66th Ave west of Middleton Ave. And the west half of Middleton Ave along the phase 2 frontage.

Phase 3: Housing west of Middleton Ave.

This phase shall require the completion of all remaining improvements, including sidewalk, street light and landscape improvements along the west half of Middleton Avenue and the north side of Middleton Street west of Middleton Avenue.

050 - Transportation. 15 STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 16 STREETLIGHT PLAN Not Satisfied

A separate street light plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinance. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 17 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

60. Prior To Grading Permit Issuance

Plan: TPM37590

Parcel: 751160004

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

E Health

060 - E Health. 1 Gen - Custom Not Satisfied

Any existing wells must be abandoned under permit with Environmental Health Department prior to issuance of grading permit.

Planning

060 - Planning. 1 Planning - Map - SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 26.23 gross acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted

Plan: TPM37590

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural and Tribal Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow

Plan: TPM37590

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Native American Monitor (cont.) Not Satisfied

identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

County Paleontological Report (PDP) No. 1659, submitted for this case (PPT190037), was prepared by CRM TECH, and recommended a qualified vertebrate paleontologist be retained to develop a program to mitigate impacts to paleontological resources and to monitor excavations.

HENCE:

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project

Plan: TPM37590

Parcel: 751160004

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

080 - E Health. 3 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from Coachella Valley Water District for sanitary sewer service.

Plan: TPM37590

Parcel: 751160004

80. Prior To Building Permit Issuance

E Health

080 - E Health. 3 Sewer Will Serve (cont.) Not Satisfied

080 - E Health. 4 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from Coachella Valley Water District for domestic water service.

Planning

080 - Planning. 1 Planning - Climate Action Plan Not Satisfied

Prior to issuance of building permits, and in accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed Project shall be required to offset its energy demand by 20 percent of the energy demand for commercial and multi-family residential development. This is anticipated to be accommodated through solar panels mounted on building rooftops. The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate number of dwelling units shall be required to include solar panels as part of the building permit application

080 - Planning. 2 Planning - Map - School Mitigation Not Satisfied

Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 3 Planning - Map - Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 4 Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 5 Planning-MAP - TRASH ENCLOSURES Not Satisfied

All trash enclosures required for this project shall be shown on the Approved Final Site of Development Plot Plan. Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety. Trash enclosures shall be visually enhanced and articulated to be compatible with the approved architecture, elevations, and landscaping approved with this project

080 - Planning. 6 Planning-MAP- COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on approved Exhibit __ of PLOT PLAN No. 190037.

080 - Planning. 7 Planning-MAP- ELEVATION & FLOOR PLAN Not Satisfied

Elevations and floor plans shall substantially conform to approved Exhibit __ of PLOT PLAN No. 190037.

080 - Planning. 8 Planning-MAP- PARKING SPACES Not Satisfied

Plan: TPM37590

Parcel: 751160004

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 Planning-MAP- PARKING SPACES (cont.) Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348, Section 18.12: Multiple Family Residential. A total of 425 parking spaces are required; however, the applicant is provided 473 parking spaces. These spaces will be with paved with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 2 Hazmat BUS Plan Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 3 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 4 Hazmat Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials

Plan: TPM37590

Parcel: 751160004

90. Prior to Building Final Inspection

E Health

090 - E Health. 4 Hazmat Review (cont.) Not Satisfied
Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 Planning - Map - Renewable Energy R2-CE1 Installed Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 2 Planning-MAP - FENCING COMPLIANCE Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 3 Planning-MAP - LANDSCAPING COMPLIANCE Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least thirty (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 4 Planning-MAP- BLOCK WALL ANTIGRAFFITI Not Satisfied

Walls required through this project shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 5 Planning-MAP- QUIMBY FEES Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

Transportation

090 - Transportation. 1 STREET LIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development, at the intersections, end of cul-de-sacs and knuckles in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

Plan: TPM37590

Parcel: 751160004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 STREET LIGHTS INSTALL (cont.) Not Satisfied

090 - Transportation. 2 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: December 20, 2019

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Env. Health Dept. (Palm Desert)
Riv. Co. Public Health Dept.
Coachella Valley Water District
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor

SunLine Transit Agency
Riv. Co. EDA - Redevelopment
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: V. Manuel
Perez

GENERAL PLAN AMENDMENT NO. 190017, PLOT PLAN NO. 190037, TENTATIVE PARCEL MAP NO. 37590, CHANGE OF ZONE NO. 190048 – (CEQ190165) – Applicant: Coachella Valley Housing Coalition – **Engineer/Representative:** MSA Consulting, Inc. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Medium Density Residential (MDR) Land Use Designation – **Location:** West of Tyler Street, north of 68th Avenue , south of 66th Avenue, and east of Harrison Street – **Gross Acreage:** 26.2 - **Zoning:** Controlled Development Area (W-2) – **Request: General Plan Amendment No. 190017 (GPA190017) –** General Plan Amendment request to change the sites existing Medium Density Residential (MDR) land use designation to Commercial Retail (CR) in the northwest corner of the site to accommodate the commercial development, and High Density Residential (HDR) throughout the remainder of the site to accommodate 160 affordable housing units. **Plot Plan No. 190017 (PPT190017) –** Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 square feet of buildings. Phase II proposes approximately 23,000 square feet of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 square feet of buildings. **Tentative Parcel Map No. 37590 (TPM37590) –** Tentative Parcel Map for a Schedule “B” subdivision of 26.2 acres into five developable lots. The Map also proposes to realign Middleton Avenue. **Change of Zone No. 190048 (CZ1900048) –** Proposal to change the site’s existing zoning of Controlled Development (W-2) to General Commercial (R-3) and General Commercial (C1/CP) APN: 751-160-009, 751-160-004, 751-160-007, 751-160-012, and 751-160-014. Previous Cases: PAR180025, CUP0808 – **BBID: 830-063-462**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Management System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on January 23, 2020**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Jason Killebrew, Project Planner at (951) 955-0314, or e-mail at jkillebr@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 4, 2020

RE: Native American SB18 Consultation request for **General Plan Amendment No. GPA190017**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. GPA190017, PPT190037, TPM37590**. This project is subject to Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 190017, PLOT PLAN NO. 190037, TENTATIVE PARCEL MAP NO. 37590, CHANGE OF ZONE NO. 190048 – (CEQ190165) – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Medium Density Residential (MDR) Land Use Designation – Location: West of Tyler Street, north of 68th Avenue, south of 66th Avenue, and east of Harrison Street – Gross Acreage: 26.2 - Zoning: Controlled Development Area (W-2) – **Request: General Plan Amendment No. 190017 (GPA190017)** – General Plan Amendment request to change the sites existing Medium Density Residential (MDR) land use designation to Commercial Retail (CR) in the northwest corner of the site to accommodate the commercial development, and High Density Residential (HDR) throughout the remainder of the site to accommodate 160 affordable housing units. **Plot Plan No. 190037 (PPT190037)** – Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 square feet of buildings. Phase II proposes approximately 23,000 square feet of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 square feet of buildings. **Tentative Parcel Map No. 37590 (TPM37590)** – Tentative Parcel Map for a Schedule “B” subdivision of 26.2 acres into five developable lots. The Map also proposes to realign Middleton Avenue. **Change of Zone No. 190048 (CZ1900048)** – Proposal to change the site’s existing zoning of Controlled Development (W-2) to General Residential (R-3) and General Commercial (C1/CP). APN: 751-160-009, 751-160-004, 751-160-007, 751-160-012, and 751-160-014. Previous Cases: PAR180025, CUP0808

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Valentina Lopez at 951-955-8632 or email at vslopez@rivco.org within 90 days after receiving this letter.

Sincerely,
Riverside County Planning Department

John Hildebrand
TLMA Administrative Services Manager

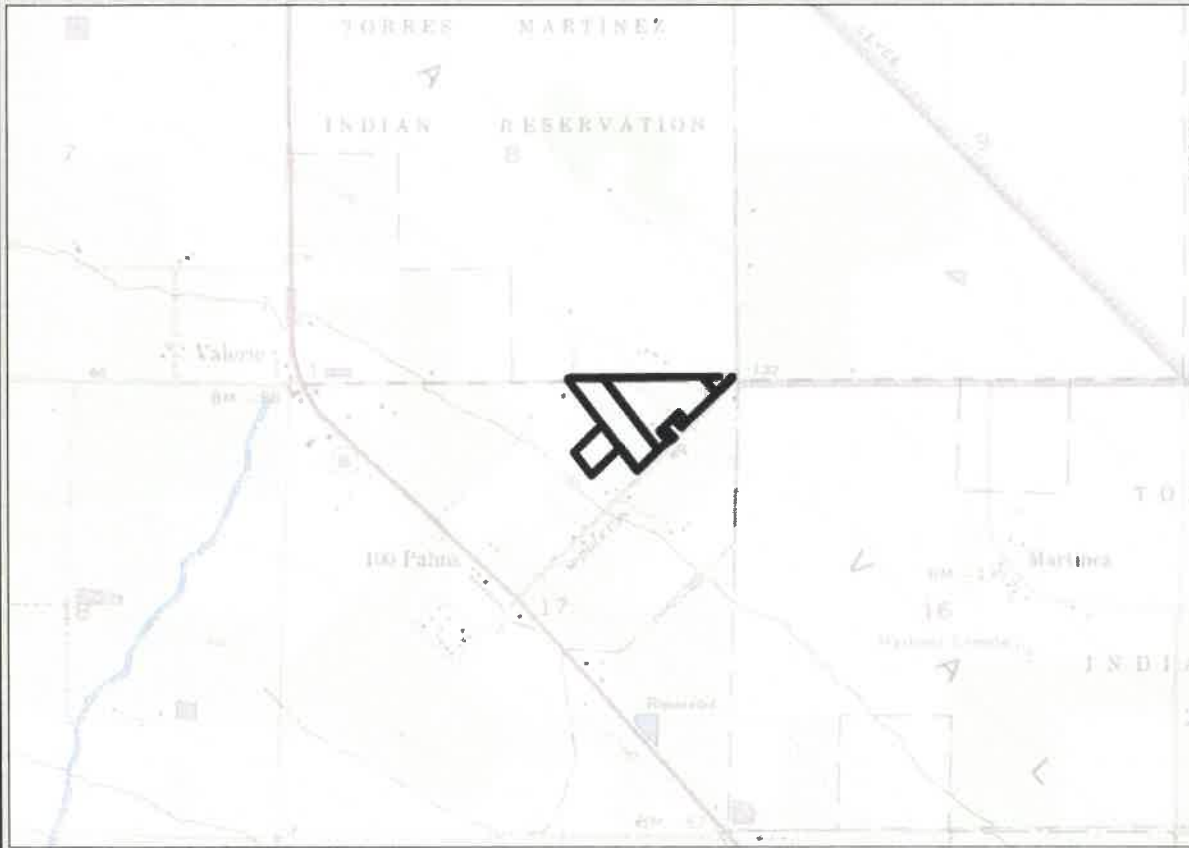
Attachments: USGS map

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Map My County Map

GPA190017,PPT190037,TPM37590



Legend

- Blue Line Streams
- City Areas



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Map My County Map

GPA190017,PPT190037,TPM37590



Legend

- Blue line Streams
- City Areas



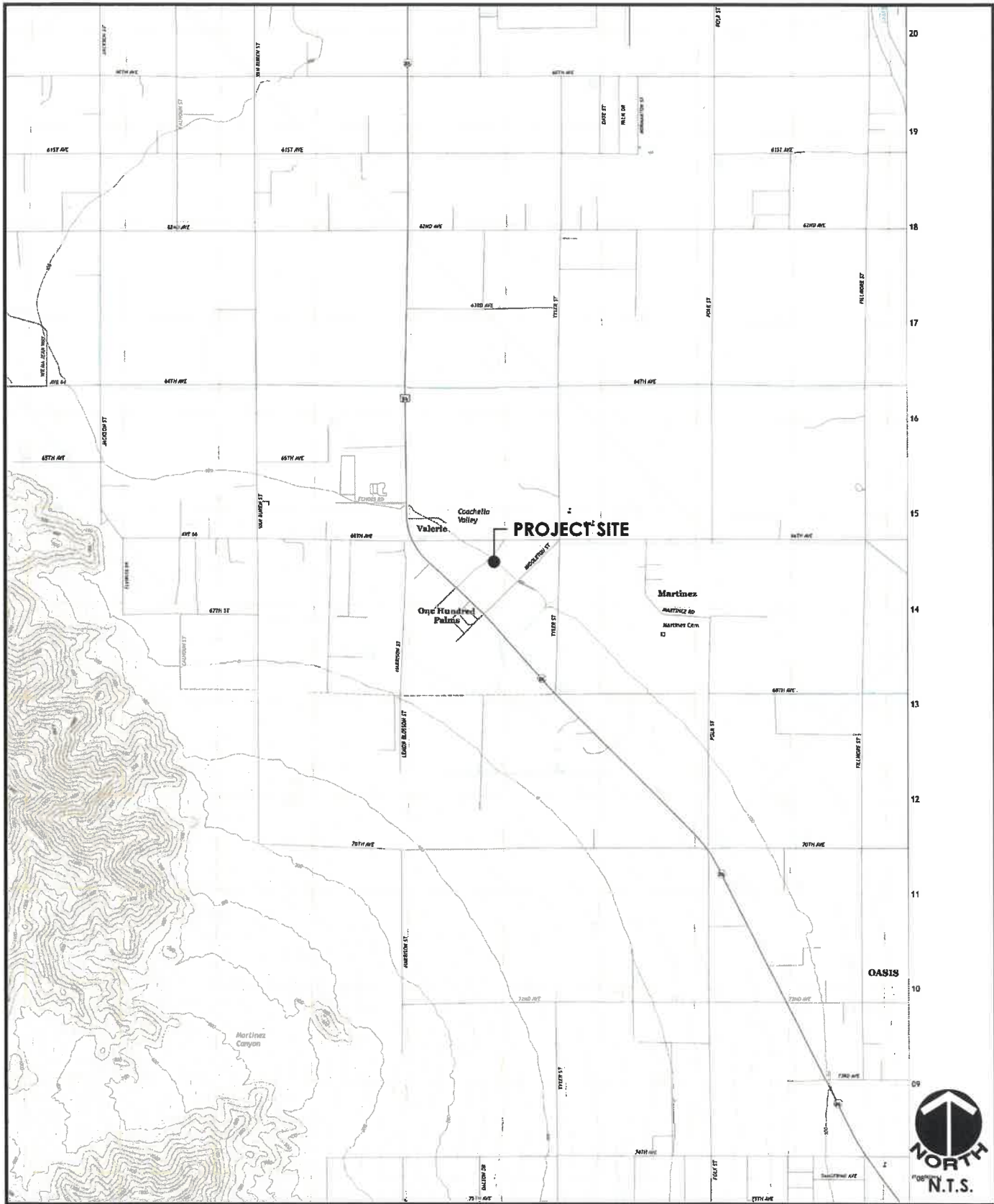
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 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com



U.S. Geological Survey

OASIS VILLAS

IN THE COUNTY OF RIVERSIDE, CALIFORNIA



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

March 26, 2020

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA190017, PPT1900037, TPM37590, CZ190048)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to vslopez@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

GENERAL PLAN AMENDMENT NO. 190017, PLOT PLAN NO. 190037, TENTATIVE PARCEL MAP NO. 37590, CHANGE OF ZONE NO. 190048 – (CEQ190165) – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Medium Density Residential (MDR) Land Use Designation

LOCATION: West of Tyler Street, north of 68th Avenue, south of 66th Avenue, and east of Harrison Street – Gross Acreage: 26.2 - Zoning: Controlled Development Area (W-2)

Request: General Plan Amendment No. 190017 (GPA190017) – General Plan Amendment request to change the sites existing Medium Density Residential (MDR) land use designation to Commercial Retail (CR) in the northwest corner of the site to accommodate the commercial development, and High Density Residential (HDR) throughout the remainder of the site to accommodate 160 affordable housing units.

Plot Plan No. 190034 (PPT190037) – Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 square feet of buildings. Phase II proposes approximately 23,000 square feet of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 square feet of buildings.

Tentative Parcel Map No. 37590 (TPM37590) – Tentative Parcel Map for a Schedule "B" subdivision of 26.2 acres into five developable lots. The Map also proposes to realign Middleton Avenue.

Change of Zone No. 190048 (CZ1900048) – Proposal to change the site's existing zoning of Controlled Development (W-2) to General Residential (R-3) and General Commercial (C1/CP). APN: 751-160-009, 751-160-004, 751-160-007, 751-160-012, and 751-160-014.

Sincerely,

John Hildebrand
TLMA Administrative Services Manager

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Project Planner: Deborah Bradford
Email CC: dbradfor@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Map My County Map

GPA190017,PPT190037,TPM37590



Legend

- Blue line Streams
- City Areas



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Notes

Map My County Map
GPA190017,PPT190037,TPM37590



Legend

- Blueline Streams
- City Areas



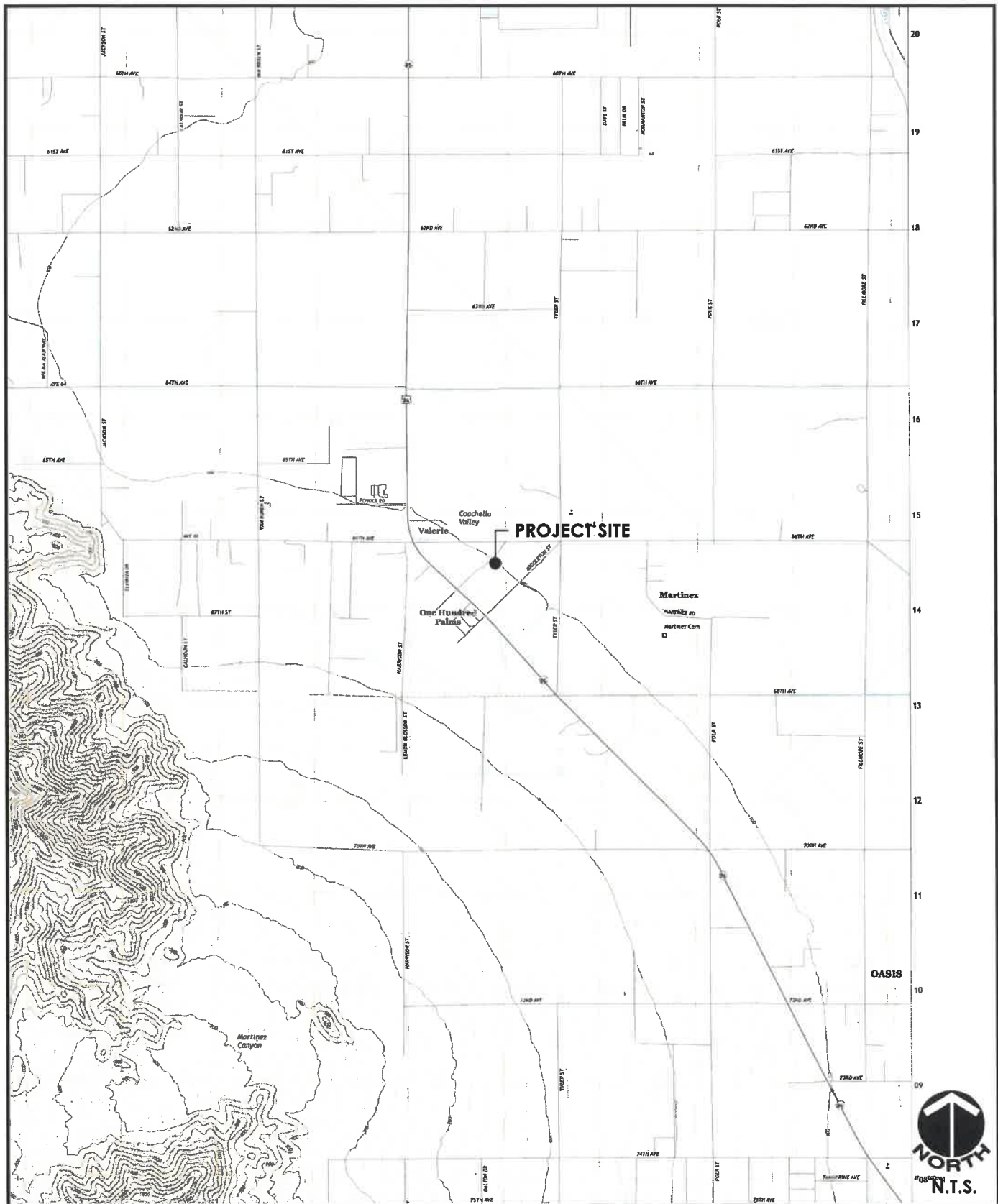
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 760.320.9811 msaconsultinginc.com



U.S. Geological Survey

OASIS VILLAS

IN THE COUNTY OF RIVERSIDE, CALIFORNIA



SETID # 8461

RIVERSIDE COUNTY
PLANNING DEPARTMENT

TPM 37590

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Coachella Valley Housing Coalition

Contact Person: Mary Ann Ybarra E-Mail: Maryann.ybarra@cvhc.org

Mailing Address: 4570 Monroe Street, Plaza 1, Suite G

Indio CA 92201
City State ZIP

Daytime Phone No: (760) 347-3157 Fax No: ()

Engineer/Representative Name: MSA Consulting, Inc.

Contact Person: Nicole Vann E-Mail: nvann@msaconsultinginc.com

Mailing Address: 34200 Bob Hope Drive

Rancho Mirage CA 92270
City State ZIP

Daytime Phone No: (760) 320-9811 Fax No: ()

Property Owner Name: Riverside County Housing Authority

Contact Person: Michael Walsh E-Mail: mfwalsh@rivco.org

Mailing Address: 5555 Arlington Ave

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of 68th Ave, South of 66th Ave, East of Harrison Street, West of Tyler Street.

SUBDIVISION PROPOSAL:

Map Schedule: B Minimum Developable Lot Size: _____
Number of existing lots: 5 Number of proposed developable lots: 5
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 1 Subdivision Density: 8-14 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). Plot Plan, CZ, GPA, EA
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): Bio, Cultural, & Soils, Traffic, Phase 1

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to **Section 65962.5** of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Contact Person: Michael Walsh E-Mail: mfwalsh@rivco.org

Mailing Address: 5555 Arlington Ave
Street
Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 343-5403 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

Julie Bornstein, Executive Director
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 751-160-004, 007, 009, 012, & 014

Approximate Gross Acreage: 26.2 ac

General location (nearby or cross streets): North of 68th Ave, South of 66th Ave, East of Harrison Street, West of Tyler Street

Existing Zoning Classification(s): W-2

Existing Land Use Designation(s): MDR

Check the box(es) as applicable:

- Technical Amendment
- Entitlement/Policy Amendment
- Foundation Component Amendment-Regular
- Foundation Component Amendment-Extraordinary
- Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

The entire 25 acre project site has a LU designation of MDR. The project proposes a GPA from MDR to CR to allow the proposed commercial portion of the site and HDR to accommodate the 160 affordable housing units.

Related cases filed in conjunction with this request:

TPM, CZ, Plot Plan and EA

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): Traffic, Bio, Cultural, Soils, Phase 1

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Imperial Irrigation District	X	
Gas Company	Southern CA Gas Co	X	
Telephone Company	Fronteir	X	
Water Company/District	Coachella Valley Water District	X	
Sewer District	Coachella Valley Water District	X	

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date NOVEMBER 6, 2019
 Owner/Representative (2) _____ Date _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

None

C. PROPOSED POLICY (Attach more pages if needed): _____

None

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

None

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: None _____
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): None _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Road Segment(s) _____

Existing Designation: _____

Proposed Designation: _____

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

This completed application form, together with all of the listed requirements provided on the General Plan Amendment Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1019 GPA Condensed Application.docx
Created: 07/01/2015 Revised: 07/30/2018



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Coachella Valley Housing Coalition hereafter "Applicant" and Riverside County Housing Authority "Property Owner".

Description of application/permit use:

Request for a Plot Plan, Tentative Parcel Map, CHange of Zone and General Plan Amendment.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 751-160-004, 007, 012 & 014

Property Location or Address:
SW corner of 66th Avenue and Middleton Street, Thermal CA

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Riverside County Housing Authority Phone No.: 951-343-5469

Firm Name: _____ Email: _____

Address: 5555 Arlington Ave
Riverside, CA 92504

3. APPLICANT INFORMATION:

Applicant Name: Mary Ann Ybarra Phone No.: 760-347-3157

Firm Name: Coachella Valley Housing Coalition Email: maryann.ybarra@cvhc.org

Address (if different from property owner)
4570 Monroe St. Plaza 1, Suite G
Indio, CA 92201

4. SIGNATURES:

Signature of Applicant:  Date: 11/6/19
Print Name and Title: Pedro S.G. Rodriguez, Chief Financial Officer

Signature of Property Owner:  Date: 11/6/19
Print Name and Title: Pedro S.G. Rodriguez, Chief Financial Officer

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



SETID
8461
CZ/900048

RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Coachella Valley Housing Coalition

Contact Person: Mary Ann Ybarra E-Mail: maryann.ybarra@cvhc.org

Mailing Address: 4570 Monroe Street, Plaza 1, Suite G

Indio CA 92201
City State ZIP

Daytime Phone No: (760) 347-3157

Fax No: ()

Engineer/Representative Name: MSA Consulting, Inc.

Contact Person: Nicole Vann E-Mail: nvann@msaconsultinginc.com

Mailing Address: 34200 Bob Hope Drive

Rancho Mirage CA 92270
City State ZIP

Daytime Phone No: (760) 320-9811

Fax No: ()

Property Owner Name: Riverside County Housing Authority

Contact Person: Michael Walsh E-Mail: mfwalsh@rivco.org

Mailing Address: 5555 Arlington Ave

Street

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Riverside
City

CA
State

92504
ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Pedro S.G. Rodriguez, Chief Financial Officer

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 751-160-004, 007, 009, 012, 014

Approximate Gross Acreage: 26.2 Acres

General location (nearby or cross streets): North of 68th Avenue, South of _____

APPLICATION FOR CHANGE OF ZONE

66th Avenue _____, East of Harrison Street _____, West of Tyler Street _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The project site is 25 acres of land currently zoned W-2 (Controlled Development). The project is proposing a ZC to R-3 General Residential and C1/CP Zone. The R-3 zone would allow for the 160 units of affordable housing units and the C1/CP would allow for the proposed commercial uses for the site.

Related cases filed in conjunction with this request:

TPM, GPA, Plot Plan and EA.

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018



SE ID #07/12/18
2/20/18
PPT190037

RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Coachella Valley Housing Coalition

Contact Person: Mary Ann Ybarra E-Mail: Maryann.ybarra@cvhc.org

Mailing Address: 4570 Monroe Street, Plaza 1, Suite G

Indio CA 92201
City State ZIP

Daytime Phone No: (760) 347-3157 Fax No: () _____

Engineer/Representative Name: MSA Consulting, Inc.

Contact Person: Nicole Vann E-Mail: nvann@msaconsultinginc.com

Mailing Address: 34200 Bob Hope Drive

Rancho Mirage CA 92270
City State ZIP

Daytime Phone No: (760) 320-9811 Fax No: () _____

Property Owner Name: Riverside County Housing Authority

Contact Person: Michael Walsh E-Mail: mfwalsh@rivco.org

Mailing Address: 5555 Arlington Avenue

Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 343-5403 Fax No: () _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

The project is proposing a commercial/retail and multi-family residential mixed-use development to be completed in three Phases. Phase 1 would develop the commercial/retail and Phases 2 and 3 would include the recreational and residential uses.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 8.1 A. #12 and Section 9.1 A.

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				See Plot Plan Exhibit for Details
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		See Plot Plan Exhibit for Details
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

GPA, CZ, TPM, EA

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). N/A

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A

EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): Bio, Cultural, Soils, Traffic, Phase 1

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: N/A

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

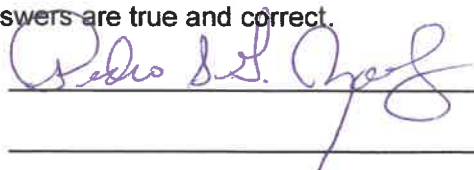
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date Nov. 6, 2019

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018

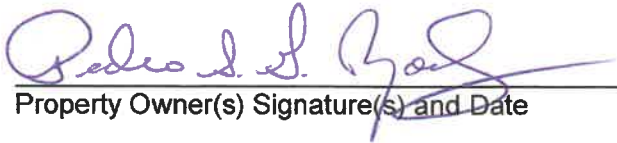


RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.



Property Owner(s) Signature(s) and Date

Pedro S.G. Rodriguez, Chief Financial Officer

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

GENERAL PLAN AMENDMENT NO. 190017, CHANGE OF ZONE NO. 1900048, TENTATIVE PARCEL MAP NO. 37590, and PLOT PLAN NO. 190037 – Intent to Adopt a Mitigated Negative Declaration – CEQ190165 – Applicant: Coachella Valley Housing Coalition – Engineer/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Medium Density Residential (MDR) – Lower Coachella Valley District: W-2 (Controlled Development Areas) – Location: Westerly of Tyler Street, northerly of 68th Avenue, southerly of 66th Avenue, and easterly of Harrison Street – Gross Acreage: 26.2 – Request: General Plan Amendment No. 190017 (GPA190017), a General Plan Amendment to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 – 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site. Change of Zone No. 1900048 (CZ1900048), proposal to change the site’s existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial). Tentative Parcel Map No. 37590 (TPM37590), a Tentative Parcel Map for a Schedule “E” subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue. Plot Plan No. 190037 (PPT190037), a Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 sq. ft. of buildings. Phase II proposes approximately 23,000 sq. ft. of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 sq. ft. of buildings.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 18, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford/P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 15, 2020,

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

APN (s) or case numbers CZ1900048/GPA190017/TPM37590/PPT190037 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

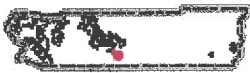
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ1900048/GPA190017/TPM37590/PPT190037

(800 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet



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

REPORT PRINTED ON... 10/15/2020 10:13:50 AM

© Riverside County RCIT

751140003
EUSTACIO F. MATA
P O BOX 626
THERMAL CA 92274

751150015
JUAN MANUEL GALINDO OCHOA
PO BOX 141
THERMAL CA 92274

751160002
VICENTE C. AGUIRRE
85615 AVENUE 66
THERMAL CA 92274

751160015
OLLA J. GRANT
34750 WASHINGTON ST
INDIO CA 92201

751200010
USA BIA
66400 TYLER ST
THERMAL CA 92274

751180006
SALVADOR R. BECERRA
85885 MIDDLETON ST
THERMAL CA 92274

751160004
HOUSING AUTHORITY COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

751170011
ROSENDA LOPEZ PEREZ
85695 MIDDLETON RD
THERMAL CA 92274

751170012
GUADALUPE J. VASQUEZ
52883 CALLE AVILA
COACHELLA CA 92236

751080007
DANIEL S. HAGENY
48370 STEEN CT
INDIO CA 92201

751080009
WILLIAM J. BOGDANSKI
2776 MASSACHUSETTS AVE
LEMON GROVE CA 91945

751150017
IGNACIO A. CARDENAS
PO BOX 200
INDIO CA 92201

751180001
JESUS MONTANEZ
PO BOX 1083
THERMAL CA 92274

751180003
MAXIMO H. LESCHNIK
85835 MIDDLETON ST
THERMAL CA 92274

751180011
MARIA J. MONTANEZ
PO BOX 1440
THERMAL CA 92274

751150002
EUSTACIO MATA
P O BOX 363
LA QUINTA CA 92247

751150016
SALVADOR R. BECERRA
85885 MIDDLETON RD
THERMAL CA 92274

751160006
CARLOS E. VERDUZCO
9103 FUSHIA CT
MECCA CA 92254

751180002
ROBERT LEIGH BECKSTROM
2205 N PALM WAY
UPLANDS CA 91784

751200011
ALFREDO BAZUA
PO BOX 818
MECCA CA 92254

751070032
CVWD
P O BOX 1058
COACHELLA CA 92236

751140002
ENRIQUE ROSAS I
P O BOX 731
COACHELLA CA 92236

751160001
JOSE C. MATA
85505 AVENUE 66
THERMAL CA 92274

751150003
MARIA AMALIA AGUILAR
P O BOX 626
THERMAL CA 92274

751150004
MARIA AMALIA M AGUILAR
P O BOX 626
THERMAL CA 92274

751160003
ERICA T. IBARRA
PO BOX 187
COACHELLA CA 92236

751160005
JOSE GUADALUPE CASTILLO
80754 AVENUE 46
INDIO CA 92201

751170009
OMAR MARTINEZ
85651 MIDDLETON ST
THERMAL CA 92274

751200001
ALBERT L. GOOD
ROUTE 2 BOX 299
DELANO CA 93215

751070031
COACHELLA VALLEY UNIFIED SCHOOL DIST
82224 CHURCH ST
THERMAL CA 92274

751160013
RODOLFO BAZUA
P O BOX 545
MECCA CA 92254

751170015
ERASMO A. RODRIGUZ
85641 MIDDLETON RD
THERMAL CA 92274

751180004
CAROLE A. ALLISON
85850 MIDDLETON ST
THERMAL CA 92274

Coachella Valley Housing Coalition
Atten: Mary Ann Ybarra
4570 Monroe Street, Plaza 1, Ste G.
Indio, CA 92201

Coachella Valley Housing Coalition
Atten: Mary Ann Ybarra
4570 Monroe Street, Plaza 1, Ste G.
Indio, CA 92201

MSA Consulting, Inc.
Atten: Nicole Vann
34200 Bob Hope Dr.
Rancho Mirage, CA 92270

Coachella Valley Housing Coalition
Atten: David Yrigoyen
4570 Monroe Street, Plaza 1, Ste G.
Indio, CA 92201

Coachella Valley Housing Coalition
Atten: David Yrigoyen
4570 Monroe Street, Plaza 1, Ste G.
Indio, CA 92201

Riverside County Housing Authority
Atten: Michael Walsh
5555 Arlington Ave.
Riverside, CA 92504

Riverside County Housing Authority
Atten: Carrie Harmon
P.O. Box 1180
Riverside, CA 92502

Riverside County Housing Authority
Atten: Carrie Harmon
P.O. Box 1180
Riverside, CA 92502

Coachella Valley Water District
Atten: Carrie Oliphant
P.O. Box 1058
Coachella, CA 92236

Coachella Valley Water District
Atten: Carrie Oliphant
P.O. Box 1058
Coachella, CA 92236

Coachella Valley Unified School Dist.
Atten: Larry T. Moen, Dir. of Facilities
87-225 Church St.
Thermal, CA 92274

MSA Consulting, Inc.
Atten: Nicole Vann
34200 Bob Hope Dr.
Rancho Mirage, CA 92270

Coachella Valley Unified School Dist.
Atten: Larry T. Moen, Dir. of Facilities
87-225 Church St.
Thermal, CA 92274

Torres Martinez Band of Cahuilla Indians
Atten: Mary Resvaloso
P.O. Box 1160
Thermal, CA 92274

Torres Martinez Band of Cahuilla Indians
Atten: Mary Resvaloso
P.O. Box 1160
Thermal, CA 92274

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

GPA190017, CZ1900048, TPM37590, and PPT190037
Project Title/Case Numbers

Deborah Bradford
County Contact Person

951.955.6646
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Coachella Valley Housing Coalition
Project Applicant

4570 Monroe Street, Plaza 1, Suite G., Indio, CA. 92201
Address

N/68th Ave., S/66th Ave., E/Harrison St., and W/Tyler St.
Project Location

GPA190017 proposes to change the site's existing Community Development: Medium Density Residential (CD: MDR) land use designation to Community Development: Commercial Retail (CD: CR) in the northwest corner of the site to accommodate the commercial development (Phase 2), and Community Development: High Density Residential (CD: HDR) throughout the remainder of the site (Phase 1 and 3). **Change of Zone No. 1900048** proposes change the site's existing zoning of Controlled Development (W-2) to General Residential (R-3) and General Commercial (C1/CP). **Tentative Parcel Map No. 37590** proposes a Schedule E Map to subdivide approximately 26.23 gross acres into four developable lots. Parcel 1 is comprised of approximately 2.54 acres and will be developed with a day care facility and general commercial uses. Parcel 2 is comprised of approximately 1.02 acres and will be developed with a medical clinic. Parcels 1 and 2 are considered Phase 2 of the proposed Project. Parcel 3 (Phase 1) is comprised of approximately 9.57 acres and will be developed with 80 residential units, community center and pool house. Parcel 4 (Phase 3) is comprised of approximately 9.49 acres and will be developed with 80 residential units. The Map also proposes the realignment of Middleton Avenue. **Plot Plan No. 190037 (PPT190037)** is a proposal to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase 1 includes 80 multi-family residential units within 68,976 square feet of buildings. Phase 2 proposes approximately 23,000 square feet of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase 3 includes 80 multi-family residential units within 68,976 square feet of buildings. APNs 751-160-004, 007, 009, 012, and 014.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. The Mitigated Negative Declaration for Environmental Assessment No. CEQ190165 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Deborah Bradford, Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERKS'S USE ONLY

**INVOICE (INV-00130847)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Coachella Valley Housing Coalition
45701 Monroe St, Ste G, Plaza 1
Indio, Ca 92201

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00130847	11/24/2020	11/24/2020	Due

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200052	0452 - CF&W Trust Record Fees	\$50.00
	0453 - CF&W Trust EIR	\$2,406.76

SITE ADDRESS		
85750 Middleton St Thermal, CA 92274	SUB TOTAL	\$2,456.76

TOTAL DUE	\$2,456.76
------------------	-------------------

PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

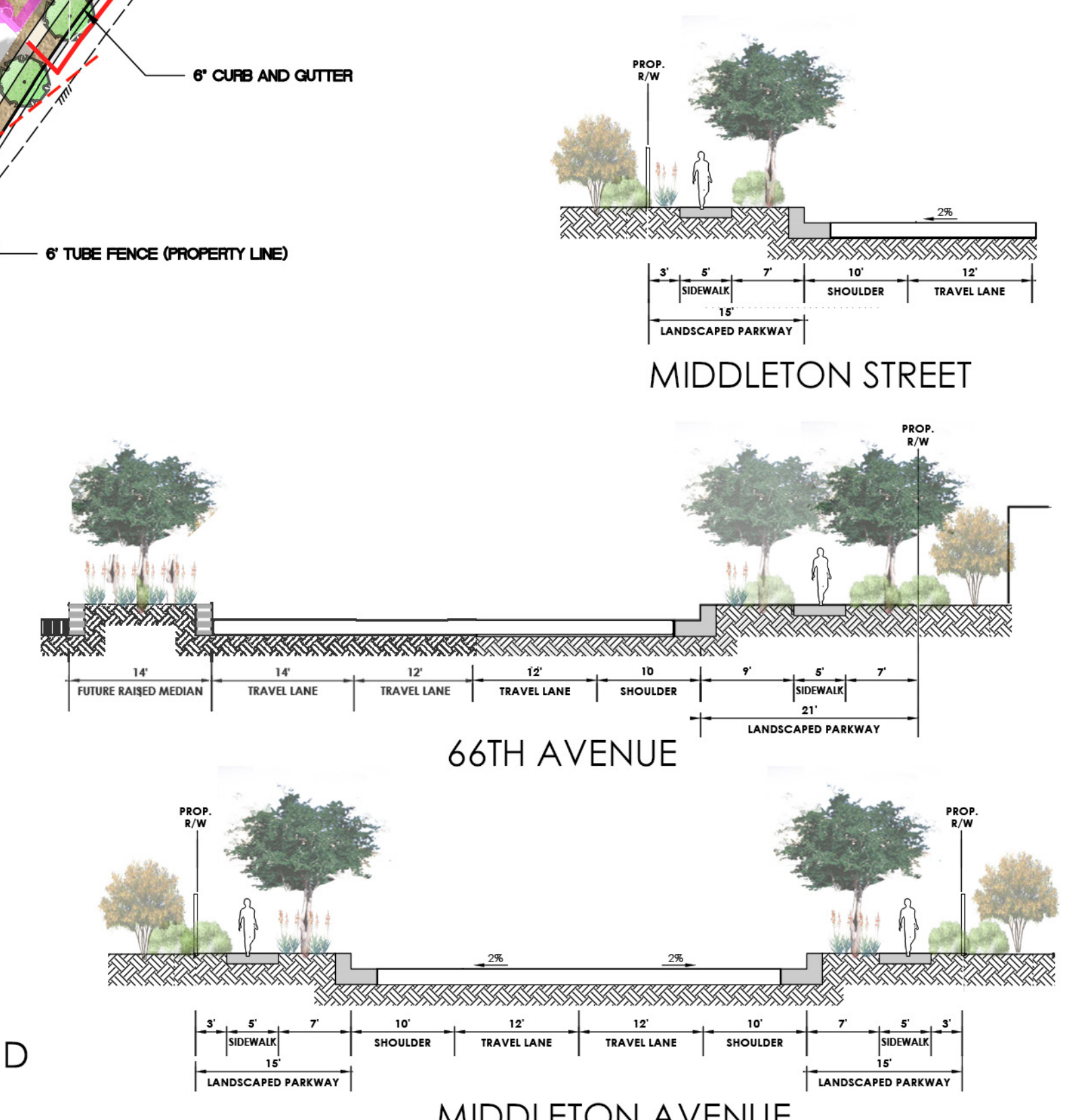
Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.



- LEGEND**
- 6' BLOCK WALL
 - 6' TUBE FENCE
 - 8' BLOCK WALL



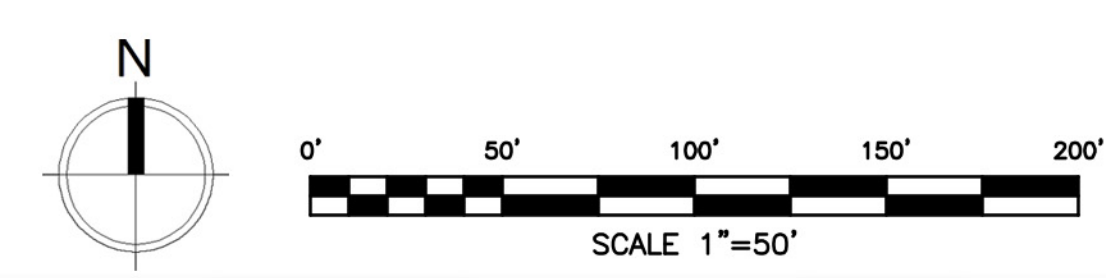
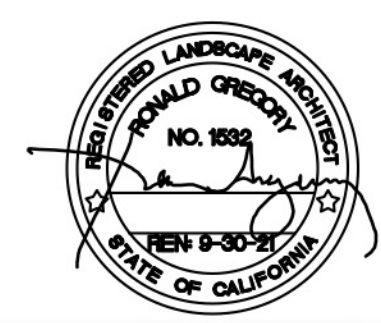
STREET SECTIONS



NOTE:
SEE SHEET 5.03 FOR PLANT LEGEND



CVHC OASIS COMMUNITY OVERALL SITE



L-5.00

PARCEL MAP NO. 37590

SCHEDULE E

EXHIBIT DATE: JANUARY 7, 2021

REVISIONS		
NO.	DATE	DESCRIPTION
1	2021/01/07	UPDATED LOT AREA & DATA TABLE PER CHANGES TO MIDDLETON STREET

DATA TABLE

APPLICANT:	COACHELLA VALLEY HOUSING COALITION		
ADDRESS:	4570 MONROE STREET, PLAZA 1 - SUITE G INDIO, CALIFORNIA 92201		
CONTACT:	DAVID YRGOYEN	TELEPHONE:	(760) 347-3157
LAND OWNER:	RIVERSIDE COUNTY HOUSING AUTHORITY		
ADDRESS:	PO BOX 1180 RIVERSIDE, CALIFORNIA 92502		
CONTACT:	CARRIE HARMON	TELEPHONE:	(951) 351-0700
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
CONTACT:	AUGUST 25, 2017	TELEPHONE:	(951) 687-4252
ASSESSOR'S PARCEL NUMBERS:	751-160-004, 751-160-007, 751-160-009, 751-160-012 & 751-160-014		
PROPOSED IMPROVEMENT SCHEDULE:	SCHEDULE "B"		

LEGAL DESCRIPTION:

PARCEL A1: THE NORTHWESTERLY HALF OF LOT 9 OF THE 'SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF FILE IN BOOK 10, PAGE 23 OF MAPS, RIVERSIDE COUNTY RECORDS; THE SOUTHEASTERLY LINE OF SAID NORTHWESTERLY HALF BEING PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT.

PARCEL A2: A STRIP OF LAND 10 FEET WIDE, FOR ROAD PURPOSES, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 10 OF THE 'SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF FILE IN BOOK 10, PAGE 23 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 350 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 10 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 350 FEET TO THE SOUTHEASTERLY LINE THEREOF; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10 FEET, TO THE POINT OF BEGINNING.

PARCEL B: THE SOUTHWESTERLY 10 ACRES OF LOT 10 OF SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 23 OF MAPS, RECORDS OF SAID COUNTY, EXCEPT THE SOUTHWESTERLY 350 FEET.

PARCEL C: LOT 10 OF THE SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 23 OF MAPS, RECORDS OF SAID COUNTY, EXCEPT THE SOUTHWESTERLY 10 ACRES, THE NORTHWESTERLY LINE OF SAID 10 ACRES BEING PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 10; ALSO EXCEPT THAT PORTION OF SAID PROPERTY CONVEYED TO HENRY J. DIETRICH AND GEORGIA LEE DIETRICH, HUSBAND AND WIFE, BY DEED RECORDED APRIL 19, 1955 IN BOOK 1724, PAGE 578 OF OFFICIAL RECORDS OF SAID COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 10; THENCE SOUTH 45 DEGREES 35' WEST ON THE SOUTHEASTERLY LINE OF SAID LOT, 308.6 FEET; THENCE IN A NORTHWESTERLY DIRECTION, 216 FEET MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID LOT, 378 FEET WESTERLY FROM THE POINT OF BEGINNING; THENCE EASTERLY TO THE POINT OF BEGINNING, ALSO EXCEPT ONE-HALF INTEREST IN AND TO ALL OIL, OTHER HYDROCARBONS, GASES AND OTHER ASSOCIATED SUBSTANCES AND KINDRED SUBSTANCES IN AND/OR LYING UNDER SAID LAND, AS RESERVED IN DEED FROM OLLA J. GRANT AND ELISE M. GRANT, HUSBAND AND WIFE, RECORDED JUNE 22, 1954 IN BOOK 1600, PAGE 501 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL D: LOT 1 OF THE SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 23 OF MAPS, RECORDS OF SAID COUNTY, EXCEPT THE NORTHWESTERLY ONE-HALF ACRE OF THE SOUTHWESTERLY THREE-QUARTERS ACRE OF SAID LOT 1, THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID ONE-HALF ACRE BEING PARALLEL WITH THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID LOT 1; ALSO EXCEPT THE PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF THE NORTHWESTERLY ONE-HALF ACRE OF THE SOUTHWESTERLY THREE-QUARTERS ACRE OF SAID LOT 1; THENCE SOUTH 44 DEGREES 25' EAST ON THE SOUTHWESTERLY LINE OF SAID ONE-HALF ACRE, 130 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 35' WEST 20 FEET; THENCE SOUTH 44 DEGREES 25' EAST 20 FEET; THENCE NORTH 45 DEGREES 35' EAST 20 FEET; THENCE NORTH 44 DEGREES 25' WEST 20 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH AN UNDIVIDED 15/320TH INTEREST IN AND TO FOUR CERTAIN WELLS, PUMPING HOUSE MACHINERY AND THE ONE-HALF ACRE OF LOT 1 OF SAID SUBDIVISION UPON WHICH SAID WELLS ARE LOCATED, SAID ONE-HALF ACRE BEING THE NORTHWESTERLY ONE-HALF ACRE OF THE SOUTHWESTERLY THREE-QUARTERS ACRE OF SAID LOT 1, THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID ONE-HALF ACRE BEING PARALLEL WITH THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID LOT 1.

LAND USE DATA:	AREA
EXISTING GROSS ACREAGE	26.23 AC.
66TH AVENUE RIGHT OF WAY DEDICATION	1.62 AC.
MIDDLETON AVENUE RIGHT OF WAY DEDICATION	1.56 AC.
MIDDLETON STREET RIGHT OF WAY DEDICATION	0.55 AC.
PROPOSED NET ACREAGE	22.50 AC.
PROPOSED PARCEL NO. 1	2.54 AC.
PROPOSED PARCEL NO. 2	1.02 AC.
PROPOSED PARCEL NO. 3	9.45 AC.
PROPOSED PARCEL NO. 4	9.49 AC.

EXISTING ZONING:	W-2 (CONTROLLED DEVELOPMENT AREAS)
PROPOSED ZONING:	R-3 (GENERAL RESIDENTIAL) C1 / CP (GENERAL COMMERCIAL)

EXISTING GENERAL PLAN LAND USE:	MDR (MEDIUM DENSITY RESIDENTIAL)
PROPOSED GENERAL PLAN LAND USE:	HDR (HIGH DENSITY RESIDENTIAL) / CR (COMMERCIAL RETAIL)

EXISTING EASEMENT NOTES:

1. THE EFFECT OF AN EASEMENT 30 FEET ON EACH SIDE OF SECTION LINES IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION, DATED JANUARY 9, 1901 & RECORDED APRIL 17, 1959 AS INSTRUMENT NO. 32692 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, (PLOTTED HEREON).

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO: COACHELLA VALLEY COUNTY WATER DISTRICT PURPOSE: BUILDING & MAINTAINING A PIPELINE RECORDING DATE: FEBRUARY 17, 1972 RECORDING NO: AS INSTRUMENT NO. 20904 OF OFFICIAL RECORDS AFFECTS: PARCELS A & B (PLOTTED HEREON)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW & RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, PURPOSE: BUILD & MAINTAIN AN UNDERGROUND PIPE LINES & NECESSARY DEVICES & APPURTENANCES RECORDING DATE: MARCH 17, 1972 RECORDING NO: AS INSTRUMENT NO. 35949 OF OFFICIAL RECORDS AFFECTS: PARCEL A (PLOTTED HEREON)

COUNTY SERVICE AREA:	CSA 125 THERMAL
LIQUEFACTION:	HIGH LIQUEFACTION AREA

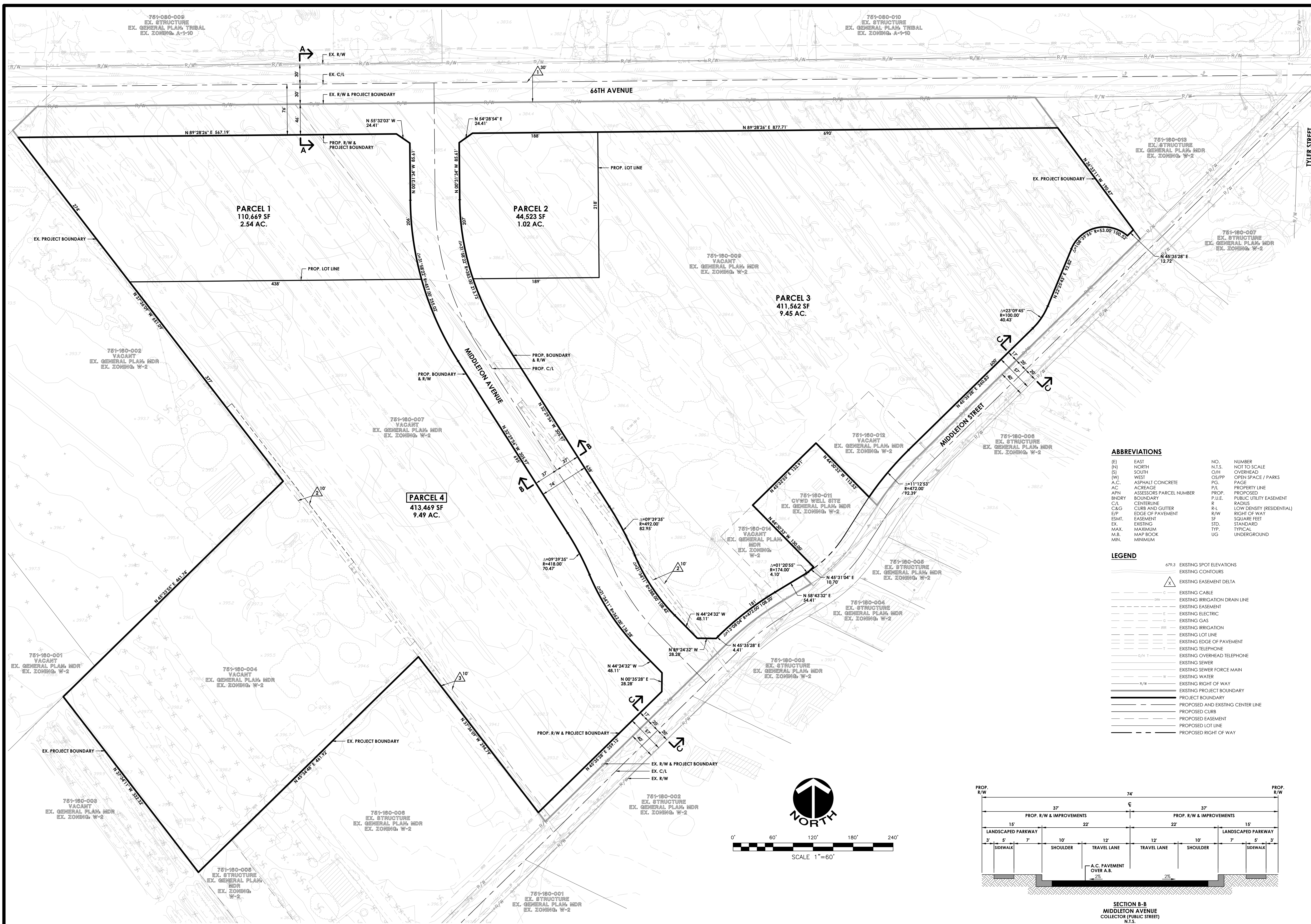
FEMA FLOOD ZONE DESIGNATION:	ZONE A (LOMR CHANGE TO ZONE X (EFFECTIVE DATE: JUNE 25, 2018) (CASE NO. 18-09-0328P)) PER FIRRM MAP NO. 0606SC2910H / PANEL 2910 OF 3805 / DATED: MARCH 6, 2018
-------------------------------------	--

CONSTRUCTION TYPE:	TYPE (A) - DAYCARE / MARKET / MEDICAL CLINIC / APARTMENTS
---------------------------	---

- NOTES:**
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DEDICATED.
 - PROJECT WILL EXTEND SEWER FROM POLK STREET TO PROJECT FOR WASTE WATER SYSTEM.
 - SUBDIVISION WILL SHOW COMPLIANCE WITH COUNTY'S WATER QUALITY MANAGEMENT PLAN ON SEPARATE SHEET, SEE PRELIMINARY WQMP EXHIBIT.

MSA CONSULTING, INC.
 > PLANNING & CIVIL ENGINEERING > LAND SURVEYING
 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsulting.com

JULIAN A. DE LA TORRE PE C4380

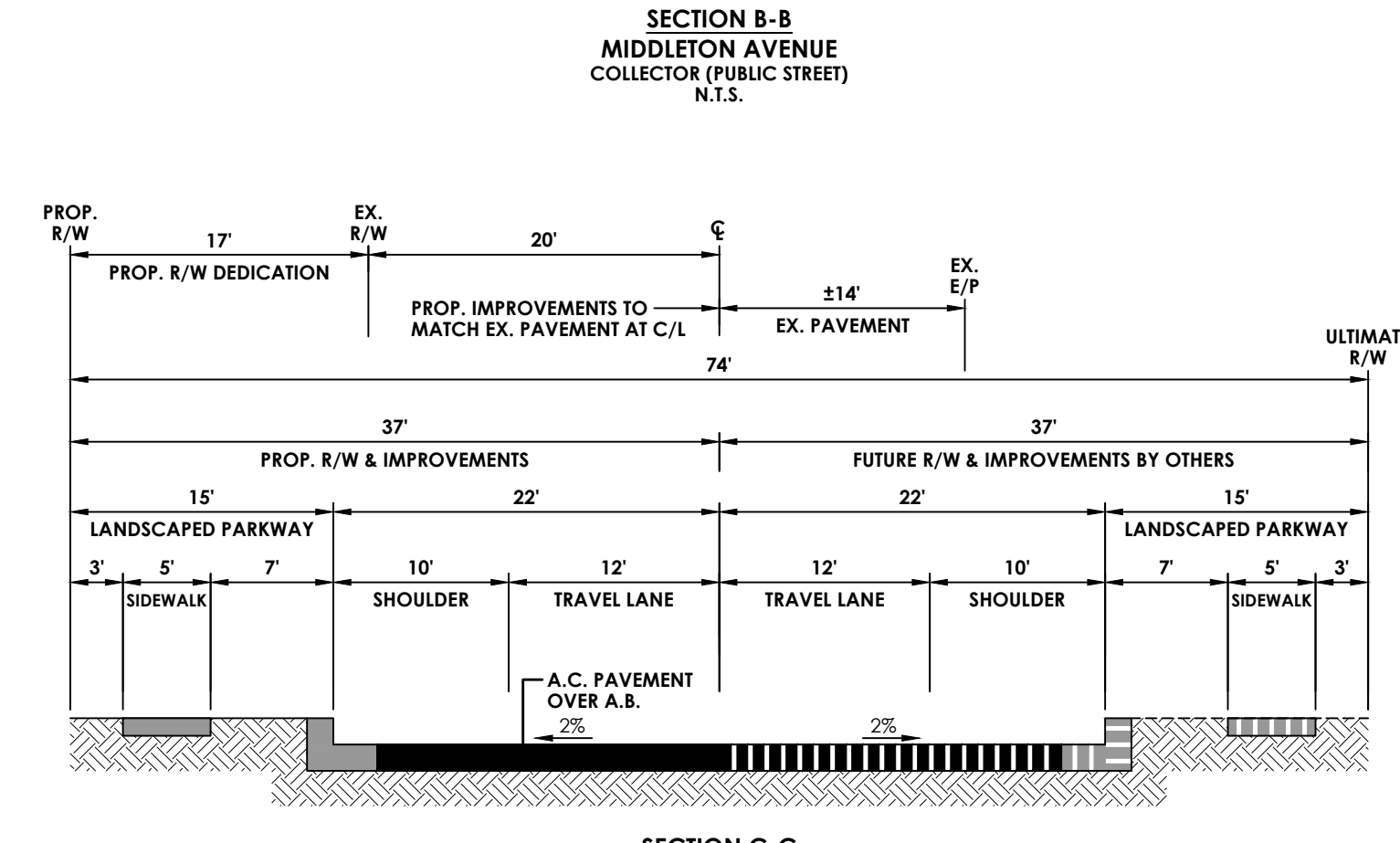
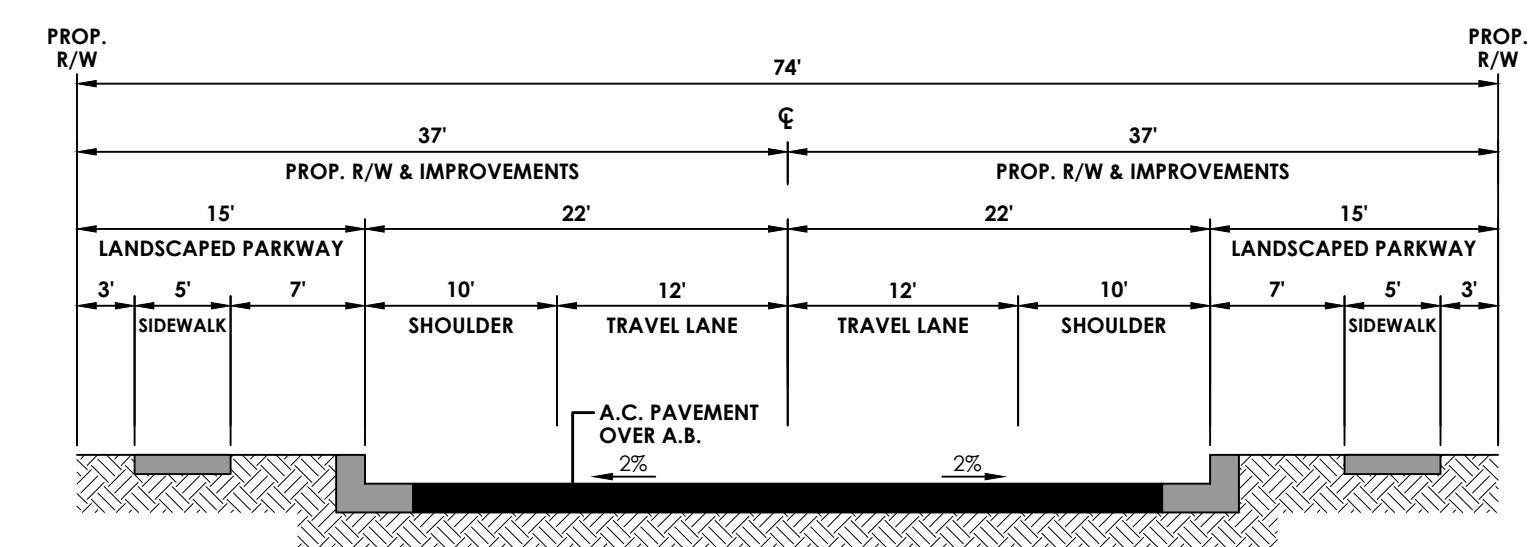
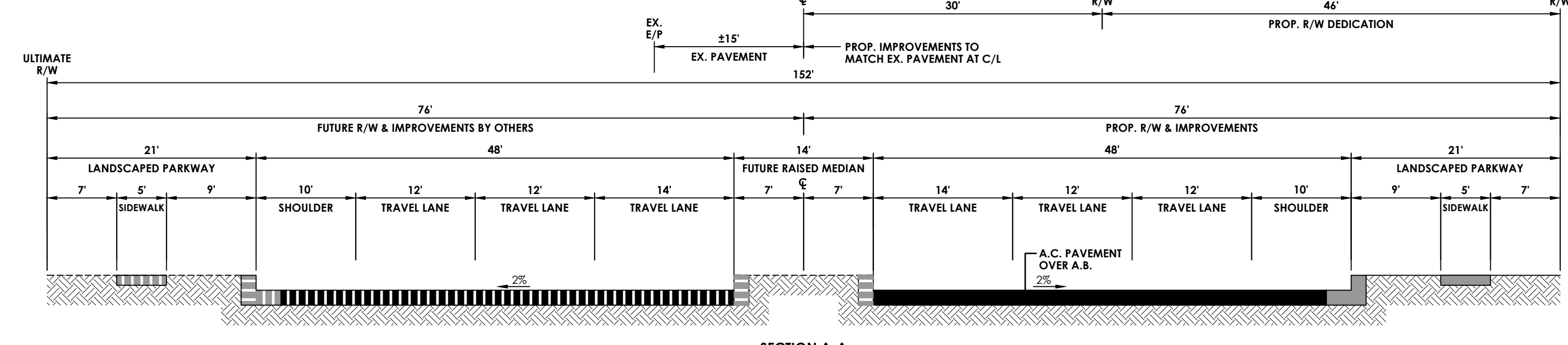
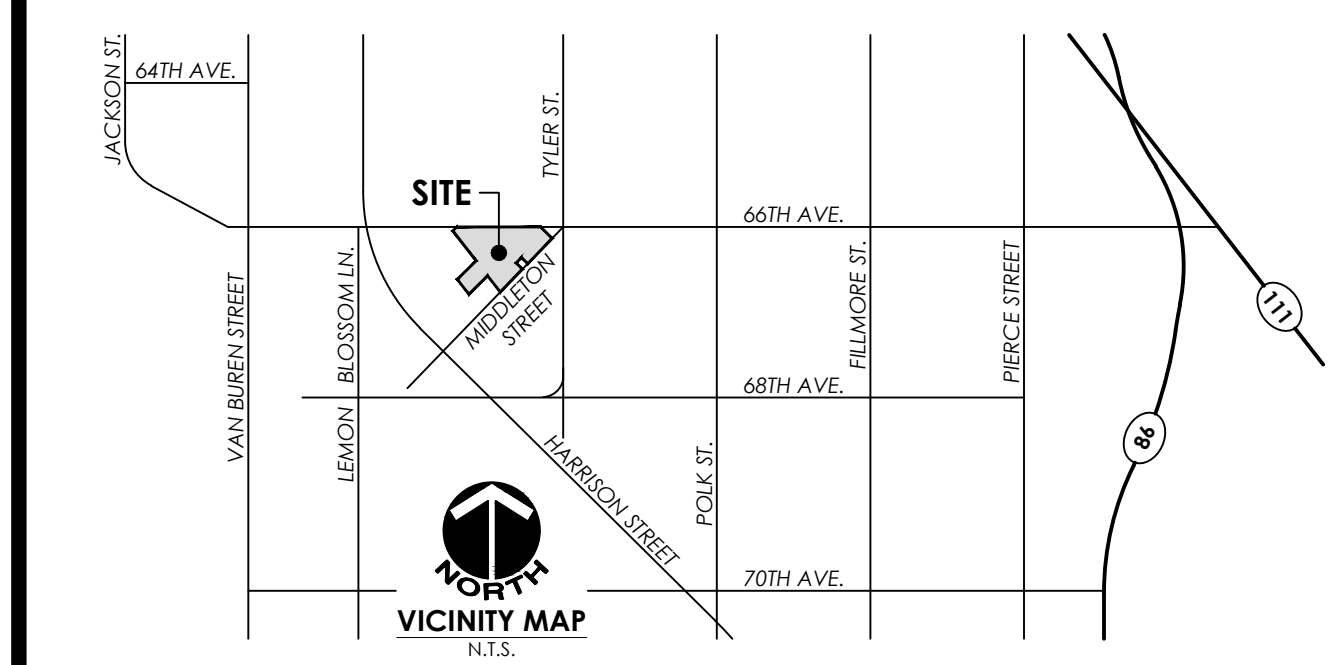
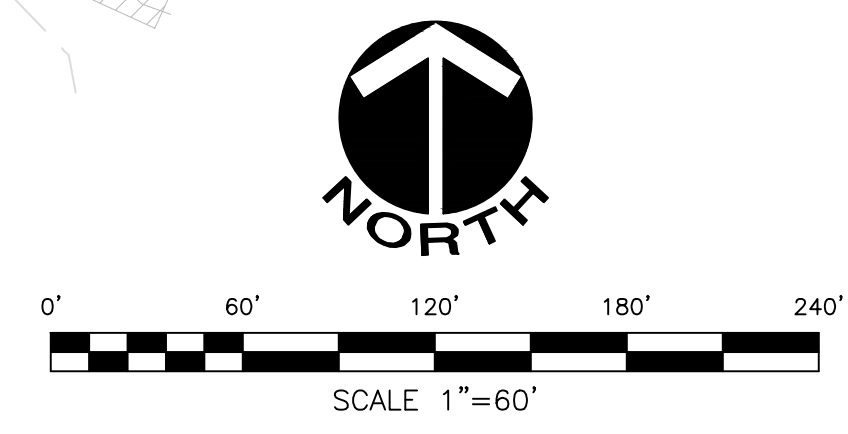


ABBREVIATIONS

(E)	EAST	NO.	NUMBER
(N)	NORTH	N.T.S.	NOT TO SCALE
(S)	SOUTH	C/W	CURB AND GUTTER
(W)	WEST	OS/PP	OPEN SPACE / PARKS
AC	ACREAGE	PS	PAGE
ADN	ADJACENT PARCEL NUMBER	P/L	PROPERTY LINE
BNRY	BOUNDARY	PROP.	PROPOSED
C/L	CENTERLINE	P.U.E.	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER	R	RADIUS
E/P	EDGE OF PAVEMENT	R/L	RIGHT OF WAY
ESMT	EASEMENT	SF	SQUARE FEET
EX	EXISTING	STD.	STANDARD
MAX.	MAXIMUM	TYP.	TYPICAL
M.B.	MAP BOOK	UG	UNDERGROUND
MIN.	MINIMUM		

LEGEND

699.3	EXISTING SPOT ELEVATIONS
---	EXISTING CONTOURS
---	EXISTING EASEMENT DELTA
---	EXISTING CABLE
---	EXISTING IRRIGATION DRAIN LINE
---	EXISTING EASEMENT
---	EXISTING ELECTRIC
---	EXISTING GAS
---	EXISTING IRRIGATION
---	EXISTING LOT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING TELEPHONE
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING SEWER
---	EXISTING SEWER FORCE MAIN
---	EXISTING WATER
---	EXISTING RIGHT OF WAY
---	EXISTING PROJECT BOUNDARY
---	PROJECT BOUNDARY
---	PROPOSED AND EXISTING CENTER LINE
---	PROPOSED CURB
---	PROPOSED EASEMENT
---	PROPOSED LOT LINE
---	PROPOSED RIGHT OF WAY





PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/16/2021

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 19th of January 2021 in Green Bay, WI, County of Brown.

[Signature]
DECLARANT

Ad#:0004556202
P O : NOH - GPA190017
This is not an invoice
of Affidavits: 1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON FOR CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION, A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, A TENTATIVE PARCEL MAP, AND A PLOT PLAN IN THE EASTERN COACHELLA VALLEY WITHIN THE FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon

Street, Riverside, on Tuesday, January 26, 2021 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommended approval of General Plan Amendment No. 190017, which proposes to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 - 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site; Change of Zone No. 1900048, which proposes to change the site's existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial); Tentative Parcel Map No. 37590, which proposes a Schedule "E" subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue; and Plot Plan No. 190037, which proposes to entitle the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units. Phase II proposes approximately 23,000 square feet of commercial buildings which may include a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units. This project is located in the community of Oasis, specifically west of Tyler Street, north of 68th Avenue, south of 66th Avenue, and east of Harrison Street, within the Fourth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors adopt a Mitigated Negative Declaration for CEQ No. 190165, tentatively approve General Plan Amendment No. 190017, tentatively approve Change of Zone No. 1900048, approve Tentative Parcel Map No. 37590, and approve Plot Plan No. 190037.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PLANNER, AT (951)-955-6646 OR EMAIL DBRADFOR@RIVCO.ORG.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: January 07, 2021

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Pub: 1/16/2021

2021 JAN 26 AM 11:37

CLERK / BOARD OF SUPERVISORS

TLMA / Planning

Item 21.1 of 01/26/21

Street, Riverside, on Tuesday, January 26, 2021 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **General Plan Amendment No. 190017**, which proposes to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 - 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site; **Change of Zone No. 1900048**, which proposes to change the site's existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial); **Tentative Parcel Map No. 37590**, which proposes a Schedule "E" subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue; and **Plot Plan No. 190037**, which proposes to entitle the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units. Phase II proposes approximately 23,000 square feet of commercial buildings which may include a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units. This project is located in the community of Oasis, specifically west of Tyler Street, north of 68th Avenue, south of 66th Avenue, and east of Harrison Street, within the Fourth Supervisorial District.

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Dated: January 07, 2021

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Pub: 1/16/2021

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON FOR CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION, A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, A TENTATIVE PARCEL MAP, AND A PLOT PLAN IN THE EASTERN COACHELLA VALLEY WITHIN THE FOURTH SUPERVISORIAL DISTRICT

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Dated: January 07, 2021

Kecia R. Harper, Clerk of the Board



OFFICE OF THE
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

January 07, 2021

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

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: GPA190017, CZ 1900048, TPM 37590, Plot Plan No.
190037

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, January 16, 2021.**

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,

Hannah Lumanauw

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



OFFICE OF THE
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

January 07, 2021

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

E-MAIL: legals@thedesertsun.com
TEL: (760)778-4578

RE: NOTICE OF PUBLIC HEARING: GPA190017, CZ 1900048, TPM 37590, Plot Plan No.
190037

To Whom It May Concern:

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Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

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

CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 14, 2021, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA190017, CZ 1900048, TPM 37590, Plot Plan No. 190037

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: January 26, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: January 14, 2021
Hannah Lumanauw

CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 14, 2021, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA190017, CZ 1900048, TPM 37590, Plot Plan No. 190037

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

Board Agenda Date: January 26, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: January 14, 2021
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: January 5, 2021

TO: Clerk of the Board of Supervisors – January 26, 2021 BOS meeting

FROM: Planning Department – Riverside Deborah Bradford Project Planner – ext. 56646

SUBJECT: GPA190017, CZ1900048, TPM37590, and PPT190037

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

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

2021 JAN -6 AM 11:08
CLERK / BOARD OF SUPERVISORS

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

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

"Planning Our Future... Preserving Our Past"

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



ITEM:

(ID # 14106)

MEETING DATE:

Tuesday, January 26, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING FOR GENERAL PLAN AMENDMENT NO. 190017, CHANGE OF ZONE NO. 1900048, TENTATIVE PARCEL MAP NO. 37590, PLOT PLAN NO. 190037, AND ADOPTION of a MITIGATED NEGATIVE DECLARATION for CEQ NO. 190165 - Applicant: Coachella Valley Housing Coalition - Engineer/Representative: MSA Consulting, Inc. - Fourth Supervisorial District - Eastern Coachella Valley Area Plan: Medium Density Residential (MDR) - Lower Coachella Valley District: W-2 (Controlled Development Areas) - Location: west of Tyler Street, north of 68th Avenue, south of 66th Avenue, and east of Harrison Street - Gross Acreage: 26.2 - Request: General Plan Amendment No. 190017 (GPA190017) - A General Plan Amendment to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 - 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site. Change of Zone No. 1900048 (CZ1900048) - Proposal to change the site's existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial). Tentative Parcel Map No. 37590 (TPM37590) - A Tentative Parcel Map for a Schedule "E" subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue. Plot Plan No. 190037 (PPT190037) - A Plot Plan to facilitate the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units within 68,976 square feet of buildings. Phase II proposes approximately 23,000 square feet of commercial buildings including a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units within 68,976 square feet of buildings. APN: 751-160-004, 751-160-007, 751-160-009, 751-160-012, and 751-160-014. [100% Applicant Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **CEQ NO. 190165**, based on the findings and conclusions provided in the initial study, attached hereto and incorporated herein, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 190017, to modify the General Plan Land Use Designations from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR), and

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

Community Development: High Density Residential (CD: HDR) as shown on Figure 7, attached hereto, based on the findings and conclusions incorporated in the staff report, pending adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900048, to change the site's existing zoning classification of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial), in accordance with Exhibit No. 3 attached hereto and incorporated herein, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE PARCEL MAP NO. 37590, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors' adoption of the resolution for GPA No. 190017 and adoption of the zoning ordinance for Change of Zone No. 1900048; and,

APPROVE PLOT PLAN NO. 190037, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report, and subject to the Board of Supervisors' adoption of the resolution for GPA No. 190017 and adoption of the zoning ordinance for Change of Zone No. 1900048.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 15, 2020 ,

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

APN (s) or case numbers CZ1900048/GPA190017/TPM37590/PPT190037 for

Company or Individual's Name RCIT - GIS ,

Distance buffered 800'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

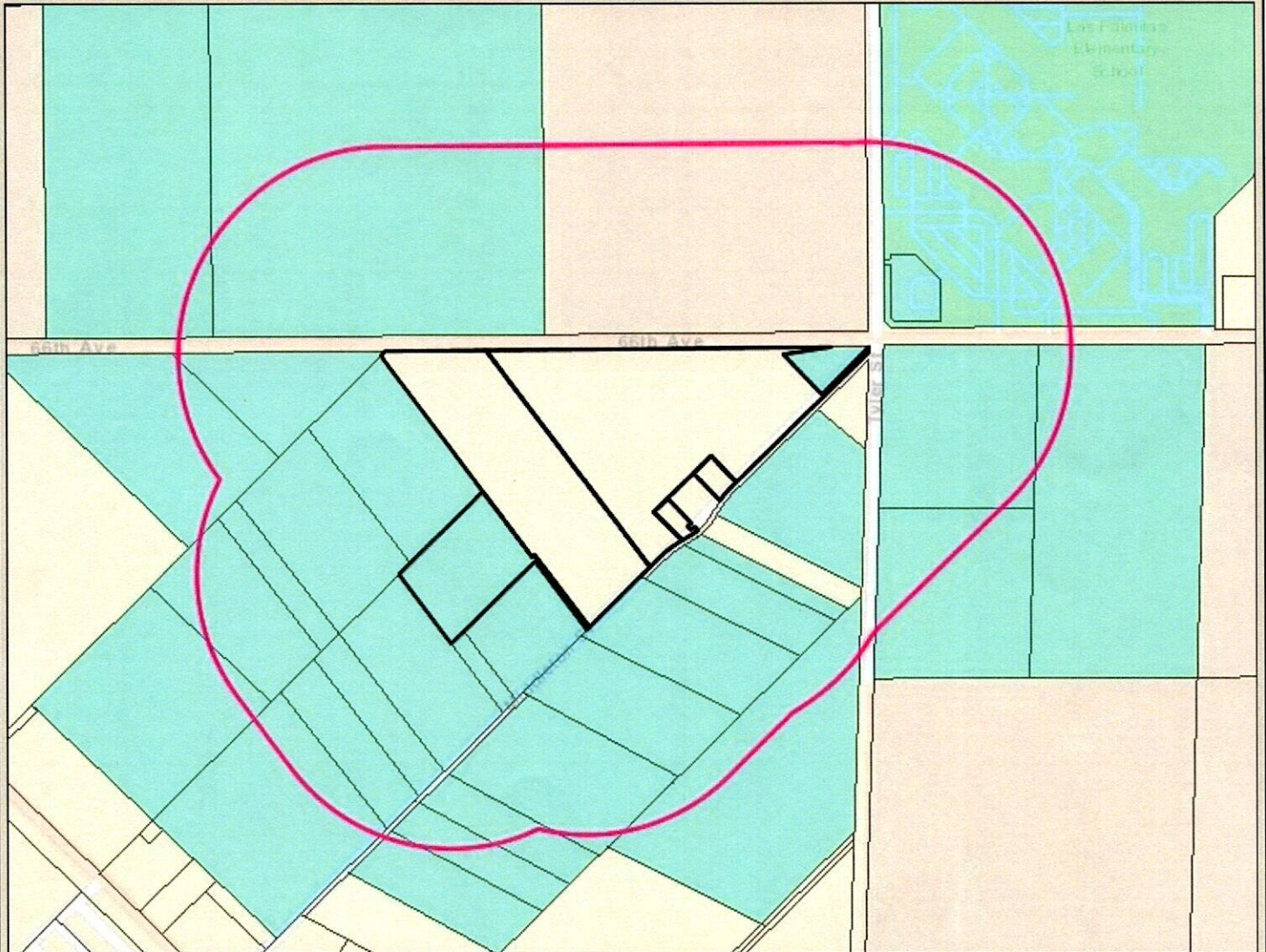
 Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ1900048/GPA190017/TPM37590/PPT190037

(800 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 10/15/2020 10:13:50 AM

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751140003
EUSTACIO F. MATA
P O BOX 626
THERMAL CA 92274

751150015
JUAN MANUEL GALINDO OCHOA
PO BOX 141
THERMAL CA 92274

751160002
VICENTE C. AGUIRRE
85615 AVENUE 66
THERMAL CA 92274

751160015
OLLA J. GRANT
34750 WASHINGTON ST
INDIO CA 92201

751200010
USA BIA
66400 TYLER ST
THERMAL CA 92274

751180006
SALVADOR R. BECERRA
85885 MIDDLETON ST
THERMAL CA 92274

751160004
HOUSING AUTHORITY COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

751170011
ROSENDA LOPEZ PEREZ
85695 MIDDLETON RD
THERMAL CA 92274

751170012
GUADALUPE J. VASQUEZ
52883 CALLE AVILA
COACHELLA CA 92236

751080007
DANIEL S. HAGENY
48370 STEEN CT
INDIO CA 92201

751080009
WILLIAM J. BOGDANSKI
2776 MASSACHUSETTS AVE
LEMON GROVE CA 91945

751150017
IGNACIO A. CARDENAS
PO BOX 200
INDIO CA 92201

751180001
JESUS MONTANEZ
PO BOX 1083
THERMAL CA 92274

751180003
MAXIMO H. LESCHNIK
85835 MIDDLETON ST
THERMAL CA 92274

751180011
MARIA J. MONTANEZ
PO BOX 1440
THERMAL CA 92274

751150002
EUSTACIO MATA
P O BOX 363
LA QUINTA CA 92247

751150016
SALVADOR R. BECERRA
85885 MIDDLETON RD
THERMAL CA 92274

751160006
CARLOS E. VERDUZCO
9103 FUSHIA CT
MECCA CA 92254

751180002
ROBERT LEIGH BECKSTROM
2205 N PALM WAY
UPLANDS CA 91784

751200011
ALFREDO BAZUA
PO BOX 818
MECCA CA 92254

751070032
CVWD
P O BOX 1058
COACHELLA CA 92236

751140002
ENRIQUE ROSAS I
P O BOX 731
COACHELLA CA 92236

751160001
JOSE C. MATA
85505 AVENUE 66
THERMAL CA 92274

751150003
MARIA AMALIA AGUILAR
P O BOX 626
THERMAL CA 92274

751150004
MARIA AMALIA M AGUILAR
P O BOX 626
THERMAL CA 92274

751160003
ERICA T. IBARRA
PO BOX 187
COACHELLA CA 92236

751160005
JOSE GUADALUPE CASTILLO
80754 AVENUE 46
INDIO CA 92201

751170009
OMAR MARTINEZ
85651 MIDDLETON ST
THERMAL CA 92274

751200001
ALBERT L. GOOD
ROUTE 2 BOX 299
DELANO CA 93215

751070031
COACHELLA VALLEY UNIFIED SCHOOL DIST
82224 CHURCH ST
THERMAL CA 92274

751160013
RODOLFO BAZUA
P O BOX 545
MECCA CA 92254

751170015
ERASMO A. RODRIGUZ
85641 MIDDLETON RD
THERMAL CA 92274

751180004
CAROLE A. ALLISON
85850 MIDDLETON ST
THERMAL CA 92274



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Atten: Mary Ann Ybarra
4570 Monroe Street, Plaza 1, Ste G.
Indio, CA 92201

Coachella Valley Housing Coalition
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4570 Monroe Street, Plaza 1, Ste G.
Indio, CA 92201

Coachella Valley Housing Coalition
Atten: David Yrigoyen
4570 Monroe Street, Plaza 1, Ste G.
Indio, CA 92201

MSA Consulting, Inc.
Atten: Nicole Vann
34200 Bob Hope Dr.
Rancho Mirage, CA 92270

Coachella Valley Housing Coalition
Atten: David Yrigoyen
4570 Monroe Street, Plaza 1, Ste G.
Indio, CA 92201

Riverside County Housing Authority
Atten: Michael Walsh
5555 Arlington Ave.
Riverside, CA 92504

Riverside County Housing Authority
Atten: Carrie Harmon
P.O. Box 1180
Riverside, CA 92502

Riverside County Housing Authority
Atten: Carrie Harmon
P.O. Box 1180
Riverside, CA 92502

Coachella Valley Water District
Atten: Carrie Oliphant
P.O. Box 1058
Coachella, CA 92236

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Atten: Carrie Oliphant
P.O. Box 1058
Coachella, CA 92236

Coachella Valley Unified School Dist.
Atten: Larry T. Moen, Dir. of Facilities
87-225 Church St.
Thermal, CA 92274

MSA Consulting, Inc.
Atten: Nicole Vann
34200 Bob Hope Dr.
Rancho Mirage, CA 92270

Coachella Valley Unified School Dist.
Atten: Larry T. Moen, Dir. of Facilities
87-225 Church St.
Thermal, CA 92274

Torres Martinez Band of Cahuilla Indians
Atten: Mary Resvaloso
P.O. Box 1160
Thermal, CA 92274

Torres Martinez Band of Cahuilla Indians
Atten: Mary Resvaloso
P.O. Box 1160
Thermal, CA 92274

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON FOR CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION, A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, A TENTATIVE PARCEL MAP, AND A PLOT PLAN IN THE EASTERN COACHELLA VALLEY WITHIN THE FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 26, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **General Plan Amendment No. 190017**, which proposes to change the sites existing Medium Density Residential (MDR) [2-5 DU/AC] land use designation to Commercial Retail (CR) [0.20 – 0.35 FAR] in the northwest corner of the site and High Density Residential (HDR) [8-14 DU/AC] throughout the remainder of the site; **Change of Zone No. 1900048**, which proposes to change the site's existing zoning of W-2 (Controlled Development Areas) to R-3 (General Residential) and C-1/C-P (General Commercial); **Tentative Parcel Map No. 37590**, which proposes a Schedule "E" subdivision of 26.2 acres into four developable lots. The Map also proposes to realign Middleton Avenue; and **Plot Plan No. 190037**, which proposes to entitle the development of commercial, retail, and multi-family residential buildings. The development is proposed in phases: Phase I includes 80 multi-family residential units. Phase II proposes approximately 23,000 square feet of commercial buildings which may include a childcare facility, market, general retail, and a medical clinic. Phase III includes 80 multi-family residential units. This project is located in the community of Oasis, specifically west of Tyler Street, north of 68th Avenue, south of 66th Avenue, and east of Harrison Street, within the Fourth Supervisorial District.

The Planning Commission recommends that the Board of Supervisors adopt a **Mitigated Negative Declaration for CEQ No. 190165**, tentatively approve **General Plan Amendment No. 190017**, tentatively approve **Change of Zone No. 1900048**, approve **Tentative Parcel Map No. 37590**, and approve **Plot Plan No. 190037**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PLANNER, AT (951)-955-6646 OR EMAIL DBRADFOR@RIVCO.ORG.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

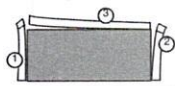
Dated: January 07, 2021

Kecia R. Harper, Clerk of the Board

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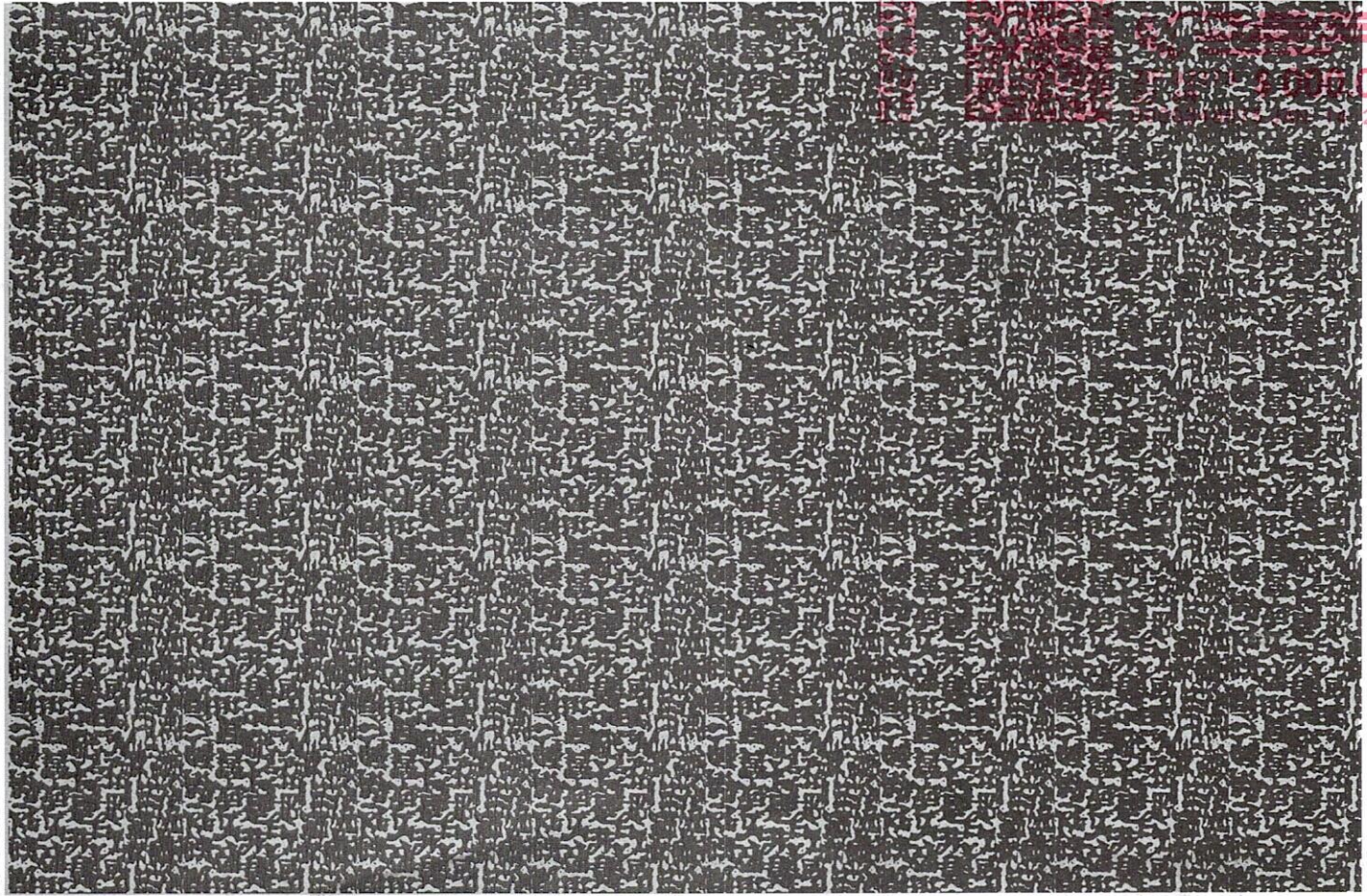
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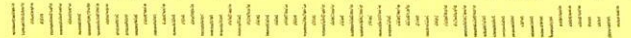
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON FOR CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION, A GENERAL PLAN AMENDMENT, A CHANGE OF ZONE, A TENTATIVE PARCEL MAP, AND A PLOT PLAN IN THE EASTERN COACHELLA VALLEY WITHIN THE FOURTH SUPERVISORIAL DISTRICT

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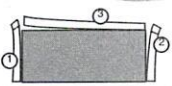
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Dated: January 07, 2021

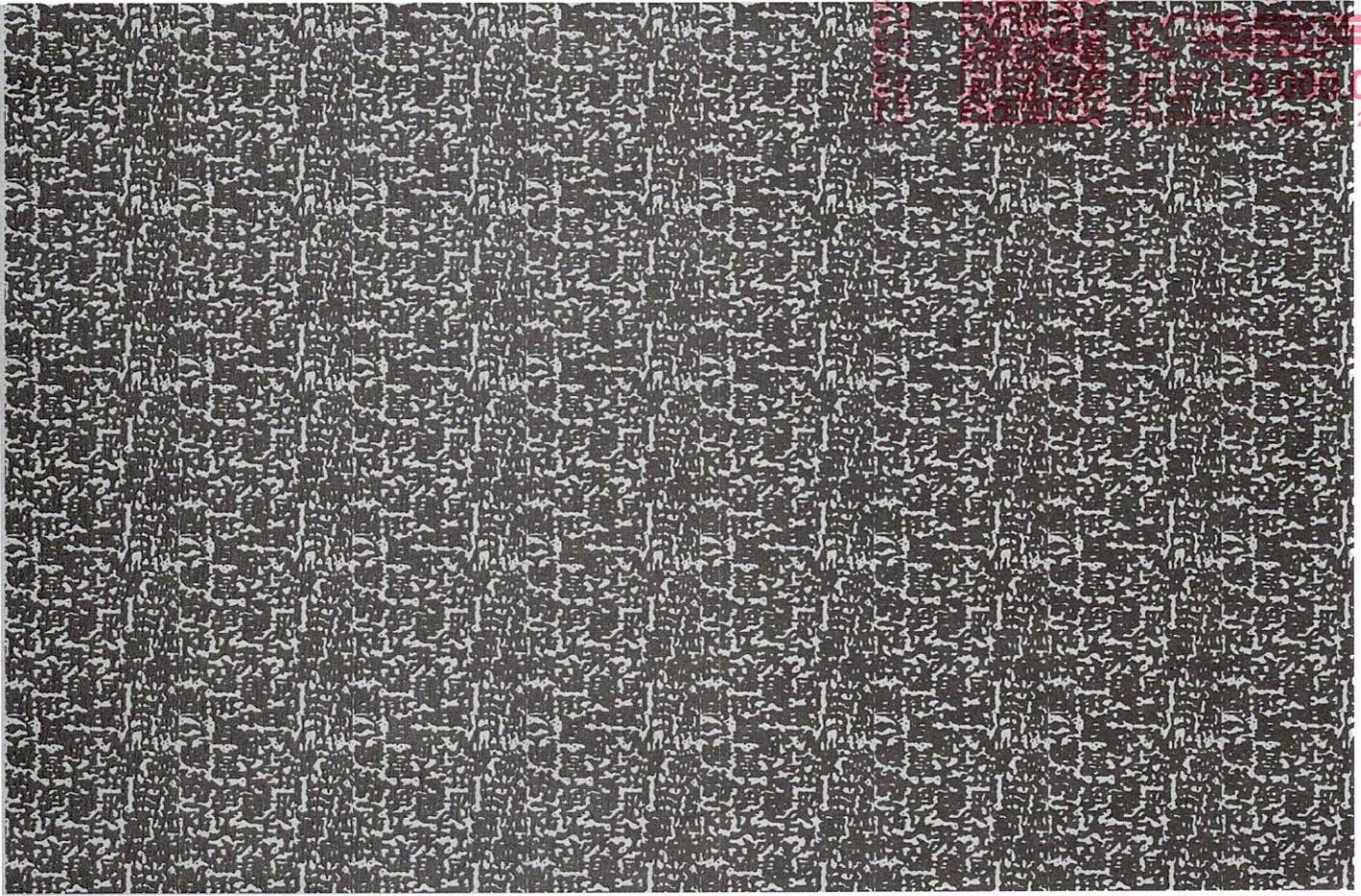
Kecia R. Harper, Clerk of the Board

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Dated: January 07, 2021

Kecia R. Harper, Clerk of the Board

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