

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



ITEM: 23.1  
(ID # 26720)

**MEETING DATE:**

Tuesday, January 07, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 210003 (GPA210003), CHANGE OF ZONE NO. 2100010 (CZ2100010), TENTATIVE PARCEL MAP NO. 38113 (TPM38113), PLOT PLAN NO. 210015 (PPT210015), and Adopt a Mitigated Negative Declaration (SCH#2024070669) under CEQA — Applicant: Hamo Rostamian – Fourth Supervisorial District – Bermuda Dunes District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD:HDR) and Community Development: Medium Density Residential (CD:MDR) – Location: North of Hidden River Road, south of 42nd Avenue, east of Washington Street and west of Calico Glen Drive – 2.44 acres – Zoning: General Residential (R-3-2,000) and One-Family Dwellings (R-1-12,000) – REQUEST: General Plan Amendment No. 210003 proposes to change the property's Land Use Designation from MDR and HDR to Community Development: Mixed Use Area (CD:MUA) – Change of Zone No. 2100010 proposes to change the zone for the property from R-3-2,000 and R-1- 12,000 to Mixed Use (MU) – Tentative Parcel Map No. 38113 proposes to subdivide one (1) lot into two (2) lots – Plot Plan No. 210015 proposes the construction of a new, single-story daycare center to comprise 9,990 square feet of floor area and maximum enrollment of 166 children, in conjunction with new playground area, landscaping, lighting and parking facilities. – APN: 609-020-024 - District 4. [Applicant Fees 100%]

**RECOMMENDED MOTION:**

That the Board of Supervisors take the following actions:

Continued on page 2

**ACTION:Policy**


  
John Hildebrand, Planning Director 12/19/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Medina, Spiegel, Perez and Gutierrez  
Nays: None  
Absent: Washington  
Date: January 7, 2025  
xc: Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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STATE OF CALIFORNIA**

**RECOMMENDED MOTION:**

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** based on the findings and conclusions provided in the Initial Study/Mitigated Negative Declaration Environmental Assessment SCH No. 2024070669, attached hereto, and the conclusion that with mitigation the project will not have a significant effect on the environment;
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 210003 (GPA210003)**, to amend the General Plan land use designation of the Project site from a split land use parcel of Community Development: Medium Density Residential (MDR) and High Density Residential (HDR) to Community Development: Mixed Use Area (MUA), based on the findings and conclusions incorporated in the staff report, pending subsequent adoption of the general plan amendment cycle resolution for GPA210003 by the Board of Supervisors;
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100010 (CZ2100010)**, to change the site's zoning from a split zoning parcel of General Residential (R-3-2000) and One-Family Dwellings (R-1-12000) to Mixed Use (MU) in accordance with Attachment K - Change of Zone Map attached hereto and incorporated herein, based upon the findings and conclusions incorporated in the staff report, pending subsequent adoption of the general plan amendment cycle resolution for GPA210003 and the zoning ordinance for CZ2100010 by the Board of Supervisors;
4. **APPROVE TENTATIVE PARCEL MAP NO. 38113 (TPM38113)**, for a Schedule "E" subdivision that proposes to subdivide one parcel (2.44 acres) into two lots, Parcel 1 (0.93 acres) and Parcel 2 (1.51 acres), subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions incorporated into the staff report and all exhibits, and pending subsequent adoption of the general plan amendment cycle resolution for GPA210003 and the zoning ordinance for CZ2100010 by the Board of Supervisors; and
5. **APPROVE PLOT PLAN NO. 210015 (PPT210015)**, for the design and development and construction of a new, single-story daycare center for children to comprise 9,990 square feet of floor area, in conjunction with new playground area, landscaping, lighting and parking facilities, subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions provided in this staff report and all exhibits, and pending subsequent adoption of the general plan amendment cycle resolution for GPA210003 and the zoning ordinance for CZ2100010 by the Board of Supervisors.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> 24/25	

**C.E.O. RECOMMENDATION:** Approve

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**BACKGROUND:**

**Project Timeline**

**Application Submittal:** March 23, 2021

**Planning Commission Hearing:** November 20, 2024, the Planning Commission (Commission) voted 4-0 in favor to approve the Planning staff's recommended motion to the Board of Supervisors for consideration of PPT210015, TPM38113, GPA210003, and CZ2100010, described in detail below. Ordinance No. 348 Section 1.4.C. requires three affirmative votes to carry a motion.

The Project site is located north of Hidden River Road, south of 42nd Avenue, east of Washington Street and west of Yucca Ln. - 2.44 acres

**Project Summary**

The proposed Project consists of the following:

- **General Plan Amendment No. 210003 (GPA210003)** proposes a change in land use designation from a split land use parcel of Medium Density Residential (MDR) and High Density Residential (HDR) to Community Development: Mixed Use Area (CD:MUA)
- **Change of Zone No. 2100010 (CZ2100010)** proposes a change in zoning classification from a split zoning parcel of General Residential (R-3-2000) and One-Family Dwellings (R-1-12000) to Mixed Use (MU).
- **Tentative Parcel Map No. 38113 (TPM38113)** is a Schedule "E" subdivision that proposes to subdivide one parcel (2.44 acres) into two lots, Parcel 1 (.93 acres) and Parcel 2 (1.51 acres).
- **Plot Plan No. 210015 (PPT210015)** proposes the construction of a new, single-story daycare center for children consisting of 9,990 square feet of floor area, in conjunction with new playground area, landscaping, lighting and parking facilities.

The description as included above constitutes the "Project" as further referenced in this staff report.

The project includes the development of approximately 2.44 acres within Assessor Parcel Number (APN) 609-020-024 for a 9,990 square foot child day care center (The Learning Experience) with outdoor playground, landscaping and parking. The 2.44-acre site will be subdivided into two lots, Parcel 1 (0.93 acres) and Parcel 2 (1.51 acres). The child day care is proposed to be built on Parcel 1. The project site is surrounded by residential uses to the east, commercial uses to the north and west, and commercial and residential uses to the south. The

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project's day care land use proposes to include 166 students and 24 staff members and would be operational Monday through Friday from 6:30am to 6:30pm, with occasional activities on nights and weekends (open houses etc.). The Learning Center has an 80% average enrollment with varied student schedules with 25% of students attending on a part time basis and an absenteeism rate of 8 to 12%.

As mentioned above, the project proposes to change the General Plan land use designation (GPA210003) from a split land use designation of Medium Density Residential and High Density Residential to Mixed Use Area. For background purposes, the applicant's original application submittal consisted of an entirely commercial component. Senate Bill (SB) 330 (Statutes of 2019) requires the California Department of Housing and Community Development (HCD) to develop a list of cities ("affected cities") and census designated places (CDPs) within the unincorporated county ("affected counties") that are prohibited from taking certain zoning-related actions, including, among other things, downzoning certain parcels. The Bermuda Dunes CDP is part of the affected cities list, and as such, the County did not support the elimination of housing through a zone change. To accommodate both the commercial (proposed by the applicant) and still maintain housing density on the subject site, the County utilized the Density Bonus Law to incentivize and keep as many housing units as permissible by law. The following breakdown is provided to account for the 43 units, as evaluated in the Environmental Assessment/Mitigated Negative Declaration:

49,266 square feet of R-1-2000 yields 24.6 DU/AC  
57,020 square feet of R-1-12000 yields 4.8 DU/AC  
Total DU/AC would be 29.4 + 35% affordable housing density bonus = 39

The Density Bonus Law allows for an additional bonus for housing projects that provide childcare. Those housing projects are eligible for a separate density bonus equal to the size of the childcare facility. The child day care facility is proposed to be 9,990 sq. ft.

9,990 sq ft of child day care, 1,951 max sq. ft. per unit would yield an additional 4-5 units making the grand total 43 units.

Mixed Use Area does not have density limits and is limited to setbacks, and height maximums. As such, the proposed Project under TPM38113 would be allowed to build 43 apartment units in the future on Parcel 2. **No entitlement application has been submitted at this time for the 43-unit apartment development project. Any submittal for the 43-unit development will be a ministerial application.** Any entitlement application for the housing component would be required to comply with objective standards including but not limited to parking and landscaping and the availability of wet and dry utilities.

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**California Environmental Quality Act (CEQA)**

The Initial Study (IS) identified potentially significant impacts regarding Biological, Cultural, Noise, Paleontological, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that a Mitigated Negative Declaration (MND) is appropriate for the proposed Project pursuant to the State CEQA Guidelines. The IS/MND represents the independent judgment of Riverside County. The documents were circulated for public review on July 17, 2024, per the State CEQA Guidelines section 15105. The public review period ended on August 15, 2024 for a 30-day public review period. One comment letter regarding the IS/MND was received, and the response to the comments is included in the Final MND. The Planning Commission considered the Mitigated Negative Declaration and determined that, based on the entire record before it, including all comments and responses to comments, that there is no substantial evidence that a significant effect on the environment will occur. As such, the Planning Commission recommended to the Board of Supervisors the final adoption of the IS/MND. This determination is based upon the lead agency's independent judgment and analysis. The CEQA documents are located at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501.

**Public Opposition and Response/Mitigation**

Public comments and their responses during the CEQA public comment are provided in detail in Attachment C. CEQA related concerns raised included incompatibility with existing neighborhood, traffic impacts, access, light, utilities, height of apartment building, density and jobs.

Incompatibility with existing neighborhood

The proposed project site is surrounded by commercial uses. The Learning Experience would be compatible to existing surrounding commercial uses. The residential component, although not part this application, is allowed in the zone (existing and proposed) and the density bonus law allow for an increase in units to be applied.

Traffic and Access

Access to the site would be provided from Washington St. where students would enter the campus would be dropped off in the front entrance and would loop around the apartment building and exit north bound on Washington Street. A traffic analysis was completed for the project which concluded that all intersections studied are operating at a satisfactory Level of Service, and that the proposed project driveway would achieve adequate corner sight distance (and therefore stopping sight distance) and have clear sight triangles for drivers accessing the project site.

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Light, Utilities, Height

The external lights will be required to be shielded and pointed downward to minimized light spillage. Sewer and water will be provided by the Coachella Valley Water District. The max height for the MU zone is 75 feet. The proposed project meets this standard.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated in the review of the project by various responsible departments (e.g., Fire, Transportation, Planning, etc.) and through the review of the environmental document (MND).


**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant; there is no General Fund obligation.

**ATTACHMENTS:**

- Attachment A – PC Report of Actions
- Attachment B – Planning Commission Staff Report
- Attachment C – Final EA\_IS\_MND
- Attachment D – Tentative Parcel Map (TPM 38113)
- Attachment E – Project Plans (PPT210015)
- Attachment F – Conceptual Landscaping Plan
- Attachment G – Conditions of Approval and Advisory Notification Document
- Attachment H – GIS Maps
- Attachment I – ALUC Approval – ZAP1090BD23 – PPT210015 PC
- Attachment J – Change of Zone Map
- Attachment K – Planning Commission Resolution 2024-11

  
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Jason Farin, Principal Management Analyst 12/30/2024

  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel 12/26/2024

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2025 JAN 6 AM 10:40

**AFFIDAVIT OF PUBLICATION**

Cindy Fernandez  
Riverside County-Board Of Sup.  
4080 Lemon ST # 127  
Riverside CA 92501-3609

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

12/27/2024

and that the fees charged are legal.  
Sworn to and subscribed before on 12/27/2024

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

10-25-26

My commission expires

Publication Cost:	\$351.45	
Tax Amount:	\$0.00	
Payment Cost:	\$351.45	
Order No:	10830597	# of Copies:
Customer No:	1252599	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

**RYAN SPELLER**  
Notary Public  
State of Wisconsin

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE PARCEL MAP, AND PLOT PLAN, 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 7, 2025 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve General Plan Amendment No. 210003, Change of Zone No. 2100010, Tentative Parcel Map No. 38113, and Plot Plan No. 210015. General Plan Amendment No. 210003 proposes to change the property's Land Use Designation from Medium Density Residential (MDR) and High Density Residential (HDR) to Community Development: Mixed Use Area (CD:MUA) - Change of Zone No. 2100010 proposes to change the zone for the property from R-3-2,000 to R-1- 12,000 to Mixed Use (MU) - Tentative Parcel Map No. 38113 proposes to subdivide one (1) lot into two (2) lots - Plot Plan No. 210015 proposes the construction of a new, single-story daycare center to comprise 9,990 square feet of floor area and maximum enrollment of 166 children, in conjunction with new playground area, landscaping, lighting and parking facilities. - APN: 609-020-024. This proposed project is located North of Hidden River Road, south of 42nd Avenue, east of Washington Street and west of Callico Glen Drive in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors ADOPT a MITIGATED NEGATIVE DECLARATION, TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 210003, TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100010, APPROVE TENTATIVE PARCEL MAP NO. 38113, and APPROVE PLOT PLAN NO. 210015.

On November 20, 2024, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN, PROJECT PLANNER, AT (951)955-0314 OR EMAIL [jmerlan@rivco.org](mailto:jmerlan@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.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE PARCEL MAP, AND PLOT PLAN, FOURTH SUPERVISORIAL DISTRICT

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The Riverside County Planning Department recommends that the Board of Supervisors ADOPT a MITIGATED NEGATIVE DECLARATION, TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 210003, TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100010, APPROVE TENTATIVE PARCEL MAP NO. 38113, and APPROVE PLOT PLAN NO. 210015.

On November 20, 2024, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN, PROJECT PLANNER, AT (951)955-0314 OR EMAIL [imerlan@rivco.org](mailto:imerlan@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

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 Department 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) 955-1069.

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](mailto:cob@rivco.org).

Dated: December 3, 2024  
Kimberly A. Rector, Clerk of the Board

By: Naomi Sicra, Clerk of the Board Assistant  
December 27, 2024 10830597



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 Department 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.

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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](mailto:cob@rivco.org)

Dated: December 3, 2024  
Kimberly A. Rector, Clerk of the Board  
By: Naomy Sicra, Clerk of the Board Assistant  
December 27, 2024 10830597



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 20, 2024 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1<sup>st</sup> District  
Mussa Khiar

2<sup>nd</sup> District  
Marissa Gruytch

3<sup>rd</sup> District  
Shellie Clack

4<sup>th</sup> District  
Bill Sanchez  
Chair

5<sup>th</sup> District  
Romelio Ruiz  
Vice- Chair

**CALL TO ORDER:** 9:00 a.m.

**OATH OF OFFICE**

**ROLL CALL:** Members Present: Ruiz, Gruytch, Khiar, Sanchez  
Members Absent: Clack

**1.0 CONSENT CALENDAR:**

NONE

**2.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

**3.0 PUBLIC HEARINGS – NEW ITEMS:**

**3.1 PLOT PLAN NO. 220003 (PPT220003) – No Further California Environmental Quality Act (CEQA) documentation Required** – Applicant: Majestic Freeway Business Center – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – March Area – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: Westerly of Harvill Avenue, southerly of Oleander Avenue, northerly of Markham Street, and easterly of Decker Road/Ellsworth Street – 14.24 Acres (Gross) – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Plot Plan No. 220003 is a proposal for the construction and operation of a total of 249,136 sq ft warehouse/ distribution/ manufacturing development on 14.24-acres – APNs: 314-040-013, 314-040-014, 314-040-015, 314-040-021, 314-040-023, 314-040-024, 314-040-025, 314-040-026, 314-040-028, 314-040-031 – Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org)

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following action:

**FOUND** That No New Environmental Documentation is Required; and,

**APPROVED** Plot Plan No. 220003, subject to the conditions of approval.

**Planning Commission Action:**

Public Hearing: Closed

**3.2 GENERAL PLAN AMENDMENT No. 210003, CHANGE OF ZONE No. 2100010, TENTATIVE PARCEL MAP No. 38113 and PLOT PLAN No. 210015 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Hamo Rostamian Engineer/Representative: Denise Goodman – Fourth Supervisorial District – Bermuda Dunes District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD:HDR) and Community Development: Medium Density Residential (CD:HDR) – Location: North of Hidden River Road, south of 42<sup>nd</sup> Avenue, east of Washington Street, and west of Calico Glen Drive – 2.44 acres – Zoning: General Residential (R-3-2,000) and One-Family Dwellings (R-1-12,000) – **REQUESTS:** General Plan Amendment No. 210003 proposes to change the property's Land Use Designation to Community Development: Mixed Use (CD:MU). Change of Zone No. 2100010 proposes to change the zone for the property to Mixed Use (MU) and Tentative Parcel Map No. 38113 proposes to subdivide one (1) lot into two (2) lots; Plot Plan No. 210015 proposes the construction of a new, single-story daycare center to comprise 9,990 sq ft of floor area and maximum enrollment of 166 children, in conjunction with new playground area, landscaping, lighting and parking facilities – APN: 609-020-024 – Project Planner Jose Merlan at (951) 955-0314 or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org)

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommends that the Board of Supervisors take the following action:

**ADOPTED** Planning Commission Resolution No. 2024-011; and

**ADOPTED** a Mitigated Negative Declaration; and,

**TENTATIVELY APPROVE** General Plan Amendment No. 210003; and,

**TENTATIVELY APPROVE** Change of Zone No. 2100010; and,

**APPROVE** Tentative Parcel Map No. 38113; and,

**APPROVE** Plot Plan No. 210015, subject to conditions of approval.

3.3

**CHANGE OF ZONE NO. 2300032 – No New Environmental Documentation is required**, pursuant to State CEQA Guidelines Section 15162 (Previous EIR524) – Applicant: Koll Development – Third Supervisorial District – Rancho California Zoning Area/District – Southwest Area Plan – Rural Community Estate Density Residential (RC-EDR) – Location: North of Summitville Street and east of Warren Road – 5.05 Acres – Zoning: Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) – **REQUEST:** Change of Zone No. 2300032 is a proposal to change the zoning classification of the 5.05 acre subject site from Residential Agriculture, 2 ½ acre minimum (R-A-2 ½) to Wine Country – Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the Temecula Valley Wine Country Policy Area – Winery District that it is within APN: 915-690-007 - Project Planner: Joseluis Aparicio at (951) 955-6035 or email at [JLAparicio@rivco.org](mailto:JLAparicio@rivco.org).

**Planning Commission Action:**

Public Hearing: Closed

By a vote of 3-0, the Planning Commission recommends that the Board of Supervisors take the following actions:

**FOUND** That No New Environmental Document is Required; and,

**TENTATIVELY APPROVE** Change of Zone No. 2300032

**4.0 GENERAL PLAN INITIATION PROCEEDINGS:**

**4.1 INITIATION OF GENERAL PLAN AMENDMENT NO. 240022 (Foundation Component)** – Applicant: MV Landco, LLC., c/o Travis Duncan – Engineer/Representative: T&B Planning Inc., c/o Tracy Zinn – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC) and Rural Residential (RR); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Orange Avenue, south of Cajalco Road, west of Patterson Avenue, and east of Anderson Road – 648.5 +/- Gross Acres – Existing Zoning: Light Agriculture 1-Acre Minimum (A-1-1); Rural Residential ½ Acre Minimum (R-R-½); Rural Agricultural 1-Acre Minimum (R-A-1) and Rural Agricultural 2-Acre Minimum (R-A-2) This item is being **CONTINUED OFF CALENDAR** per applicant request.

**Planning Commission Action:**

Public Hearing: Open

The Planning Commission took the following action:

**CONTINUED** off calendar.

**4.2 INITIATION OF GENERAL PLAN AMENDMENT NO. 240041 (GPA240041) Foundation Component** – Applicant: Jeff Chung c/o Shen Family Trust & Oceania LLC – Engineer / Representative: Aaliyah Webb & Fayres Hall c/o Albert A. Webb Associates – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) & Open Space (OS) – Location: North of Avenue D, east of Cole Avenue, south of Markham Street, and generally west of Ravenwood Drive – 103± Gross Acres – Existing Zoning: Very Low Density Residential (VLDR).

**Planning Commission Action:**

Public Hearing: Open

The Planning Commission took the following action:

**CONTINUED** off calendar.

GPA240027 is initiated by the Board of Supervisors. – APN: 317-090-014 thru 018, 022. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail [twheeler@rivco.org](mailto:twheeler@rivco.org).

**PLANNING COMMISSION – REPORT OF ACTIONS – November 20, 2024**

- 4.3 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240050 (GPA240050) Foundation Component** – Applicant: Vincent Liang c/o LCY Investment LLC – Engineer / Representative: Tracy Zinn & Justin Gronendyke c/o T&B Planning Inc. – First Supervisorial District – Mead Valley Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Avenue C, east of Wood Road, south of Markham Street, and generally west of Markham Street – 97.25 Gross Acres – Existing Zoning: Very Low Density Residential (VLDR). This item is being continued per applicant request.
- Planning Commission Action:**  
Public Hearing: Open
- The Planning Commission took the following action:  
**CONTINUED** off calendar.
- 4.4 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240044 (GPA240044) Foundation Component** – Applicant: Sam Chebeir c/o Westates Holdings LLC – Engineer / Representative: Aaliyah Webb c/o Albert A. Webb Associates – Second Supervisorial District – Lake Mathews Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Open Space (OS) - Proposed: Community Development (CD) – Location: North of Silverton Court, east of Eagle Canyon Road, south of La Sierra Ave, and west of La Sierra Ave – 36.09 Gross Acres – Existing Zoning: A-1-5 (Light Agriculture, 5 acre minimum) & R-A-1 (Residential Agriculture, 1-acre minimum).
- Planning Commission Action:**  
Public Hearing: Closed
- The Planning Commission recommendations were as follows:  
District 1 – Support  
District 2 – Support  
District 3 – Absent  
District 4 – Support  
District 5 – Support
- The Planning Commission took the following action:  
**RECOMMEND** That General Plan Amendment No. 240044 (GPA240044) move forward to the Board of Supervisors.
- 4.5 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240004 (Foundation Component)** – Applicant: Groundswell Pacific Land, c/o Rett Coluccio – Engineer/Representative: ADH & Associates, c/o Steve Sommers – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Existing: General Plan Foundation Component: Rural Community (RC); Proposed: General Plan Foundation Component: Community Development (CD) – Location: North of Rider Street, south of Cajalco Road, west of Seaton Avenue, and east of Anderson Road – 19.50 Gross Acres – Existing Zoning: Residential Agricultural 1-Acre Minimum (R-A-1) & Rural Residential 1-Acre Minimum (R-R-1)
- Planning Commission Action:**  
Public Hearing: Closed
- The Planning Commission recommendations were as follows:  
District 1 – Support  
District 2 – Support  
District 3 – Absent  
District 4 – Support  
District 5 – Support
- The Planning Commission took the following action:  
**RECOMMEND** That General Plan Amendment No. 240004 (GPA240004) move forward to the Board of Supervisors.
- 4.6 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240010 (GPA240010) Foundation Component** – Applicant: Edward Divita c/o Discovery Land Co. – Engineer / Representative: Les Johnson c/o T&B Planning, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning Area/District – Eastern Coachella Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) & Open Space (OS) - Proposed: Community Development (CD) – Location: North of 54th Avenue, east of Monroe Street, south of 53rd Avenue, and west of Jackson Street – 173.85 Gross Acres – Existing Zoning: R-1-20000 (One-Family Dwellings) R-A-2 (Residential Agriculture, 2 acre minimum), R-5 (Open Area Combining Zone - Residential Developments).
- Planning Commission Action:**  
Public Hearing: Closed
- The Planning Commission recommendations were as follows:  
District 1 – Support  
District 2 – Support  
District 3 – Absent  
District 4 – Support  
District 5 – Support
- The Planning Commission took the following action:  
**RECOMMEND** That General Plan Amendment No. 240010(GPA240010) move forward to the Board of Supervisors.

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4.7 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240064 (GPA240064) Foundation Component** – Applicant: Kevin Doan c/o Family Trust of Kevin Than Doan and Pauline Lan Doan – Engineer / Representative: Mitch Adkison c/o Adkan Engineers – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Matthews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Krameria Avenue, east of Gardner Avenue, south of Van Buren Boulevard, and west of Porter Avenue – 3.76 Gross Acres – Existing Zoning: C-P-S (Scenic Highway Commercial).

**Planning Commission Action:**

Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1 – Support
- District 2 – Support
- District 3 – Absent
- District 4 – Support
- District 5 – Support

The Planning Commission took the following action:

**RECOMMEND** That General Plan Amendment No. 240064 (GPA240064) move forward to the Board of Supervisors.

4.8 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240066 (GPA240066) Foundation Component** – Applicant: Lawrence Canale – Engineer / Representative: Michael Brhel – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) & Community Development (CD) - Proposed: Community Development (CD) – Location: North of Van Buren Boulevard, east of King Avenue, south of Tava Lane, and west of Washington Street – 9.42 Gross Acres – Existing Zoning: A-1-1 (Light Agriculture, 1 acre minimum) & C-P-S (Scenic Highway Commercial).

**Planning Commission Action:**

Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1 – Support
- District 2 – Support
- District 3 – Absent
- District 4 – Support
- District 5 – Support

The Planning Commission took the following action:

**RECOMMEND** That General Plan Amendment No. 240066 (GPA240066) move forward to the Board of Supervisors.

4.9 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240070 (GPA240070) Foundation Component** – Applicant: Armando Benitez c/o Brandon’s Diner – Engineer / Representative: Mitch Adkinson c/o Adkan Engineers – Second Supervisorial District – Woodcrest Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: North of Caton Court, east of Porter Avenue, south of Van Buren Boulevard, and west of Gamble Avenue – 3.45 Gross Acres – Existing Zoning: R-A (Residential Agriculture) & C-R (Rural Commercial).

**Planning Commission Action:**

Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1 – Support
- District 2 – Support
- District 3 – Absent
- District 4 – Support
- District 5 – Support

The Planning Commission took the following action:

**RECOMMEND** That General Plan Amendment No. 240070 (GPA240070) move forward to the Board of Supervisors.

4.10 **INITIATION OF GENERAL PLAN AMENDMENT NO. 240077 (GPA240077) Foundation Component** – Applicant: Luis Mejia – Engineer / Representative: Alan Hillwig c/o Hillwig-Goodrow, Inc. – Second Supervisorial District – Gavilan Hills Zoning Area/District – Lake Mathews/Woodcrest Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: North of El Baquero Road, east of Fort Lauderdale Lane, south of Los Beceros, and west of La Barranca Road – 66.77 Gross Acres – Existing Zoning: R-A-2 ½ (Residential Agriculture, 2 ½ acre minimum).

**Planning Commission Action:**

Public Hearing: Closed

The Planning Commission recommendations were as follows:

- District 1 – Support
- District 2 – Support
- District 3 – Absent
- District 4 – Support
- District 5 – Support

The Planning Commission took the following action:

**RECOMMEND** That General Plan Amendment No. 240077 (GPA240077) move forward to the Board of Supervisors.

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**5.0 WORKSHOPS:**  
NONE

**6.0 PUBLIC COMMENTS:**  
Public comments received.

**7.0 DIRECTOR'S REPORT:**

**8.0 COMMISSIONER'S COMMENTS:**  
ADJOURNMENT: 1:49 p.m.



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**Agenda Item No.**  
3.2  
(ID # 26316)  
**MEETING DATE:**  
**Wednesday, November 20, 2024**

**SUBJECT:** GENERAL PLAN AMENDMENT No. 210003, CHANGE OF ZONE No. 2100010, TENTATIVE PARCEL MAP No. 38113 and PLOT PLAN No. 210015 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Hamo Rostamian Engineer/Representative: Denise Goodman – Fourth Supervisorial District – Bermuda Dunes District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD:HDR) and Community Development: Medium Density Residential (CD:HDR) – Location: North of Hidden River Road, south of 42nd Avenue, east of Washington Street, and west of Calico Glen Drive – 2.44 acres – Zoning: ~~General Residential (R-3-2,000) and One-Family Dwellings (R-1-12,000)~~ – REQUESTS: General Plan Amendment No. 210003 proposes to change the property’s Land Use Designation to Community Development: Mixed Use (CD:MU). Change of Zone No. 2100010 proposes to change the zone for the property to Mixed Use (MU) and Tentative Parcel Map No. 38113 proposes to subdivide one (1) lot into two (2) lots; Plot Plan No. 210015 proposes the construction of a new, single-story daycare center to comprise 9,990 sq ft of floor area and maximum enrollment of 166 children, in conjunction with new playground area, landscaping, lighting and parking facilities – APN: 609-020-024 – Project Planner Jose Merlan at (951) 955 – 0314 or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org).

**PROPOSED PROJECT**

Case Number(s):	PPT210015, TPM38113, GPA210003, CZ2100010
Environmental Type:	Mitigated Negative Declaration
Area Plan No.	Western Coachella Valley
Zoning Area/District:	Bermuda Dunes District
Supervisorial District:	Fourth District
Project Planner:	Jose Merlan
Project APN(s):	609-020-024
Continued From:	

*John Hildebrand*

**PROJECT DESCRIPTION AND LOCATION**

**General Plan Amendment No. 210003 (GPA210003)** proposes a change in land use designation from a split land use parcel of Medium Density Residential (MDR) and High Density Residential (HDR) to Community Development: Mixed Use Area (CD:MUA)

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**Change of Zone No. 2100010 (CZ2100010)** proposes a change in zoning classification from a split zoning parcel of General Residential (R-3-2000) and One-Family Dwellings (R-1-12000) to Mixed Use (MU).

**Tentative Parcel Map No. 38113 (TPM38113)** is a Schedule “E” subdivision that proposes to subdivide one parcel (2.44 acres) into two lots, Parcel 1 (.93 acres) and Parcel 2 (1.51 acres).

**Plot Plan No. 210015 (PPT210015)** proposes the construction of a new, single-story daycare center for children to comprise 9,990 square feet of floor area, in conjunction with new playground area, landscaping, lighting and parking facilities.

The description as included above constitutes the “Project” as further referenced in this staff report.

The Project site is located north of Hidden River Road, south of 42nd Avenue, east of Washington Street and west of Yucca Ln. - 2.44 acres

<b>PROJECT RECOMMENDATION</b>
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**STAFF RECOMMENDATIONS: THAT THE PLANNING COMMISSION:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2024 - 011** recommending approval of General Plan Amendment No. 210003 to the Board of Supervisors.

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT a MITIGATED NEGATIVE DECLARATION** based on the findings and conclusions provided in the Initial Study/Mitigated Negative Declaration Environmental Assessment SCH No. 2024070669, attached hereto, and the conclusion that with mitigation the Project will not have a significant effect on the environment;

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 210003 (GPA210003)**, to amend the General Plan land use designation of the Project site from a split land use parcel of Community Development: Medium Density Residential (MDR) and High Density Residential (HDR) to Community Development: Mixed Use Area (MUA), based on the findings and conclusions incorporated in the staff report, pending adoption of the general plan amendment resolution for GPA210003 by the Board of Supervisors;



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**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100010 (CZ2100010)**, to change the site's zoning from from a split zoning parcel of Genera Residential (R-3-2000) and One-Family Dwellings (R-1-12000) to Mixed Use (MU) in accordance with Attachment J - Change of Zone Map attached hereto and incorporated herein, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the general plan amendment resolution and the zoning ordinance for CZ2100010 by the Board of Supervisors;

**APPROVE TENTATIVE TRACT MAP NO. 38113 (TTM38113)**, for a Schedule "E" subdivision that proposes to subdivide one parcel (2.44 acres) into two lots, Parcel 1 (.93 acres) and Parcel 2 (1.51 acres), subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions incorporated into the staff report and all exhibits, and pending final adoption of the general plan amendment resolution for GPA210003 and the zoning ordinance for CZ2100010 by the Board of Supervisors; and

**APPROVE PLOT PLAN NO. 210015 (PPT210015)**, for the design and development and construction of a new, single-story daycare center for children to comprise 9,990 square feet of floor area, in conjunction with new playground area, landscaping, lighting and parking facilities, subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the general plan amendment resolution for GPA210003 and the zoning ordinance for CZ2100010 by the Board of Supervisors

<b>PROJECT DATA</b>	
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:	Highest Density Residential (HDR) and Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	Community Development: Mixed Use Area
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Commercial Retail

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East:	Community Development: Medium Density Residential
South:	Community Development: High Density Residential and Medium Density Residential
West:	City of Palm Desert
Existing Zoning Classification:	General Residential- 2000 (R-3-2000), One-Family Dwellings (R-1-12000)
Proposed Zoning Classification:	Mixed Use (MU)
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S)
East:	One-Family Dwellings (R-1-12000)
South:	One-Family Dwellings (R-1-12000), General Residential (R-3-2000)
West:	City of Palm Desert
Existing Use:	Vacant Site
Surrounding Uses	
North:	Shopping Center
East:	Single Family Homes
South:	Apartment Units
West:	Shopping Center

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.44 Gross Acres Parcel 1 – 41,817 sq. ft. Parcel 2 – 64,637 sq. ft.	No Minimum Lot Acreage in the MU Zone
Proposed Building Area (SQFT):	9,990 sq. ft.	N/A

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Floor Area Ratio:	.23 FAR	Mixed Use does not have a FAR
Building Height (FT):	31 ft	75 ft
Total Proposed Number of Lots:	2	
Map Schedule:	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>
Day Care	9,990 sq. ft.	1 space per 500 sq. ft.	20	20
		1 ADA per 20 spaces	1 ADA	1 ADA
		1 EV per 24 spaces	1 EV	1 EV
<b>TOTAL:</b>	<b>9,990 SF</b>		20	20

**Located Within:**

City's Sphere of Influence:	Yes – Palm Desert
Community Service Area ("CSA"):	152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	Not in a Fault Zone
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No

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Airport Influence Area (“AIA”): Yes – Zone E

**PROJECT LOCATION MAP**

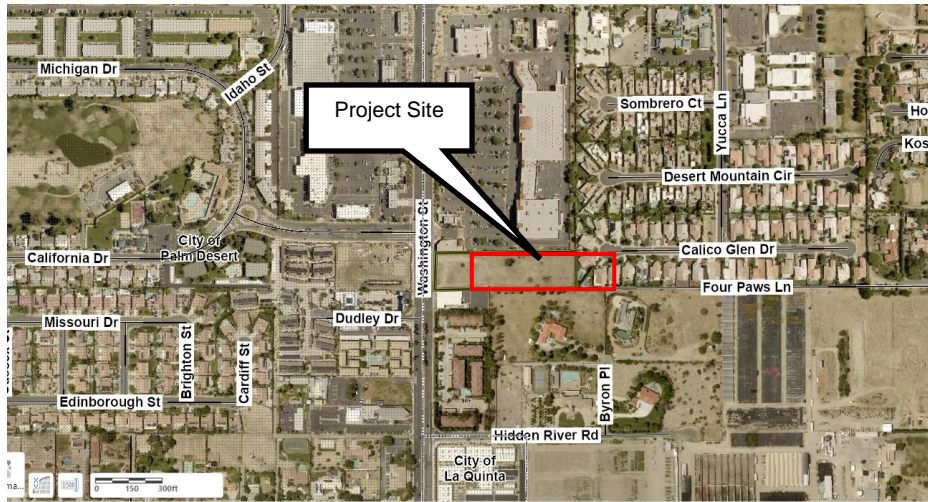


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

*Background*

The proposed Project is located at 42500 Washington Street in the community of Bermuda Dunes, in unincorporated Riverside County (Figure 1 – Project Location Map above). The project includes the development of approximately 2.44 acres within Assessor Parcel Number (APN) 609-020-024 for a 9,990 square foot child day care center (The Learning Experience) with outdoor playground, landscaping and parking. The 2.44-acre site will be subdivided into two lots, Parcel 1 (.93 acres) and Parcel 2 (1.51 acres). The child day care is proposed to be built on Parcel 1. The project site is surrounded by residential uses to the east, commercial uses to the north and west, and commercial and residential uses to the south. The project’s day care land use proposes to include 166 students and 24 staff members and would be operational Monday through Friday from 6:30am to 6:30pm, with occasional activities on nights and weekends (open houses etc.). The Learning Center has an 80% average enrollment with varied student schedules with 25% of students attending on a part time basis and an absenteeism rate of 8 to 12%.

The proposed Project will include the following entitlement and legislative applications:

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General Plan Amendment (GPA210003) to change the land use designation from a split land use designation of Medium Density Residential and High Density Residential to Mixed Use Area. For background purposes, the applicant's original application submittal consisted of an entirely commercial component. SB 330 (Statutes of 2019) requires the California Department of Housing and Community Development (HCD) to develop a list of cities ("affected cities") and census designated places (CDPs) within the unincorporated county ("affected counties") that are prohibited from taking certain zoning-related actions, including, among other things, downzoning certain parcels. The Bermuda Dunes CDP is part of the affected cities list, as such the County did not support the elimination of housing through a zone change. In order to accommodate both the commercial (proposed by the applicant) and still maintain housing density on the subject site, the County utilized the Density Bonus Law to incentivize and keep as many housing units as permissible by law. The following breakdown is provided to account for the 43 units, as evaluated in the Mitigated Negative Declaration:

49,266 square feet of R-1-2000 yields 24.6 DU/AC  
57,020 square feet of R-1-12000 yields 4.8 DU/AC  
Total DU/AC would be 29.4 + 35% affordable housing density bonus = 39

The Density Bonus Law allows for an additional bonus for housing projects that provide childcare. Those housing projects are eligible for a separate density bonus equal to the size of the childcare facility. The child day care facility is proposed to be 9,990 sq. ft.

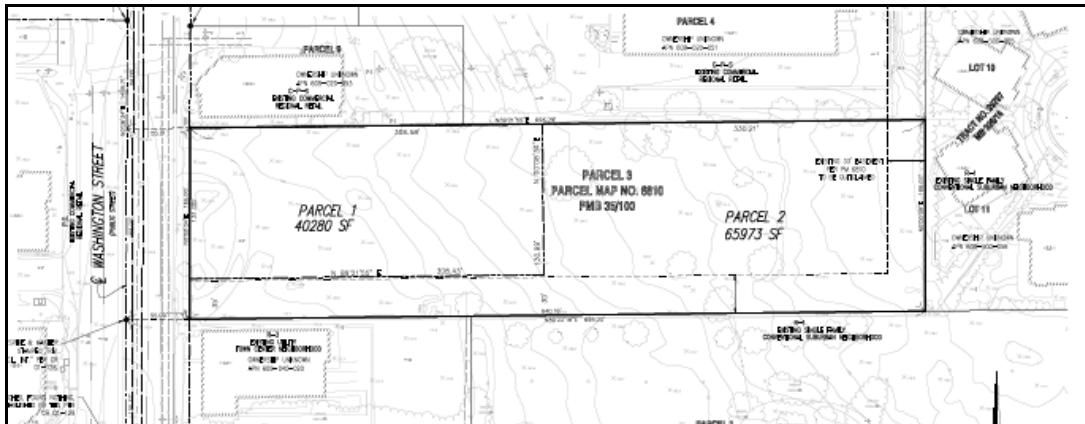
9,990 sq ft of child day care 1,951 max sq. ft. per unit would yield an additional 4-5 units making the grand total 43 units.

Mixed Use Area does not have density limits and is limited to setbacks, and height maximums. As such, the proposed Project under TPM38113 would be allowed to build 43 apartment units in the future on Parcel 2. **No entitlement application has been submitted at this time for the 43-unit apartment development project. Any submittal for the 43-unit development will likely be a ministerial application.**

Figure 2. Tentative Tract Map

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**ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

The Initial Study (IS) identified potentially significant impacts regarding Biological, Cultural, Noise, Paleontological, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that a Mitigated Negative Declaration (MND) is appropriate for the proposed Project pursuant to the State CEQA Guidelines. The IS/MND represents the independent judgment of Riverside County. The documents were circulated for public review on July 17, 2024, per the State CEQA Guidelines section 15105. The public review period ended on August 15, 2024 for a 30-day public review period. As of the writing of this staff report, one comment letter regarding the IS/MND have been received, and the response to the comments is included in the Final MND. The Planning Commission has considered the Mitigated Negative Declaration and determined that, based on the entire record before it, including all comments and responses to comments, that there is no substantial evidence that a significant effect on the environment shall occur. This determination is based upon the lead agency's independent judgment and analysis. The CEQA documents are located at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501.

**FINDINGS AND CONCLUSIONS**

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

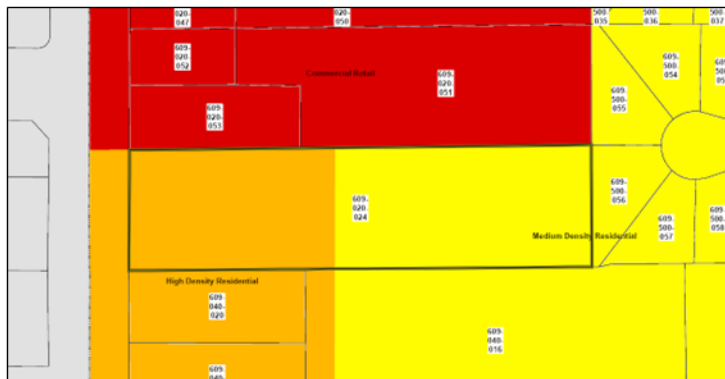
**Land Use Findings:**

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1. The Project site has an existing split General Plan Land Use Designation of Community Development: Medium Density Residential (MDR) and High Density Residential (HDR). As proposed, the General Plan Amendment would change the existing land use designation from CD: MDR and HDR to Mixed Use Area (MUA) for the entire 2.44-acre site. The change to MUA is to accommodate the proposed commercial use (child day care center) and the *future development* as evaluated in the Mitigated Negative Declaration for a 43-unit four-story apartment building. The four-story apartment building, associated parking, open space, and recreation uses is not part of this development.

Figure 2. Land Use Map



2. The Mixed-Use Area designation encourages combinations of business, office, retail, and other commercial uses, community facilities, and residential uses in a single building, on a single site, or on adjacent sites where the uses are integrated and include a functional interrelationship and a coherent physical design. Higher density residential uses are encouraged in locations close to transit stations and other areas near transit. The intent of the Mixed-Use Area designation is not to identify a mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. The proposed child day care center is consistent with the encouraged and allowed commercial land uses in the MUA land use designation.

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The change to MUA allows more flexibility in land use than the conventionally designated and zoned areas that limit land uses to a singular theme. The Mixed-Use Area (MUA) designation is intended to allow for more flexibility in land usage than conventionally designated and zoned areas that limit land uses to a singular theme. Flexibility in land use and design provides an incentive for land owners and developers to make efficient use of land and to propose different land uses or mixes of uses unique to each section of their proposed project. While traditional mixed use development is seen as vertical with commercial or offices on the bottom floors and housing above, the diverse nature of the various communities in the County is such that some mixed use developments may be horizontal.

3. 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. (Section 2.4 C.2 a) The proposed changes do not involve a change in or conflict with: the Riverside County Vision; any General Planning Principles set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

- a. The Riverside County Vision.

“The RCIP Vision expresses the desire to become a “family of special communities in a remarkable environmental setting.” According to the RCIP Vision and General Planning Principles, this desire can be achieved by several different means, from concentrating future growth and reducing sprawl, protecting Riverside County's diverse environmental resources and open space systems, providing multi-modal transportation systems that are integrated into the community, making efficient use of infrastructure, services, and resources and ensuring “consistently high” development standards.”

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.” GPA2210003 is consistent with the vision regarding Population Growth because the implementing Project already has the existing infrastructure to support it, including roads, water, sewer, and electrical utilities. Furthermore, payments into development impact fees (Development Impact Fee Program, Transportation Uniform Mitigation Fee, School Fees) will ensure the Project pays for its fair share of community services and infrastructure needs commensurate with their level of impact.



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In relation to “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.” GPA210003 proposes to change the existing land use from MDR and HDR to MUA. MDR and HDR are residential land uses and MUA can be all residential, all commercial or a combination of both. The proposed Project would be an infill project in that it is a vacant property surrounded by development on all sides. The proposed use would include local serving day care and would be an improvement to what is currently existing (vacant land) and it is representative of efficient use of land and resources, consistent with the Riverside County Vision, pertaining to “Our Communities and Their Neighborhoods.”

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.” GPA210003 is consistent with this vision because it will provide for the approval of the implementing Project which proposes to provide for commercial service uses, therefore, providing for more job opportunities in this region and improving the jobs/housing balance in the Bermuda Dunes Community. The proposed use is planned to directly employ 24 full time staff members and would provide indirect jobs (construction and maintenance).

This discussion related to the General Plan Vision Statement that the General Plan Amendment is consistent with the Riverside County Vision is 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.” GPA210003 is consistent with this principal because it provides for the approval of the implementing Project. The proposed Project proposes growth in an area of Bermuda Dunes that has an increasing concentration of existing commerce. With immediate access to Interstate 10 from Washington St. (Riverside County Urban Arterial) the proposed Project will develop a vacant lot, which will focus on local serving use for residents in need of locally provided day care facilities. Local residents will benefit from having essential services nearby, which supports work-life balance and well as the decrease of vehicle traffic, leading to improved air quality and reduced congestion. The proposed Project will effectively support the goals of encouraging compact and transit-adaptive development on regional and community scales.

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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.” GPA210003 is consistent with this principal because it provides for the approval of the implementing project, which proposes compact development, in an area experiencing notable growth. The surrounding area is developed with multifamily dwelling units, and commercial shopping centers. The proposed Project would be compatible with the area, as it would provide services (day care center) available to nearby residents within walking distance.

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...” GPA210003 is consistent with this principal because it provides for the approval of the implementing Project that proposes to develop an existing site that is under-utilized, vacant lot. The development of the site would be an improvement of existing conditions. The Learning Experience would be improved with compatible architectural design elements, landscaping and parking. The proposed Project would be consistent with this principle.

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 is in 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. Foundation Component designation in the General Plan

GPA No. 210003 proposes to change the land use designation from MDR and HDR to MUA, both of which are within the same Foundation Component (Community Development) of the General Plan. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

1. 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 purpose of General Plan is 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. GPA210003 would either contribute to the achievement of the

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General Plan or, at a minimum, would not be detrimental to them. The proposed Project would contribute to direct employment opportunities to the local community with 24 available positions, will provide indirect employment during the construction phase and operational employment in the way of building maintenance services as needed. Development projects also add to the multiplier effect, in that the people working at The Learning Experience will use local servicing restaurants, gas stations, markets, and other retailers. The proposed Project would tie into an already existing transportation network, or local and regional serving roads as well as pedestrian sidewalks. Build-out of the site in an existing vacant, underutilized lot is preferred as it preserves valuable natural and cultural resources that may have otherwise been disturbed with the proposed development Project.

As such, 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.

2. 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.

GPA210003 will provide for the approval of the implementing Project, which proposes to develop a commercial service use (The Learning Experience) which will provide additional job opportunities for the community, thereby expanding employment opportunities and improving the jobs-to-workers ratio in the County contributing to the local economy.

### **Change of Zone Findings**

An application of the change of zone shall not be set for a public hearing unless: 1. All procedures required by the Riverside County Rules Implementing the California Environmental Quality Act to hear a matter have been completed. 2. The requested change of zone is consistent with the Riverside County General Plan.

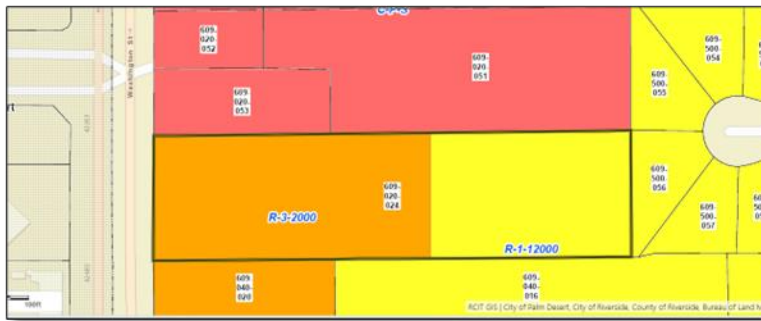
1. A Mitigated Negative Declaration (MND) was prepared for the proposed Project and was deemed adequate. The proposed Project complied with the CEQA procedural requirements per the CEQA State Guidelines. As such, all procedures required by the Riverside County Rules implementing compliance with CEQA prior to hearing have been completed.

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2. As detailed in the Land Use Findings, the current zoning is split between General Residential (R-3) and One-Family Residential (R-1) (see Figure 3, Zoning Map below) as applied to the subject site's current Land Use Designations (MDR and HDR) is consistent with the General Plan. The proposed change of zone would also be consistent with the general plan, as the proposed zone (MU) is generally consistent with the proposed General Plan Land Use Designation of MUA. The proposed change of zone would also retain consistency with the General Plan, as detailed in the General Plan findings, addressing the General Plan Vision, Principal and Foundational Component. As such, the approval would not conflict with the Riverside County Vision or the Planning Principles set forth in the General Plan.

Figure 3. Zoning Map



**Tentative Tract Map Findings**

Tentative Parcel Map No. 38113 is a Schedule “E” Map which is comprised of 1 Parcels to be subdivided into two lots, Parcel 1 (.93 acre) and Parcel 2 (1.51 acres). A Schedule “E” subdivision is any division of land into 2 or more parcels in commercial or industrial zones, regardless of parcel size. Due to the proposed MU zoning, which can be all commercial, all residential or both, the appropriate schedule was determined to be a Schedule “E.”

The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

1. The design of the tentative parcel map is consistent with the County's General Plan. General Plan Principle III.E.1 which 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.” GPA210003 is consistent with this principal because it provides for the approval of the implementing project, which proposes compact development, integrating existing residential, commercial and the

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proposed day care facility within close proximity. This reduces the need for extensive travel and promotes a more efficient use of space.

2. Project implementation will be consistent with the policies and goals of the County of Riverside's General Plan and Western Coachella Valley Area Plan. For a thorough review of the land use consistency analysis with the General Plan please see the **Land Use Findings** section of this staff report. The Western Coachella Valley Area Plan (WCVAP) discusses unique communities within the WCVAP which includes Bermuda Dunes. Bermuda Dunes is described as characterized by medium density residential and resort-type development, with limited higher density development along Washington Street and 42nd Street. The area north of Interstate 10 includes Sun City Palm Desert, a senior citizen residential community, mobilehome subdivisions, rural residential uses, agricultural areas, a recreational vehicle park, an industrial park, and Fringe-toed Lizard habitat.

Policies specific to Bermuda Dunes includes Policy: WCVAP 5.1 which provides for the orderly development of Bermuda Dunes Airport and the surrounding areas, compliance with the Airport Land Use Compatibility Plan for Bermuda Dunes Airport, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

On April 13, 2023, the Riverside County Airport Land Use Commission (ALUC) found the proposed consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to conditions of approval. As such, the proposed Project complies with the policy regarding the orderly development in areas surrounding the Bermuda Dunes Airport including other General Plan Elements (Land Use, Circulation, Safety and Noise).

3. The proposed land division may ultimately result in a development that will provide a variety of uses which include commercial and residential. The MUA does not have density or floor area ratio minimum or maximums. As such, the proposed Project will be consistent with the overall density and floor area ratio, as provided in the General Plan. The proposed Project is consistent with this finding.
4. The Project is a proposal to subdivide 2.44 gross acres into two (2) lots, The site is physically suitable for the type of development and density proposed due to its frontage on Washington St. Lawson Road crossing Avenue of The States to the west 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.

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5. 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 SCH2024070669 for the Project.
6. 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, Cultural, Noise, Paleontological, and Mandatory Findings of Significance. 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 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.
7. 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' Map as detailed below:

Streets – The proposed Project will be required to prepare street improvement plans to reflect the road improvements within the parkway, including but not limited to, utility undergrounding, installing a new commercial driveway per Std. No. 207A, and removing the existing driveway located at the northerly project boundary on Washington Street.

- a) Domestic Water - Domestic water service will be supplied by the Coachella Valley Water District (CVWD) 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.
- b) Fire Protection – Fire protection improvements will include a water system capable of delivering the required fire flow. Based on the application, with a proposed building area of 10,000 square feet, assuming construction type VB, the minimum required fire flow is 1,375 Gallons Per Minute (GPM) at 20 psi. Fire hydrant location and spacing will comply with the fire code. An approved water supply for fire protection during construction will be required to be made available prior to the arrival of combustible materials on site. Fire access will be provided so that it does not dead-end and sufficient space is provided for a turnaround. The access roads will be

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- constructed with the capability of sustaining 75,000 lbs. in all-weather conditions. The Map will be required to establish an easement between the two proposed parcels (Parcel 1 and 2) for emergency egress and ingress and for utility purposes such as the fire service water supply.
- c) 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.
  - d) Fences – The proposed wall to be constructed is 8.5 ft high on the sides and rear of the property.
  - e) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall 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.
8. The design of the proposed land division and its planned 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.
9. The parcels as shown on the TPM38113 are consistent with Schedule 'E' land divisions 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 industrial developments within the MU zoning classification. Therefore, the proposed Project is consistent with this finding.

**Plot Plan Findings**

The PPT210015 is for the site design and development of The Learning Experience, which will include the 9,990 sq. ft. structure, landscaping, parking, and lighting.

No plot plan shall be approved unless it complies with the following standards:

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1. The proposed use must 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 subject to the Riverside County General Plan; Riverside County Ordinance Nos. 348 (Land Use Planning and Zoning Regulations) and 461 (County Road Standards and County Standard Specifications); California Quality Environmental Quality Act (CEQA); Countywide Design Standards; and the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). General Plan conformance analysis is provided in the staff report under Land Use Findings: General Plan Amendment. The Project's height, setbacks, site design layout etc. and off-site public improvements were reviewed and recommended for approval by the responsible Development Advisory Committee (DAC) members in compliance with the development standards of Ordinance Nos. 348 and 461. A Mitigated Negative Declaration was prepared, reviewed, and deemed adequate in compliance with the State CEQA Guidelines. Architectural design elements were evaluated and deemed to be in conformance based on Countywide Design standards (design style, articulation of building facades, color, and materials etc.). The project was reviewed by the Environmental Programs Division (EPD) and was conditioned to comply with MBTA requirements, including ground disturbance to be completed outside the avian nesting season. If ground disturbance must be cleared during the nesting season, the project will be required to conduct preconstruction nesting bird survey shall be conducted 3 days prior to ground disturbance. Therefore, the proposed Project conforms to the requirements of the General Plan and all applicable requirements of State law and other Riverside County Ordinances.

2. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The plan 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.

Project review consists of, among other things, a robust review of the Project's ultimate design and operations to ensure the protection of public health, safety, and general welfare. The Project was routed to Riverside County Environmental Health whose purview is to ensure that the adequate and safe provision of potable water and sewage is provided to the site, as well as the space allocation, and service provided for adequate disposal of solid waste. The Riverside County Fire Department (Fire) evaluated the Project's overall site design based on the Fire Technical Policies Document and Standards (i.e., summaries of County and State Codes), including emergency access, and water availability for fire suppression. The Riverside County Transportation Department evaluated the project based



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on Ordinance No. 461.11 to ensure proper sight distance at driveways, and adequate driveway approach requirements. The Coachella Valley Water District Flood Department reviewed the site's potential for flooding in accordance with Ordinance No. 458 (Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program) as well as overall drainage of the site, and water basin requirements. Additionally, the MND found the Project's potential environmental impacts to be mitigated below a significant effect.

The surrounding land uses are multifamily dwelling units to the south, and commercial shopping centers to the north and west and single family residential to the east. The proposed Project would be compatible with the area, as it would provide services (day care center) available to nearby residents within walking distance. It is deemed logical development to first develop land where infrastructure already exists and where minimal environmental degradation will occur and where a balance of housing and jobs area available near each other to reduce vehicle miles traveled, and wear on the public road system.

As such, the Project is designed with the protection of public health, safety, and general welfare in mind as well as the present and future logical development of the surrounding property.

3. All plot plans which permit the construction of more than one structure on a single legally divided parcel 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 parcel until the parcel 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 parcel.

The plot plan (PPT210015) which will permit the construction of the single 9,990 sq. ft. structure will be on a single legally divided parcel (Parcel 1). This Project complies with this standard. The proposed Project will be processed as a Subdivision Schedule "E" Map (Tentative Parcel Map No. 38113). Parcel Map Division means a land division creating four or less parcels. The proposed Project proponent would be required to have an approved tentative parcel map (Schedule "E" Map), apply for a final map, and meet all the conditions and requirements prior to map recordation. The tentative parcel map once approved, will separate the lots so that future development also complies with this requirement.

### **Development Standards Findings**

The Project is located within the One-Family Residential (R-1) and General Residential (R-3) zones, however due to the proposed change of zone to Mixed Use (MU), the zoning standards

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for MU will be required to be met. The MU zone would allow the proposed uses for the Project subject to the approval of a plot plan.

MU Development Standard Findings:

1. Lot Size, Width, Depth, Frontage:

No minimum lot size, width, depth of frontage.

*As no minimum standards exist for the above, the project complies with this standard.*

2. Height: The maximum height of any buildings or structures shall be no greater than seventy-five (75) feet. Ground floor commercial retail shall have a minimum ceiling height of eleven (11) feet, measured from the foundation to the finished ceiling.

*The Learning Experience structure has a max height of 35 feet. As such, the development standard is met.*

3. Screening: All roof-mounted equipment, excluding solar panels, shall be screened from the ground elevation view to a minimum sight distance of six hundred sixty (660) feet for residential buildings and one thousand three hundred twenty (1,320) feet for non-residential buildings, including mixed-use buildings.

*Roof mounted equipment detailed design drawings are not submitted during the planning entitlement phase. However, the project will be conditioned to show roof-mounted equipment screen from view on the site plans and will be inspected prior to final occupancy to ensure adherence to this standard.*

4. Lot Coverage: There is no minimum lot coverage.

*As no minimum standards exist for the above, the project complies with this standard.*

5. Setbacks:

a. There are no front setback requirements, except for the following:

One family dwellings or associated structure(s) shall have a minimum front setback of no less than twenty-five (25) feet.

*The proposed Project is not a one family dwelling, as such the standard does not apply.*

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For lots zoned MU that abut lots zoned R-R, R-A, R-1, R-1-A, the minimum side setback shall be no less than five (5) feet.

*With the proposed MU change of zone, and with adjacent lots to the east being zoned R-1 the project meets the minimum side yard setbacks of five feet. The building for the Learning Experience is setback 86 feet from properties on the south side and 524 feet from the single family homes to the east.*

- b. There are no side setback requirement, except for the following:

One family dwellings or associated structure(s) shall have a minimum side setback of no less than five (5) feet.

*The proposed Project is not a one family dwelling, as such the standard does not apply.*

For lots zoned MU that abut lots zoned R-R, R-A, R-1, R-1-A, the minimum side setback shall be no less than five (5) feet.

*With the proposed MU change of zone, and with adjacent lots to the east being zoned R-1 the project meets the minimum side yard setbacks of five feet. The building for the Learning Experience is setback 86 feet from properties on the south side (side of the property). Properties to the north are General Commercial (C-P-S) and the setback does not apply. Notwithstanding the setback from the structure to the northern property line is 6 feet.*

- c. Rear Setbacks: There is no rear setback requirement, except for the following:

One family dwellings or associated structure(s) shall have a minimum side setback of no less than fifteen (15) feet.

*The proposed Project is not a one family dwelling, as such the standard does not apply.*

For lots zoned MU that abut lots zoned R-R, RA, R1, R1A, the minimum rear setback shall be no less than fifteen (15) feet.

Properties to the east of the site (rear of the property) are R-1. The setback from the Learning Experience building to the rear property line is 524 feet.

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6. Open Space:

Any development with one or more non-residential building(s) with thirty thousand (30,000) square feet or greater of floor area each shall provide at least one (1) public use area (PUA) that is adjacent to public streets or ground floor retail or ground floor commercial uses. A PUA is an urban and public open space area, such as a plaza, square or court, located on the same lot(s) as the primary use and used as a gathering place or a pedestrian linkage between buildings.

*The Learning Experience building is 9,990 sq. ft. as such, this standard does not apply. Notwithstanding the site includes outdoor playground with basketball and soccer courts.*

7. Site Requirements:

Any mixed-use buildings shall provide ground floor retail or commercial uses for at least fifty percent (50%) of ground floor units that front a public street, sidewalk, or public use area at the time of development.

*The Learning Experience building is a single use building and not a mixed-use building. The standard does not apply.*

Any ground floor retail or commercial units shall have transparent walls on at least fifty percent (50%) of the wall area that fronts a public street, sidewalk, or public use area.

*The proposed project is not a service commercial building (day care center). The standard is for commercial or retail storefronts.*

8. Refuse and Recyclable Storage Area:

A refuse and recyclable material storage area shall be provided for any new multiple family, mixed-use, or commercial development, or existing multiple family mixed-use, or commercial development that will add thirty percent (30%) or more units or floor area. This area must be fully enclosed and have adequate separation from any habitable areas. This area shall be screened using landscape or architectural features.

*A trash collection area is located on the southern portion of the project. The trash enclosure is sized to accommodate two (2), 4-cubic yard bins and one (1), 64-gallon bin, will be conditioned to be fully enclosed, landscaped and contain architectural features per the Countywide Design Guidelines.*

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9. *Encroachments:*

No setbacks or yard encroachments are permitted, except as provided in Section 18.19 of this ordinance.

*The proposed Project's site design does not contain elements that will encroach on the any yard/setback requirements.*

10. *Lighting:* All onsite lighting shall be focused, directed or arranged to prevent glare or direct illumination on adjacent residential uses.

*The project will be conditioned to comply with this standard.*

11. *Parking: PARKING. Off-street parking shall be provided pursuant to Section 18.12 of Ordinance No. 348.*

*The proposed Project will require 20 total parking spaces and will provide a total of 20 parking spaces. The proposed Project meets this standard. One (1) EV space is required for every 24 parking spaces and one (1) ADA is required for every 20 spaces. The project proposes one of each.*

12. *Landscape: There is no required minimum landscape area.*

*Notwithstanding, the project will provide 13,656 sq. ft. of landscaped area.*

**Other Findings**

1. The Project site is located within the Bermuda Dunes Neighborhood Preservation Overlay (BDNPO) Zone. The project is subject to adherence to the BDNPO and all of its requirements related to fencing and walls, trash containers placed in the front yard etc. The majority of the BDNPO are housing neighborhood related. Notwithstanding, Code Enforcement is responsible and will enforce the provisions of BDNPO. As such, all requirements as applicable have been met.
2. The Project site is not located within a Criteria Cell of the Coachella Valley Multiple Species Habitat Conservation Plan.

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3. The Project site is located within the Sphere of Influence of the City of Palm Desert. This Project was provided to the city for review and comment. No comments were received either in favor or opposition of the Project.
4. The Project site is located within an Airport Influence Area (AIA) – Bermuda Dunes Airport. The project was reviewed by the Airport Land Use Commission (Commission) and was deemed consistent by the Commission.
5. The project complied with SB18 and AB52. Noticing to the local tribes was initiated and consultation with responding tribes took place on 9/16/24. Consultation was concluded and conditions of approval were entered.
6. The Project site is located within the Mount Palomar Observatory Lighting Zone B boundary, as identified by Ordinance No. 655 (Mt. Palomar). The proposed Project has been conditioned to comply with all applicable provisions of Ordinance No. 655 including the installation of devices, installed or portable, used for flood lighting, general illumination or advertisement. A Plan will be required to be submitted to the Planning Department to ensure compliance with Ordinance No. 655.
7. The Project site is not located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (SKRHCP).

**Fire Findings**

The Project site is not located within a Cal Fire State Responsibility Area (SRA), and is not located within a Very High Hazard severity zone. Notwithstanding, the proposed Project was conditioned by the Fire Department to meet various fire safety requirements due to the scope of construction and operations proposed. This includes submittal and approval of water system plans, verification of installation of water access, including all fire hydrants, and review of all proposed structures prior to construction.

**Conclusion**

For the reasons discussed above, as well as the information provided in the Environmental Assessment SCH No. 2024070669, 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. Staff finds that, as proposed, the proposed Project would not be detrimental to the health, safety, or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 300 feet of the Project site. As of the writing of this report, Planning Staff has two phone calls from local residents inquiring more information regarding the project. The phone calls did not indicate support or opposition to the proposed Project.

**ATTACHMENTS**

- Attachment A – Tentative Tract Map
  - Attachment B – Project Plans
  - Attachment C – Conceptual Landscape Plans
  - Attachment D – Final IS EA/MND
  - Attachment E – Change of Zone Map
  - Attachment F – ALUC Approval
  - Attachment G – GIS Maps
  - Attachment H – Planning Commission Resolution 2014-011
  - Attachment I – Conditions of Approval and Advisory Notification Document
  - Attachment J – Public Comment and Response to Comments
-



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand  
Planning Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: PPT210015, TPM38113, GPA210003, CZ2100010

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

PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL ASSESSMENT REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jose Merlan Title: Principal Planner Date: 10/31/24

Applicant/Project Sponsor: Hamo Rostamian Date Submitted: 12/9/24

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: *Jose Merlan* Date: 1/7/25

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

Riverside County Planning Department 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501

For additional information, please contact Jose Merlan at 951-955-0314.

*Please charge deposit fee case#: TR37028*

**FOR COUNTY CLERK'S USE ONLY**



# Public Comment

Riverside County Planning Department  
Attention: Jose Merlan, Principal Planner  
PO Box 1409  
Riverside, CA 92502-1409

We are adjoining property owners of the subject property and write to address the following points of the County of Riverside Environmental Assessment Form: Initial Study PPT210015, TPM38113, GPA210003 and CZ2100010. Notice of Intent to Adopt a Mitigated Negative Declaration MND-PPT21, General Plan Amendment no. 210003, Change of Zone No. 2100010, Tentative Parcel map No. 38113, Plot Plan No 210015

Bermuda Dunes is a residential community described by Supervisor V. Manuel Perez as follows:

“Bermuda Dunes is a busy residential community of 7,282. This community is known for its large estate-style homes and the Bermuda Dunes Country Club. Bermuda Dunes is home to a general-aviation airport, and, as such, it provides a habitat for such diverse interests as airplanes, horses, and golf.”<sup>1</sup>

The proposed project does not enhance the community in the way the community intended.

The commercial uses located to the south of the proposed project are propagation and wholesale selling of landscaping plants. That property is under covenants along with the other Hidden River properties to limit development to large acreage tracts only. Hence this proposed high density commercial project is abutting a large acreage tract that cannot be further developed and therefore the current abutting resident loses much utility and enjoyment of their horse property by having a light and noise producing high density four story building leering into their property. Specifically there are 21 proposed units with their balconies facing my property. Not only does this deter my enjoyment of my property but it negatively impacts my property value.

Access - Washington Street is a main thoroughfare from I-10 to La Quinta and adjacent communities. It is 50 mph with a traffic light at Avenue of the States and another at Palm Royale Dr. adjacent to Horizon School. When the Washington Street Apartments were acquired by the City of La Quinta and expanded upon they had a negative impact on the flow of traffic on Washington. Specifically, tenants of the two apartment buildings flanking Hidden River Road are forced right onto Washington northbound. To go south they U-Turn at Avenue Of The States and Washington – or – they jump the left turn lane and median in an attempt to short cut across Washington. This is extremely hazardous for drivers and the increased amount of pedestrians pushing shopping carts not to mention the kids walking home from school or people waiting at the adjacent bus stop. So when one considers that 50% of the people entering AND exiting the proposed project will be going against the flow of traffic then you start to understand the huge traffic problem that will ensue.

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<sup>1</sup><https://rivco4.org/district-communities>

Here is some extremely basic math:

Daycare: 166 students 24 staff (pg 97) (180 students per MND)

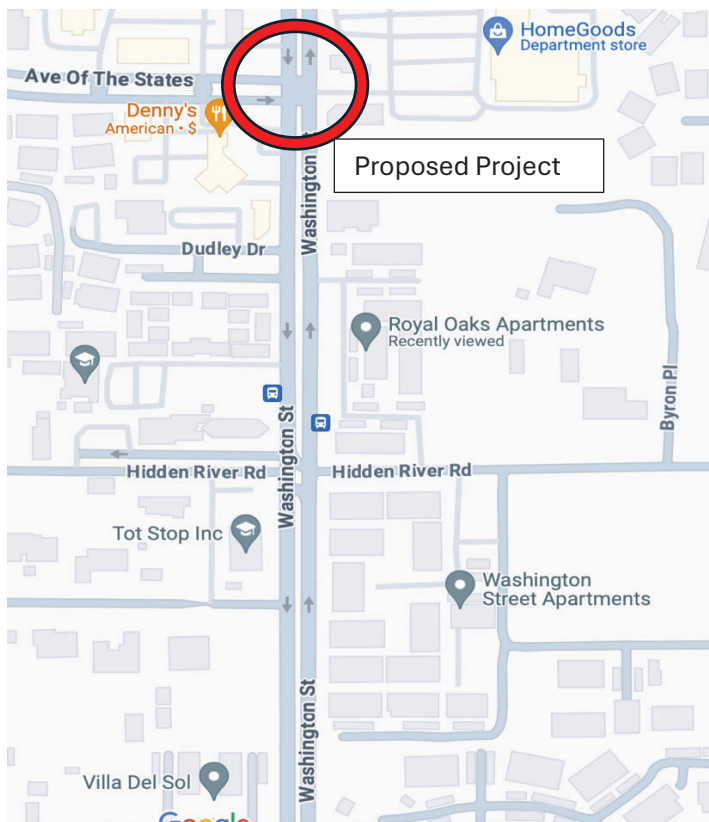
Drop off 166 cars enter PLUS 166 cars leave PLUS 24 cars enter = 356 vehicles between 6:30 and 8:30 am or one car exiting and entering traffic every 34 seconds for daycare.

Pick up 166 cars enter PLUS 166 cars leave Plus 24 cars exit = 356 vehicles between 4:30 pm and 6:30 pm is again one car exiting and entering traffic every 34 seconds for daycare.

Apartments: 90 parking spots we assume this accommodates 78 bedrooms, staff, landscapers, housekeepers, maintenance, visitors, etc.

90 cars leave in the morning rush 90 cars return in the evening rush

That is approximately 446 cars entering Washington Street right at the intersection of Avenue of the States during rush hours which is roughly one car every 27 seconds at an already busy intersection. And 50% of those cars are going north and 50% are making a U turn at the Avenue of the States intersection and going south. That is over 200 U-Turns! Add kids walking to and from school, pedestrians, shoppers, current traffic load of 2 additional apartment buildings within 1 block and you have a disaster in the making. This area of Washington is already dangerous so I'm not sure why this density of a project is on the table. Oh, yes, greed.



The report mentions a proposed 969 average daily trips (pg 32) in reference to CO concentrations. The report finds CO impacts “less than significant” to sensitive receptors ie children, daycare centers, playgrounds, residential dwellings. It is hard to fathom that this is going to be a healthy environment for infants, toddlers, preschoolers or general humans.

Other issues with this report:

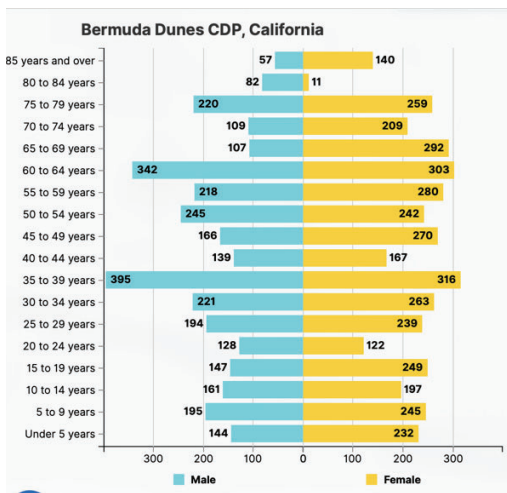
Light – The report states that these will all be dark sky lights but in reality, there will be parking lot lights, head lights, interior lights and a 4 story building! This thing is lit up like a Christmas tree.

Utilities –The neighbors to the south are all on well water. This project is a major concern for us. The report states it will be solar panel ready but that sounds like electricity is coming off the grid which is already stressed.

Height – The report indicates the building will be four stories tall. Surrounding buildings are two stories tall therefore it would be the tallest building in the area. However page 22 of this report indicates the project will “not exceed 65 feet in height” which puts it at roughly 6.5 stories tall. Rising out of the desert like a casino or a hotel. Again, the community is built on the idea of larger acreage tracts with expansive views across the desert to the surrounding hills. This proposal is contradictory to the essence of what makes Bermuda Dunes special.

Density –The report arbitrarily states that there will be an increase of 102 residents. You have 78 bedrooms and 90 parking spots. 102 is conservative as stated in the report. This could easily be 156 residents. It could be more. The report then goes on to state that this is a negligible increase in density for Riverside County of .0004%. But this report is about the impact on Bermuda Dunes, a small community of 8,244 souls, not the entire county. This could easily be an impact of 1.90% population increase to this small community, located at a precarious intersection.

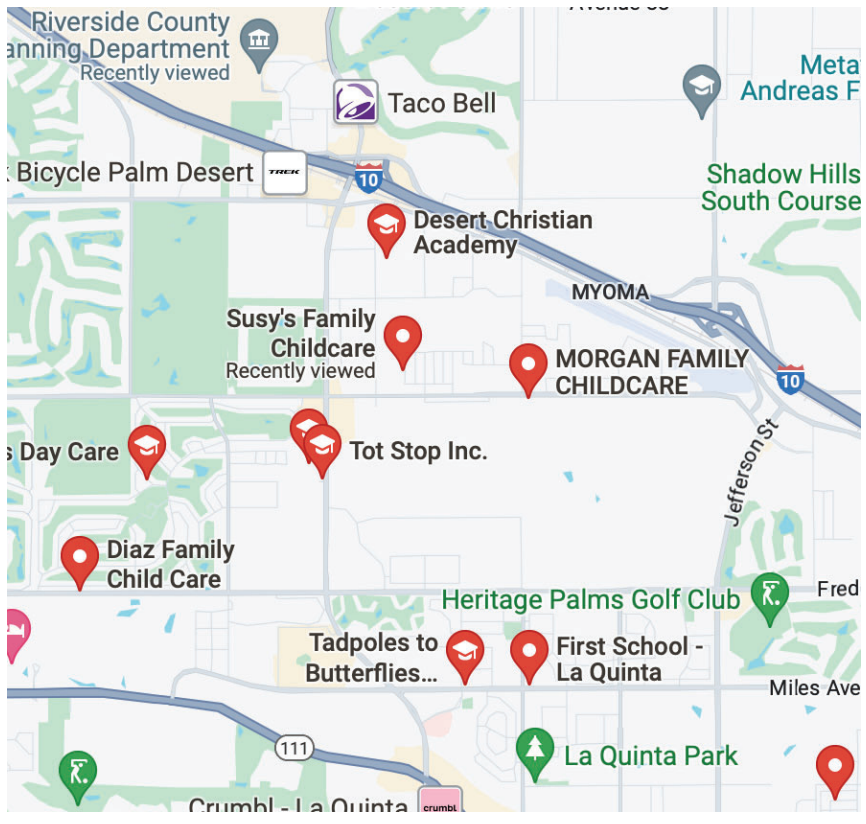
Jobs – The report states that the project would provide employment opportunities in a sub-region of the SCAG that is considered “jobs poor”. To be clear the project is potentially creating temporary construction work and possibly 24 Day Care positions in a community that is 32% 55+ age group. Approximately 1/3 of the population is retired not unemployed.



Looking at the map below and considering the demand or lack of demand for day care it is probable that the potential 24 day care related jobs will come at the expense of the existing day care business's in the neighborhood.

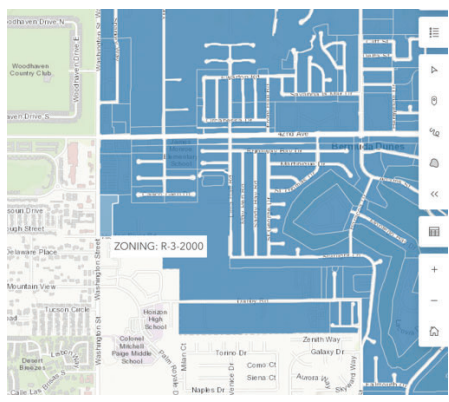
Daycare – Based on the census date there are 376 preschool age kids in Bermuda Dunes to the proposed development of 166 openings in daycare. The map below shows some of the daycare availability in the nearby area. The proposed project area is across from the Tot Stop Inc. It doesn't appear that there is a

lack of these services which then begs the question, if the owner can't make a go of daycare what else is the proposed commercial space going to be used for?

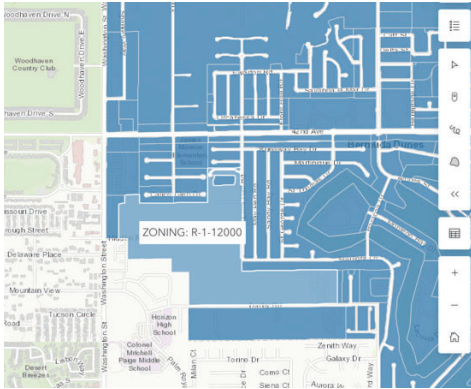


The proposed daycare building for infants, toddlers and pre schoolers has the appearance of a commercial mall structure. The recreation space between the two buildings further lends itself to that idea – basketball for toddlers? I think not. The “dog park” & pool are on the roof of the apartment building. The layout of this entire project looks like an asphalt and concrete hotspot on what will become a major congested intersection. Yuck. This is SO not within our community wants or needs.

Zoning – This parcel was purchased years ago with the existing zoning. Reasonable offers were made to the owner years ago but declined as the offers took into consideration that it would not be reasonable to “up zone” and the parcel should remain as large lot SFR ‘s in conformance with the neighborhood.



This map shows how the zoning was intended. It shows where it incorporates the existing Royal Oaks Apartments multifamily zoning fronting Washington Street. It seemed logical at the time that the frontage on Washington Street might be multifamily. However, the investor waited until the parcel was developed around it making it all the more difficult to develop into multifamily.



The east half of the property was always R1-12000 just like the acreage it abuts. These large tracts are bound to retain their continuity with the community

The document does not discuss the Bermuda Dunes Neighborhood Preservation Overlay Zone (BDNPO) Chapter 17.292. Nor does it discuss how this project will negatively impact the existing community.

In conclusion - It is not the community or residents of Bermuda Dunes responsibility to facilitate out of town developers to maximally profit on their investment. It is not our responsibility or intent to allow high density zoning changes which create hazardous traffic conditions and devalue our property values. It is clear from a community standpoint that development into detached SFR units would comply with the stated purpose of Bermuda Dunes. As an adjacent property owner we would welcome a reasonable SFR development plan rather than this incongruous plan which is proposed. Finally, just because something CAN be done doesn't mean it SHOULD be done.

Sincerely,

Kimberly M. Bergman  
Matthew P. Bergman  
42605 Byron Pl.  
Bermuda Dunes, CA 92203

# Response to Public Comment

## MEMORANDUM

**DATE:** September 19, 2024

**To:** Jose L. Merlan, Principal Planner, County of Riverside

**FROM:** Kyle Simpson, Principal

**SUBJECT:** 42500 Washington Street Project Environmental Assessment /Initial Study Response to Comments

In accordance with Section 15074 of the California Environmental Quality Act (CEQA) Guidelines, prior to approving a project, the decision-making body of the Lead Agency shall consider the proposed environmental document together with any comments received during the public review process. Although there is no legal requirement to formally respond to comments on a proposed Mitigated Negative Declaration (MND) as there is for an Environmental Impact Report (EIR), this memorandum provides responses to the written comments received on the Environmental Assessment Form/Initial Study (EA/IS) for the 42500 Washington Street Project, to aid the Riverside County decision-makers in their review of the proposed Project.

The EA/IS was available for public review and comment from July 17, 2024, to August 15, 2024. One comment letter was received on the EA/IS. The comment letter is attached to this memorandum. In the following pages, the topics addressed in the comment letter and associated responses are enumerated to allow for cross-referencing of CEQA-related comments. As noted above, CEQA does not require or provide guidance on responding to comments on MNDs; therefore, this memorandum follows CEQA Guidelines Section 15088, applicable to responses to comments on EIRs, which requires that agencies respond only to significant environmental issues raised in connection with the proposed Project. Therefore, this document focuses primarily on responding to comments that relate to the adequacy of the information and environmental analysis provided in the EA/IS.

Neither the comments nor the following responses to comments constitute “significant new information” (State *CEQA Guidelines* Section 15073.5) that would require recirculation of the EA/IS or the preparation of an Environmental Impact Report.

Responses to the enumerated comment letter (attached) are included below. As noted above, the comment letter is attached to this memorandum. Please note that text within the comment letter that has not been numbered does not raise environmental issues or relate to the adequacy of the information or analysis within the EA/IS and, therefore, no comment is enumerated or response required, per CEQA Guidelines Section 15132.



**LETTER A-1**

Kimberly M. Bergman

Matthew P. Bergman

August 15, 2024

**Response A-1:** This comment presents the description of Bermuda Dunes provided by Supervisor Perez on his Riverside County website and further states the opinion that the proposed project does not enhance the community in the way the community intended.

This comment is noted and will be provided to the County staff and elected officials for consideration. The comment does not raise any issues regarding the adequacy of the environmental analysis in the EA/IS, and no further response is required.

**Response A-2:** This comment states that the commercial use south of the project site is used for a wholesale landscaping/nursery business and that the project site, as well as other unspecified "Hidden River properties," are under a covenant allowing "large acreage tracts only" which limits further development.

It is unclear how this comment or the covenant on nearby properties is relevant to the proposed project or the environmental analysis. The existing uses are accurately described in the EA/IS (Item E, page 16). This comment states that the adjacent residential use would lose much of its utility and enjoyment as a result of light and noise emanating from the proposed project. As a result, this comment states that opinion that the proposed project would negatively affect the value of the neighboring property.

The basic purposes of the California Environmental Quality Act (CEQA) are to:

- Inform government decision makers and the public about the potential significant environmental effects of proposed activities;
- Identify ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governing agency finds the changes to be feasible; and
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

CEQA requires that a proposed project be reviewed to determine the environmental effects that would result if the project were approved and implemented. CEQA Guidelines Section 15131(a) states "Economic or social effects of a project shall not

be treated as significant effects on the environment...”<sup>1</sup>. CEQA Guidelines (Section 15204c) further states, “...reviewers should explain the basis for their comments and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of comments.” CEQA Guidelines (Section 15384) defines “substantial evidence” as “...enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached...Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.”

This comment provides an opinion as to the effect of the proposed project on adjacent properties. Furthermore, the lost utility and enjoyment claimed in the comment, and the negative effect on property values are not physical changes to the environment that warrant assessment under CEQA.

This comment states that 21 proposed units with balconies would face the adjacent property. The project site plans provided in the EA/IS (see Figure 12) depict the south façade of the building with 18 balconies. Riverside County Code (Section 8.80.20) dictates the minimum requirements for outdoor lighting in order to reduce light trespass, and to protect the health, property, and well-being of residents in the unincorporated areas of the County. Pursuant to Riverside County Code, “... 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. Outdoor luminaires shall not blink, flash, or rotate.” Furthermore, as stated in Checklist Question 2a (EA/IS, page 22), the proposed project is also subject to Riverside County Ordinance 655, which restricts new development from incorporating fixtures emitting light which would create undesirable light rays into the night sky and detrimentally affect astronomical observations and research. Ordinance No. 655 additionally mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded, and/or hooded to prevent shine onto adjacent properties and streets. The number, location, intensity, and operation of lighting developed on-site would conform to appropriate and applicable lighting standards developed and enforced by Riverside County during the review of the project development plan; therefore, lighting related impacts were determined to be less than significant, and no mitigation is necessary.

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<sup>1</sup> CEQA may trace the cause and effect of changed economic conditions on the environment, but only to the extent that these changes affect a physical change to the environment, with the analysis focused on the resultant physical changes. For example, the physical blight resulting from retail vacancies caused by the development of a larger, newer, or more desirable/convenient retail uses may be considered a physical effect of a changed economic condition.

Additionally, the Noise and Vibration Impact Analysis (included as Appendix F to the EA/IS) concluded the proposed project would generate short-term noise from construction and long-term noise from operation. Construction noise levels would exceed the construction noise standard of 80 a-weighted decibels (dBA) equivalent continuous sound level (Leq) for the residence south of the project site at 42605 Byron Place (see EA/IS, Checklist Question 27a, page 82). Therefore, noise impacts resulting from project construction activities would be potentially significant. Mitigation Measure NOI-1 requires the construction of a temporary 10-foot-high construction barrier along the southern project construction boundary, which would reduce potential construction noise levels by at least 8 dBA, resulting in construction noise to be limited to 75 dBA, which would result in a less-than-significant impact. Mitigation Measure NOI-1 also restricts hours of construction and requires use of properly muffled and staged equipment to further limit noise at adjacent sensitive receptors. With implementation of Mitigation Measure NOI-1, the proposed project would not generate noise that would exceed thresholds adopted by the County of Riverside.

**Response A-3:** This comment states that the circulation network along the project frontage is hazardous for drivers and pedestrians, and the addition of project-related traffic would exacerbate the hazardous conditions. The traffic study analyzed the existing circulation network while using recent traffic counts that reflect the existing travel patterns. As discussed in the EA/IS (Item C, page 101), no significant effect related to hazardous conditions resulting from geometric design features, such as sharp curves or dangerous intersections, or from incompatible uses were identified in the analysis. This comment does not necessitate any revisions to the analysis in the EA/IS. No further discussion of this issue is necessary.

**Response A-4:** This comment provides alternative calculations on trip generation. The estimated peak hour project (both day care and apartments) trip generation (a.m. and p.m. peak hours) is detailed in Table 5-A of Appendix G of the IS/EA. The proposed project is anticipated to generate 157 peak hour trips in the a.m. peak hour (74 inbound trips, and 83 outbound trips) and 153 trips in the p.m. peak hour (75 inbound trips, and 78 outbound trips). The day care project trip generation was developed using survey data at other The Learning Experience locations. The apartment trip generation was developed using the Institute of Transportation Engineers Trip Generation Manual, which summarizes the peak hour trip generation rates for land uses using survey data. The peak hour project trip assignment illustrates the estimated project trip numbers at study intersections in Figure 5-2 of Appendix G of the IS/EA. This comment does not necessitate any revisions to the analysis in the EA/IS. No further discussion of this issue is necessary.

**Response A-5:** This comment provides alternative calculations on trip distribution and claim that the proposed project would exacerbate a hazardous condition along the circulation network. The traffic study in Appendix G of the IS/EA analyzed the peak hour turning movements at the study intersections. The estimated peak hour project trip

generation (a.m. and p.m. peak hours) is detailed in Table 5-A of Appendix G of the IS/EA. As previously noted in Response A-4, the proposed project is anticipated to generate 157 peak hour trips in the a.m. peak hour (74 inbound trips, and 83 outbound trips) and 153 trips in the p.m. peak hour (75 inbound trips, and 78 outbound trips). The proposed project distribution and project trip assignment (including the U-turns) are included in Figures 5-1 and 5-2 of Appendix G of the IS/EA. As illustrated in Figure 5-2 of Appendix G of the IS/EA, the proposed project is anticipated to have 37 a.m. peak hour trips and 35 p.m. peak hour trips making the northbound U-turns at the intersection of Washington Street and Avenue of the States. This comment does not necessitate any revisions to the analysis in the EA/IS. No further discussion of this issue is necessary.

**Response A-6:** This comment questions the “less than significant” finding that carbon monoxide (CO) concentrations resulting from 969 daily trips would not affect sensitive receptors.

As stated in Checklist Question 6b (see EA/IS, page 32), ambient CO levels at the nearest monitoring station to the project site indicated a one- and eight-hour CO concentrations of 1.3 parts and 0.7 parts per million (ppm), respectively. This is lower than the State one-hour and eight-hour standards (20 and 0.9 ppm, respectively.) The highest CO concentrations would normally occur during peak traffic hours in conditions on roadways and intersections operating at unacceptable levels of service (LOS). As stated in Checklist Question 37a (see EA/IS, page 100), the LOS analysis under all study conditions indicated that roadways and intersections would operate satisfactorily and would not result in any LOS deficiencies.

Because the volume of CO emissions associated with the proposed project would be well below the State one- and eight-hour standards, and because the proposed project would not result in unacceptable LOS deficiencies or associated congestion at local intersections, the “less than significant” finding stated in the EA/IS is appropriate. The comment does not raise any issues regarding the adequacy of the environmental analysis in the EA/IS, nor does this comment necessitate any revisions to the analysis in the EA/IS. No further discussion of this issue is necessary.

**Response A-7:** This comment disputes the assessment of project lighting provided in the EA/IS.

Riverside County Code (Section 8.80.20) dictates the minimum requirements for outdoor lighting in order to reduce light trespass, and to protect the health, property, and well-being of residents in the unincorporated areas of the County. Pursuant to Riverside County Code, “... 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. Outdoor luminaires shall not blink, flash, or rotate.” Furthermore, as stated in Checklist Question 2a (see EA/IS, page 22), the proposed project is also subject to Riverside County Ordinance 655, which restricts new development from incorporating fixtures emitting light which would create undesirable light rays into the night sky and detrimentally affect astronomical

observations and research. Ordinance No. 655 additionally mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded, and/or hooded to prevent shine onto adjacent properties and streets.

The number, location, intensity, and operation of lighting developed on-site would conform to appropriate and applicable lighting standards developed and enforced by Riverside County during the review of project development plans. The opinion included in this comment regarding the post-development lighting condition is noted and will be considered by the County decision makers prior to any future action related to the proposed project. The comment does not raise any issues regarding the adequacy of the environmental analysis in the EA/IS, nor does this comment necessitate any revisions to the analysis in the EA/IS. No further discussion of this issue is necessary.

**Response A-8:** This comment states that neighbors to the south are on well water, which is a major concern.

As stated in Checklist Questions 40a-b (see EA/IS page 105), based on Coachella Valley Water District (CVWD) per capita demands, the proposed project is anticipated to utilize approximately 120,304 gallons of water per day. The 2020 Coachella Valley Regional Urban Water Management Plan (CV RUWMP) provides CVWD's projected water supplies and demands in a normal year, single dry year, and multiple dry years. As stated in the EA/IS, CVWD can meet current and projected water demands through 2045 during normal, single-dry, and multiple-dry year periods using a combination of groundwater, imported water, and recycled water supplies. The comment does not raise any issues regarding the adequacy of the environmental analysis in the EA/IS, nor does this comment necessitate any revisions to the analysis in the EA/IS. No further discussion of this issue is necessary. The non-specific and unsubstantiated concern provided by this comment regarding the water supply is noted and will be considered by the County decision makers prior to any future action related to the proposed project.

**Response A-9:** This comment states that electricity for the proposed project would be "coming off the grid that is already stressed."

As disclosed by the commenter, the proposed project includes the installation of rooftop solar collection fixtures. The proposed project would also include approximately 5,723 square feet of solar ready rooftop areas. (see EA/IS, page 1, and Figure 10.) The 2022 update to the California Energy Code (Title 24, Part 6) includes increased building efficiency standards, which are enforced through the local building permit process (effective January 1, 2023 and updated on July 1, 2024). The California Energy Code establishes requirements for rooftop solar on all new structures developed in the State, including multi-family residential buildings. Additionally, Title 24, Part 11 (CALGreen Code) of the California Building Code establishes measures for sustainable residential and non-residential building construction through code requirements for planning and design, energy, water,

and resource efficiency and conservation, and indoor environmental quality. Both the energy conservation, efficiency, and solar energy standards established in the California Energy Code and CalGreen Code are mandatory for development in the State; therefore, it is reasonable the proposed project would fully comply with such measures.

The opinion provided in this comment regarding the “already stressed” condition of the electricity grid is noted and will be considered by the County decision makers prior to any future action related to the proposed project. This comment does not necessitate any revisions to the analysis in the EA/IS and no further discussion of this issue is necessary.

**Response A-10:** This comment incorrectly states that the proposed multifamily residential building would be up to 6.5 stories in height.

As detailed in the EA/IS (Figures 12 and 13), the height of the eastern side of the proposed residential building (3 stories) would be 44 feet at the top of the tower, while the top of the tower on the western side of the proposed residential building would be 59.75 feet. It should be noted that this maximum height would be limited to the tower only, which would be located at the western edge of the building; therefore, this height would not extend across the length of the proposed residential building. As detailed in the referenced figures, the height of the four-story structure would be 46.8 feet at the top of the parapet. The facades and parapets of commercial structures north of the project site would extend up to from 30 to 40 feet in height, while multifamily residential uses south and west of the project site are estimated to be 25 to 35 feet in height.

Views from private property are not considered protected scenic views pursuant to CEQA. The project site is bounded by residential and commercial uses to the south, residential uses to the east, and commercial uses to the north and west, within Palm Desert city limits. While these existing uses already limit expansive views in the vicinity of the project site, views to the Little San Bernardino and Santa Rosa Mountains would remain unaltered along the Washington Street corridor.

The opinion expressed in this comment that the proposed project is “contradictory to the essence of what makes Bermuda Dunes special” is non-specific and speculative. This comment will be considered by the County decision makers prior to any future action related to the proposed project. This comment does not necessitate any revisions to the analysis in the EA/IS, and no further discussion of this issue is necessary.

**Response A-11:** This comment disputes the anticipated population that may result from development of the proposed project.

As stated in Checklist Question 29b (see EA/IS, page 93) the estimated population that could potentially result from development of the proposed project is based on

the United States Census Bureau household average for the Bermuda Dunes Census Designated Place (CDP). The estimated population increase identified in the comment is based on the number of bedrooms is unsubstantiated and speculative. Furthermore, the community of Bermuda Dunes is not an isolated enclave, but an unincorporated area of commercial and residential development located between the incorporated cities of Palm Desert, La Quinta, and Indio, and is also located within an urbanized area of Riverside County. Considering the urbanized context of the project site, the population assessment included in the EA/IS is appropriate.

This comment does not necessitate any revisions to the analysis in the EA/IS. No further discussion of this issue is necessary. This comment will be considered by the County decision makers prior to any future action related to the proposed project.

**Response A-12:** This comment questions the discussion of potential employment included in the EA/IS, and highlights the retired status of approximately one-third of the residents in the Bermuda Dunes Community.

As stated in the Response A-11, the community of Bermuda Dunes exists in an urbanized environment. As such, the environmental analysis appropriately considers the broader effects of the proposed project, including the provision of new temporary or permanent employment opportunities.

This comment does not necessitate any revisions to the analysis in the EA/IS. No further discussion of this issue is necessary. This comment will be considered by the County decision makers prior to any future action related to the proposed project.

**Response A-13:** This comment presents a map of other day care uses in the vicinity of the project site and expresses the opinion that jobs created would be at the expense of existing day care businesses.

As stated in Response A-2, "Economic or social effects of a project shall not be treated as significant effects on the environment..." CEQA analysis cannot be based on speculation, rather it is based on facts, reasonable assumptions based on facts, or expert opinion supported by facts. This comment provides no substantiated facts as to how the proposed project would affect existing day care businesses in the vicinity of the project site. This comment is noted and will be considered by the County decision makers prior to any future action related to the proposed project. This comment does not necessitate any revisions to the analysis in the EA/IS, and no further discussion of this issue is necessary.

**Response A-14:** This comment identifies the number of pre-school aged children currently residing in the community, locates other day care uses in the vicinity of the project site, and speculates as to what other commercial operations may operate in the proposed pre-school building.

The EA/IS provides an assessment of the potential environmental effects that may result from construction and operation of the proposed uses as presented to Riverside County. It is speculative to consider potential impacts that may or may not result from occupation of the commercial structure with other potential uses that may or may not occur at a future point in time. This comment does not necessitate any revisions to the analysis in the EA/IS, and no further discussion of this issue is necessary.

**Response A-15:** This comment provides an opinion as to the use and layout of the project site and states the proposed project is, “not within the needs or wants of the community.”

This opinion is noted but does not raise a specific issue related to the adequacy of the EA/IS. This comment does not necessitate any revisions to the analysis in the EA/IS, and no further discussion of this issue is necessary.

**Response A-16:** This comment communicates the purchase history (including past purchase offers) of the parcel and provides an opinion that the parcel should retain the single-family zoning.

The purchase and ownership history of the property, including the outcome of past purchase offers, is not relevant to the environmental analysis and does not warrant further discussion.

**Response A-17:** This comment provides a map showing how zoning was intended for the project site and speculates on the timing of the applicant’s intent to develop the project site.

Pursuant to CEQA (Section 15125(a)(1), for purposes of evaluating potential environmental effects, the environmental baseline are the conditions that exist “...at the time environmental analysis is commenced from both a local and regional perspective.” The description of on-site and existing zoning identified in the EA/IS (Item K, page 19) accurately conveys the existing zoning at the time the environmental analysis commenced. Consideration of historic or intended zoning is neither relevant nor appropriate pursuant to CEQA.

The opinion included in this comment is noted, but it does not raise a specific issue related to the adequacy of the EA/IS. This comment does not necessitate any revisions to the analysis in the EA/IS, and no further discussion of this issue is necessary.

**Response A-18:** This comment states that the east half of the project site is zoned R1-12000, similar to the abutting parcel (to the south) and that these tracts are bound to retain their continuity with the community.

The existing zoning for abutting parcels include Scenic Highway Commercial (C-P-S) to the north, General Residential (R-1-8000) to the east, General Residential (R-3-2000) and One-Family Dwelling (R-1-12000) to the south, and Planned Commercial



(PC) in the City of Palm Desert to the west. The project site is located within the County of Riverside's General Plan Community Development Foundation Component and is designated High Density Residential (HDR) and Medium Density Residential (MDR). County of Riverside General Plan designations for adjacent properties include: Commercial Retail (CR) to the north, High Density Residential (HDR) and Medium Density Residential (MDR) to the south, and Medium Density Residential (MDR) to the east.

The Riverside County General Plan Certainty System provides clarity regarding the interpretation and use of the General Plan in ongoing decision-making and seeks to sustain the General Plan's policy direction over time. It recognizes that circumstances will change, imperfections in the General Plan will be discovered, and events will occur that require changes in the General Plan. The Certainty System does not affect a project application that requires a General Plan Amendment (GPA) within the same foundation component, as is the case of the proposed amendment of the project site from "Medium Density Residential" and "High Density Residential" to a "Mixed Use Area" designation. The intent of the "Mixed Use" is to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. A retail shopping center is located north of the project site, while commercial and multiple-family residential uses are located south and west of the project site along Washington Street. The proposed project is consistent with the pattern of multi-family development and commercial development along Washington Street.

The opinion expressed in this comment that the project site should retain the large tract zoning will be provided to County decision makers prior to any future action related to the proposed project. This comment does not necessitate any revisions to the analysis in the EA/IS, and no further discussion of this issue is necessary.

**Response A-19:** This comment states that the EA/IS does not discuss the Bermuda Dunes Neighborhood Preservation Overlay (BDNPO) zone, nor how the proposed project would impact the existing community.

The intent of the BDNPO zone (Riverside County Code Section 17.292) is to, 1) supplement general maintenance requirements on public properties within the neighborhood; 2) restrict uses on private properties beyond the general requirements of the underlying zone, and 3) providing regulatory framework for effective code enforcement efforts. Neighborhood preservation standards detailed in Section 17.292.040 have been identified to "maintain a safe, clean, orderly, sanitary, and aesthetically pleasing neighborhood character," establishing standards for street environment, parking, yard maintenance, façade treatment, fences and walls, and temporary or holiday displays. The proposed daycare/pre-school facility and multifamily housing development, as well as associated infrastructure, would be designed pursuant to development standards for Mixed Use (MU) zoning in the County (Refer to Riverside County Ordinance No. 348). Through Riverside County review and approval of the development application, including any structural,

design, lighting, and landscape features required, said features would comply with applicable County of Riverside standards. The provisions of the BDNPO zone apply to all currently approved and future residential developments for individual parcels, tracts, and parcel maps within the Bermuda Dunes community. As such, after construction, the occupation and maintenance of the project site and structures would conform to the applicable neighborhood preservation standards detailed in the BDNPO (Section 17.292.050).

The EA/IS provides an exhaustive assessment of the potential of the proposed project to affect the local and regional environment. As required, mitigation measures have been identified to reduce potential impacts to below the level of significance established by the County of Riverside. As the proposed project would, 1) comply with applicable County of Riverside requirements to ensure the proposed project is compatible with existing design and development standards; 2) comply with the applicable BDNPO neighborhood development standards during project occupation/operation, and 3) because all potential environmental impacts do not exceed established significance thresholds or are reduced to below established significance thresholds with incorporation of mitigation, construction and subsequent operation/occupation of the proposed project would not adversely or negatively affect the existing community.

The opinion expressed in this comment is noted and will be considered by the County decision makers prior to any future action related to the proposed project. This comment does not necessitate any revisions to the analysis in the EA/IS, and no further discussion of this issue is necessary.

**Response A-20:** This comment states that it is not the community's responsibility to facilitate development that they believe results in hazardous traffic conditions and devalues properties. This comment also states the opinion that single-family development would "comply with the stated purpose of Bermuda Dunes" and would welcome such a development proposal.

The opinion stated in this comment is noted, but the comment does not raise a specific issue related to the adequacy of the EA/IS. The comment will be considered by the County decision makers prior to any future action related to the proposed project. The opinions expressed in this comment do not necessitate any revisions to the analysis in the EA/IS, and no further discussion of this issue is necessary.

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**ATTACHMENT**

**PUBLIC COMMENT LETTER**

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Riverside County Planning Department  
Attention: Jose Merlan, Principal Planner  
PO Box 1409  
Riverside, CA 92502-1409

We are adjoining property owners of the subject property and write to address the following points of the County of Riverside Environmental Assessment Form: Initial Study PPT210015, TPM38113, GPA210003 and CZ2100010. Notice of Intent to Adopt a Mitigated Negative Declaration MND-PPT21, General Plan Amendment no. 210003, Change of Zone No. 2100010, Tentative Parcel map No. 38113, Plot Plan No 210015

A-1

Bermuda Dunes is a residential community described by Supervisor V. Manuel Perez as follows:

“Bermuda Dunes is a busy residential community of 7,282. This community is known for its large estate-style homes and the Bermuda Dunes Country Club. Bermuda Dunes is home to a general-aviation airport, and, as such, it provides a habitat for such diverse interests as airplanes, horses, and golf.”<sup>1</sup>

The proposed project does not enhance the community in the way the community intended.

The commercial uses located to the south of the proposed project are propagation and wholesale selling of landscaping plants. That property is under covenants along with the other Hidden River properties to limit development to large acreage tracts only. Hence this proposed high density commercial project is abutting a large acreage tract that cannot be further developed and therefore the current abutting resident loses much utility and enjoyment of their horse property by having a light and noise producing high density four story building leering into their property. Specifically there are 21 proposed units with their balconies facing my property. Not only does this deter my enjoyment of my property but it negatively impacts my property value.

A-2

Access - Washington Street is a main thoroughfare from I-10 to La Quinta and adjacent communities. It is 50 mph with a traffic light at Avenue of the States and another at Palm Royale Dr. adjacent to Horizon School. When the Washington Street Apartments were acquired by the City of La Quinta and expanded upon they had a negative impact on the flow of traffic on Washington. Specifically, tenants of the two apartment buildings flanking Hidden River Road are forced right onto Washington northbound. To go south they U-Turn at Avenue Of The States and Washington – or – they jump the left turn lane and median in an attempt to short cut across Washington. This is extremely hazardous for drivers and the increased amount of pedestrians pushing shopping carts not to mention the kids walking home from school or people waiting at the adjacent bus stop. So when one considers that 50% of the people entering AND exiting the proposed project will be going against the flow of traffic then you start to understand the huge traffic problem that will ensue.

A-3

<sup>1</sup><https://rivco4.org/district-communities>

Here is some extremely basic math:

Daycare: 166 students 24 staff (pg 97) (180 students per MND)

Drop off 166 cars enter PLUS 166 cars leave PLUS 24 cars enter = 356 vehicles between 6:30 and 8:30 am or one car exiting and entering traffic every 34 seconds for daycare.

Pick up 166 cars enter PLUS 166 cars leave Plus 24 cars exit = 356 vehicles between 4:30 pm and 6:30 pm is again one car exiting and entering traffic every 34 seconds for daycare.

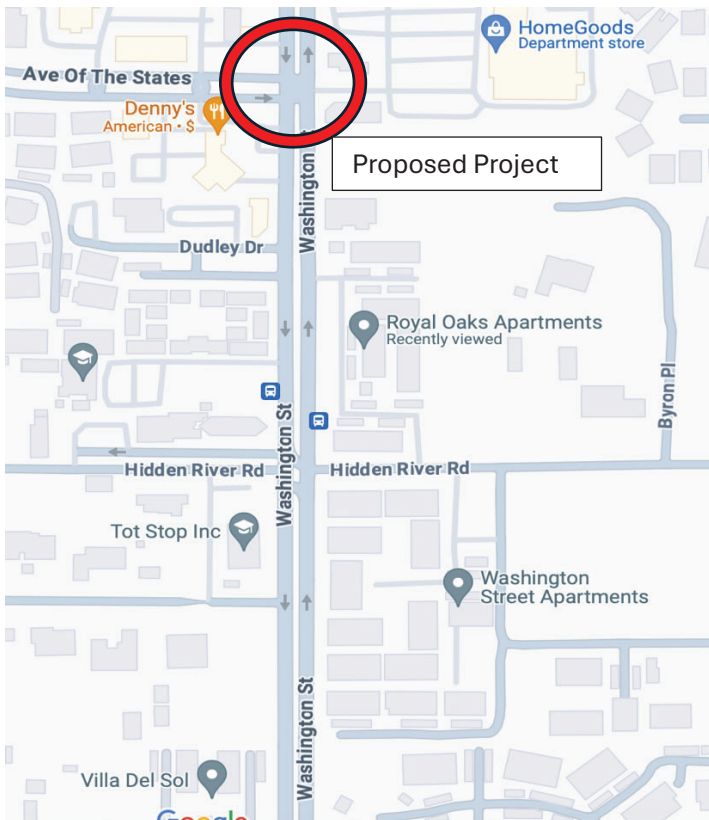
Apartments: 90 parking spots we assume this accommodates 78 bedrooms, staff, landscapers, housekeepers, maintenance, visitors, etc.

90 cars leave in the morning rush 90 cars return in the evening rush

A-4

That is approximately 446 cars entering Washington Street right at the intersection of Avenue of the States during rush hours which is roughly one car every 27 seconds at an already busy intersection. And 50% of those cars are going north and 50% are making a U turn at the Avenue of the States intersection and going south. That is over 200 U-Turns! Add kids walking to and from school, pedestrians, shoppers, current traffic load of 2 additional apartment buildings within 1 block and you have a disaster in the making. This area of Washington is already dangerous so I'm not sure why this density of a project is on the table. Oh, yes, greed.

A-5



The report mentions a proposed 969 average daily trips (pg 32) in reference to CO concentrations. The report finds CO impacts “less than significant” to sensitive receptors ie children, daycare centers, playgrounds, residential dwellings. It is hard to fathom that this is going to be a healthy environment for infants, toddlers, preschoolers or general humans.

A-6

Other issues with this report:

Light – The report states that these will all be dark sky lights but in reality, there will be parking lot lights, head lights, interior lights and a 4 story building! This thing is lit up like a Christmas tree.

A-7

Utilities –The neighbors to the south are all on well water. This project is a major concern for us. The report states it will be solar panel ready but that sounds like electricity is coming off the grid which is already stressed.

A-8

A-9

Height – The report indicates the building will be four stories tall. Surrounding buildings are two stories tall therefore it would be the tallest building in the area. However page 22 of this report indicates the project will “not exceed 65 feet in height” which puts it at roughly 6.5 stories tall. Rising out of the desert like a casino or a hotel. Again, the community is built on the idea of larger acreage tracts with expansive views across the desert to the surrounding hills. This proposal is contradictory to the essence of what makes Bermuda Dunes special.

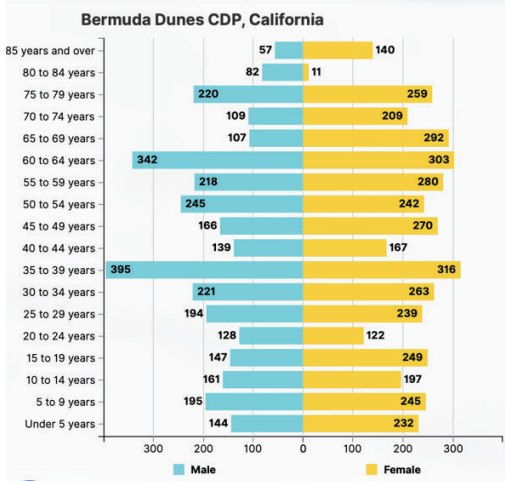
A-10

Density –The report arbitrarily states that there will be an increase of 102 residents. You have 78 bedrooms and 90 parking spots. 102 is conservative as stated in the report. This could easily be 156 residents. It could be more. The report then goes on to state that this is a negligible increase in density for Riverside County of .0004%. But this report is about the impact on Bermuda Dunes, a small community of 8,244 souls, not the entire county. This could easily be an impact of 1.90% population increase to this small community, located at a precarious intersection.

A-11

Jobs – The report states that the project would provide employment opportunities in a sub-region of the SCAG that is considered “jobs poor”. To be clear the project is potentially creating temporary construction work and possibly 24 Day Care positions in a community that is 32% 55+ age group. Approximately 1/3 of the population is retired not unemployed.

A-12



Looking at the map below and considering the demand or lack of demand for day care it is probable that the potential 24 day care related jobs will come at the expense of the existing day care business’s in the neighborhood.

A-13

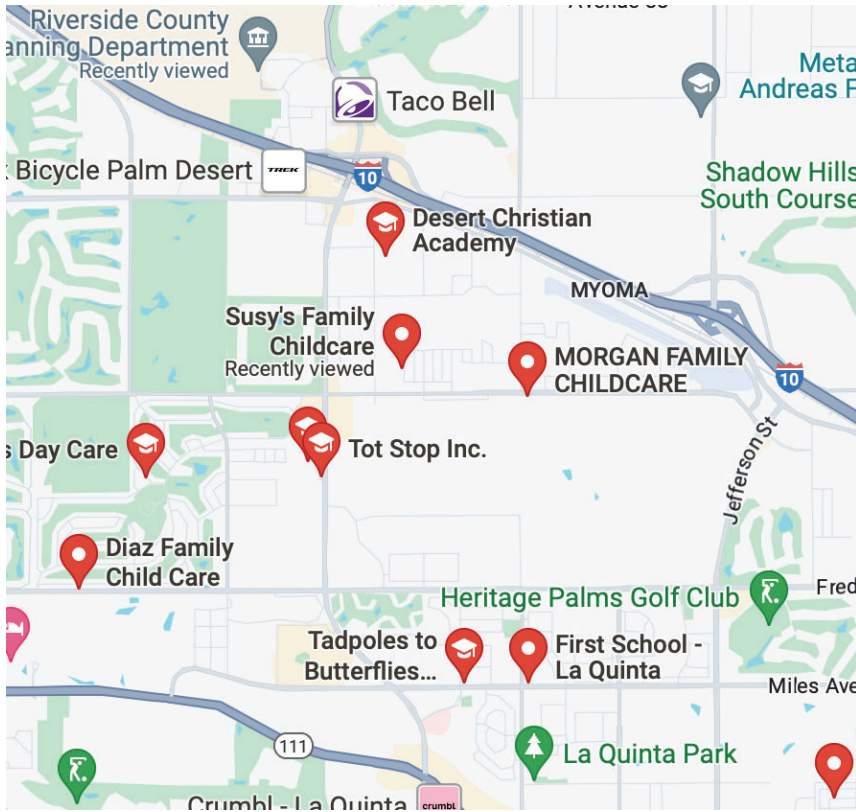
Daycare – Based on the census date there are 376 preschool age kids in Bermuda Dunes to the proposed development of 166 openings in daycare. The map below shows some of the daycare availability in the nearby area. The proposed project area is across from the Tot Stop Inc. It doesn’t appear that there is a

A-14



lack of these services which then begs the question, if the owner can't make a go of daycare what else is the proposed commercial space going to be used for?

**A-14  
Cont**

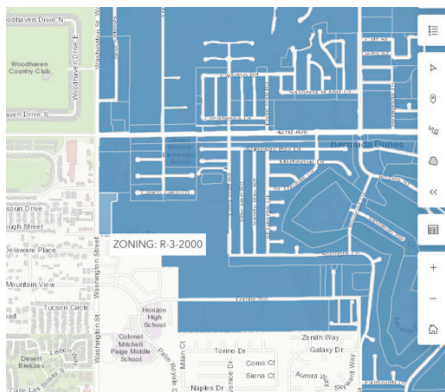


The proposed daycare building for infants, toddlers and pre schoolers has the appearance of a commercial mall structure. The recreation space between the two buildings further lends itself to that idea – basketball for toddlers? I think not. The “dog park” & pool are on the roof of the apartment building. The layout of this entire project looks like an asphalt and concrete hotspot on what will become a major congested intersection. Yuck. This is SO not within our community wants or needs.

**A-15**

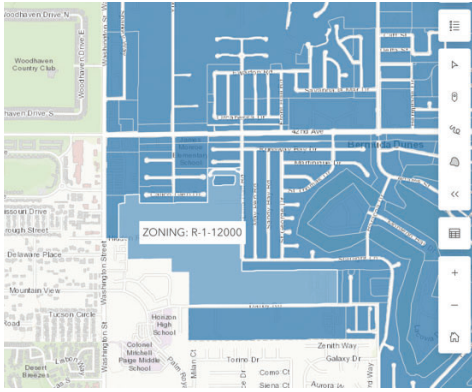
Zoning – This parcel was purchased years ago with the existing zoning. Reasonable offers were made to the owner years ago but declined as the offers took into consideration that it would not be reasonable to “up zone” and the parcel should remain as large lot SFR ‘s in conformance with the neighborhood.

**A-16**



This map shows how the zoning was intended. It shows where it incorporates the existing Royal Oaks Apartments multifamily zoning fronting Washington Street. It seemed logical at the time that the frontage on Washington Street might be multifamily. However, the investor waited until the parcel was developed around it making it all the more difficult to develop into multifamily.

**A-17**



The east half of the property was always R1-12000 just like the acreage it abuts. These large tracts are bound to retain their continuity with the community

A-18

The document does not discuss the Bermuda Dunes Neighborhood Preservation Overlay Zone (BDNPO) Chapter 17.292. Nor does it discuss how this project will negatively impact the existing community.

A-19

In conclusion - It is not the community or residents of Bermuda Dunes responsibility to facilitate out of town developers to maximally profit on their investment. It is not our responsibility or intent to allow high density zoning changes which create hazardous traffic conditions and devalue our property values. It is clear from a community standpoint that development into detached SFR units would comply with the stated purpose of Bermuda Dunes. As an adjacent property owner we would welcome a reasonable SFR development plan rather than this incongruous plan which is proposed. Finally, just because something CAN be done doesn't mean it SHOULD be done.

A-20

Sincerely,

Kimberly M. Bergman  
 Matthew P. Bergman  
 42605 Byron Pl.  
 Bermuda Dunes, CA 92203

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Project Case Type (s) and Number(s):** PPT210015, TPM38113, GPA210003 and CZ2100010  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501  
**Contact Person:** Evan Langan, Principal Planner  
**Telephone Number:** (951) 955-3024  
**Applicant's Name:** HI Bermuda Dunes, LLC  
**Applicant's Address:** 20 North Raymond Avenue, Suite 300, Pasadena, CA 91103

### I. PROJECT INFORMATION

**Project Description:** The project includes the development of approximately 2.44 acres at Assessor Parcel Number (APN) 609-020-024-3 at 42500 Washington Street in the community of Bermuda Dunes, in Riverside County (Figure 1). The project site is surrounded by residential uses to the east, commercial uses to the north and west, and commercial and residential uses to the south (Figure 2). The proposed project includes development of a one-story 9,990 square-foot daycare/pre-school building and a 43-unit four-story apartment building, as well as associated parking, open space (including drought tolerant landscaping areas) and recreation uses and infrastructure (Figure 3 and Figure 4). Proposed parking for the project site would include 118 parking stalls, including four Americans with Disabilities Act (ADA) compliant stalls and five electric vehicle (EV) stalls. The proposed project would also include approximately 5,723 square feet of solar ready rooftop areas. The layout of the proposed daycare/pre-school facility is detailed in Figure 5. The layout of the proposed multifamily housing development is included in Figures 6-10. Figure 11 provides the building elevations of the proposed daycare/pre-school use, while Figures 12-13 illustrate the elevations of the proposed multifamily apartment building. The table below includes the proposed square footage of project components.

**Square Footage of Project Components**

Proposed Land Use	Building Cover	Open Space/Recreation	Parking	Total
Daycare/Pre-School Facility	9,990	20,607	11,220	41,817
Multifamily Residential Development	26,383	7,357	30,697	64,437

Source: Compiled by LSA (November 2022).

The project also includes an amendment to the Riverside County General Plan, to change the land use designation of the site from High Density Residential and Medium Density Residential to Mixed Use Area and an amendment to the site's zoning from General Residential (R-3-2000) and One-Family Dwelling (R-1-12000) to Mixed-Use (MU).

Construction of the proposed project is anticipated to occur over a period of 13 months. Grading at the project site is expected to be balanced, and no import or export of soil is anticipated.

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

**B. Total Project Area:** 2.44 acres

<b>Residential Acres:</b> 1.48	<b>Lots:</b> 1	<b>Units:</b> 43	<b>Projected No. of Residents:</b> 102
<b>Commercial Acres:</b> 1.82	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 9,990	<b>Projected No. of Students:</b> 166
<b>Industrial Acres:</b> 0	<b>Lots:</b> 0	<b>Sq. Ft. of Bldg. Area:</b> 0	<b>Est. No. of Employees:</b> 24
<b>Other:</b>	<b>Lots:</b> 0	<b>Sq. Ft. of Bldg. Area:</b> 0	

**C. Assessor's Parcel No(s):** 609-020-024-3

**Street References:** South of Hovley Lane East/Avenue 42, north of Hidden River Road, east of Washington Street, and west of Lima Hall Road.

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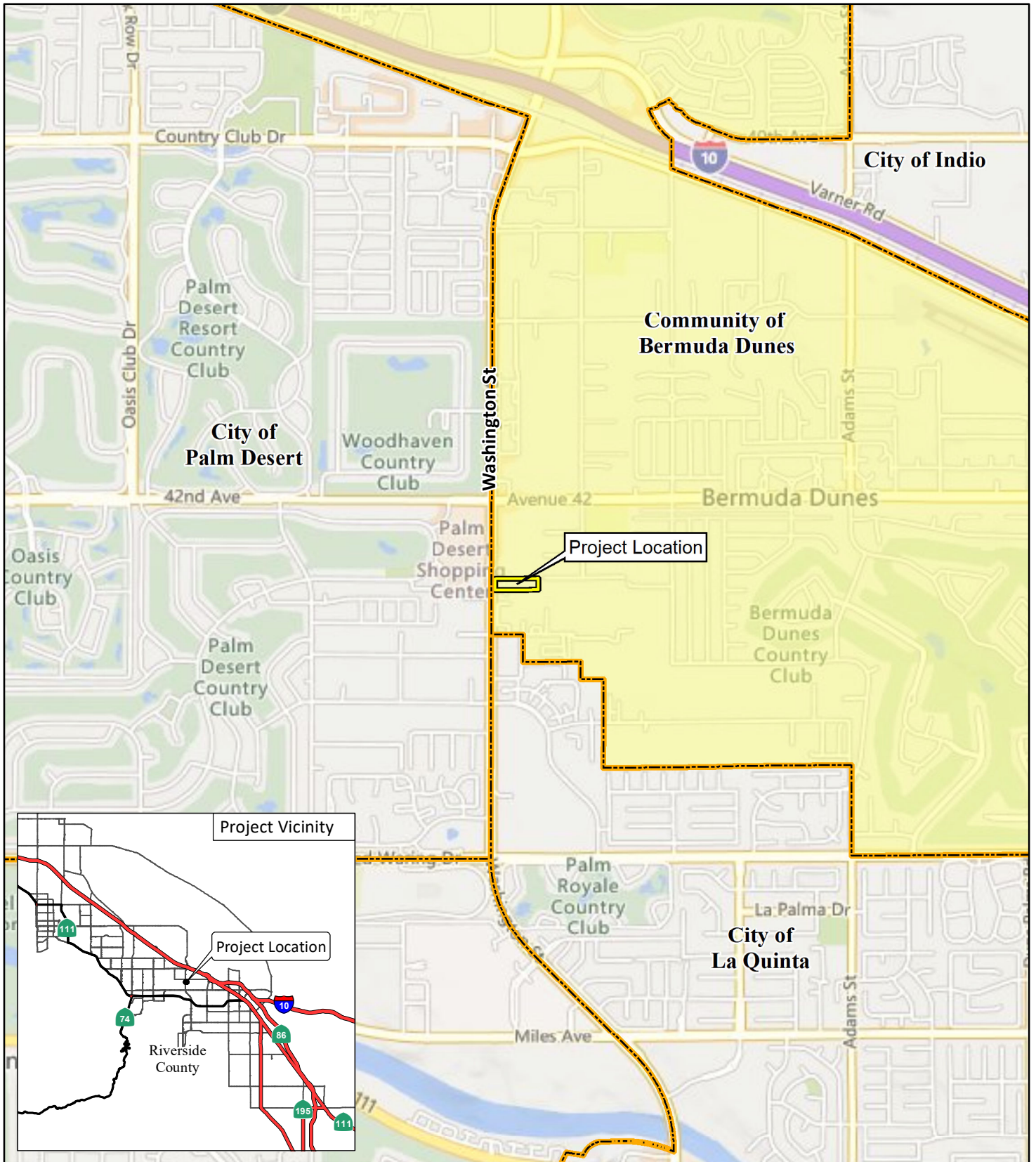
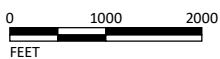


FIGURE 1

LSA

LEGEND

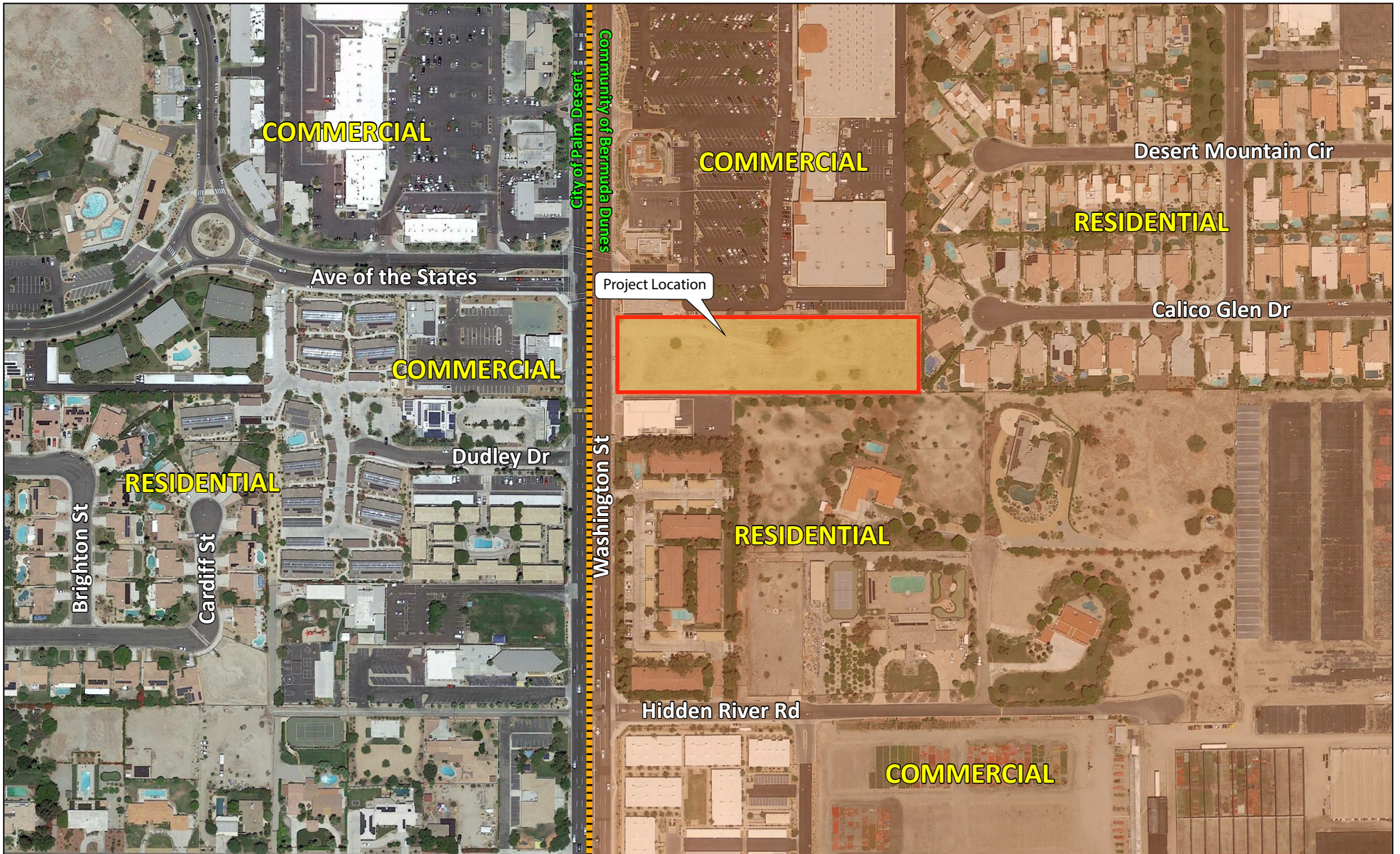
- Project Location
- City Boundary
- Unincorporated Riverside County



SOURCE: Bing Road Maps (2021)

I:\HRD2001\GIS\MXD\ProjectLocation\_USGS.mxd (11/16/2022)

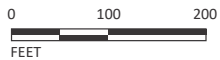
**42500 Washington Street, Bermuda Dunes Project**  
Regional and Local Context Map



LSA

LEGEND

- Project Location
- Unincorporated Riverside County
- City Limit

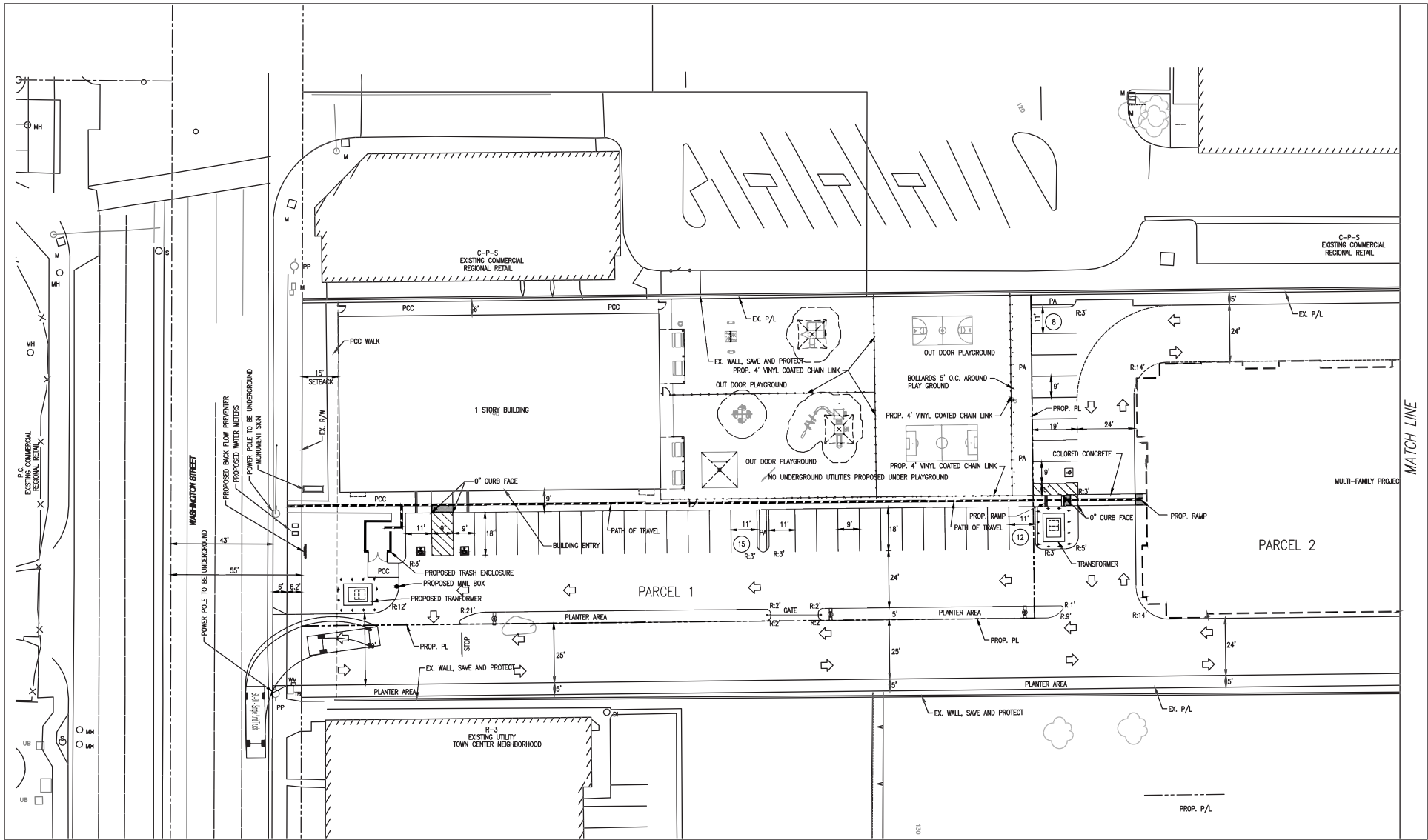


SOURCE: Google Earth 2022

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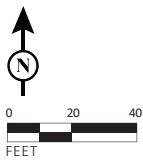
FIGURE 2

42500 Washington Street, Bermuda Dunes Project  
Aerial Photograph of Surrounding Land Uses



LSA

FIGURE 3



42500 Washington Street "Bermuda Dunes" Project  
Site Plan - West



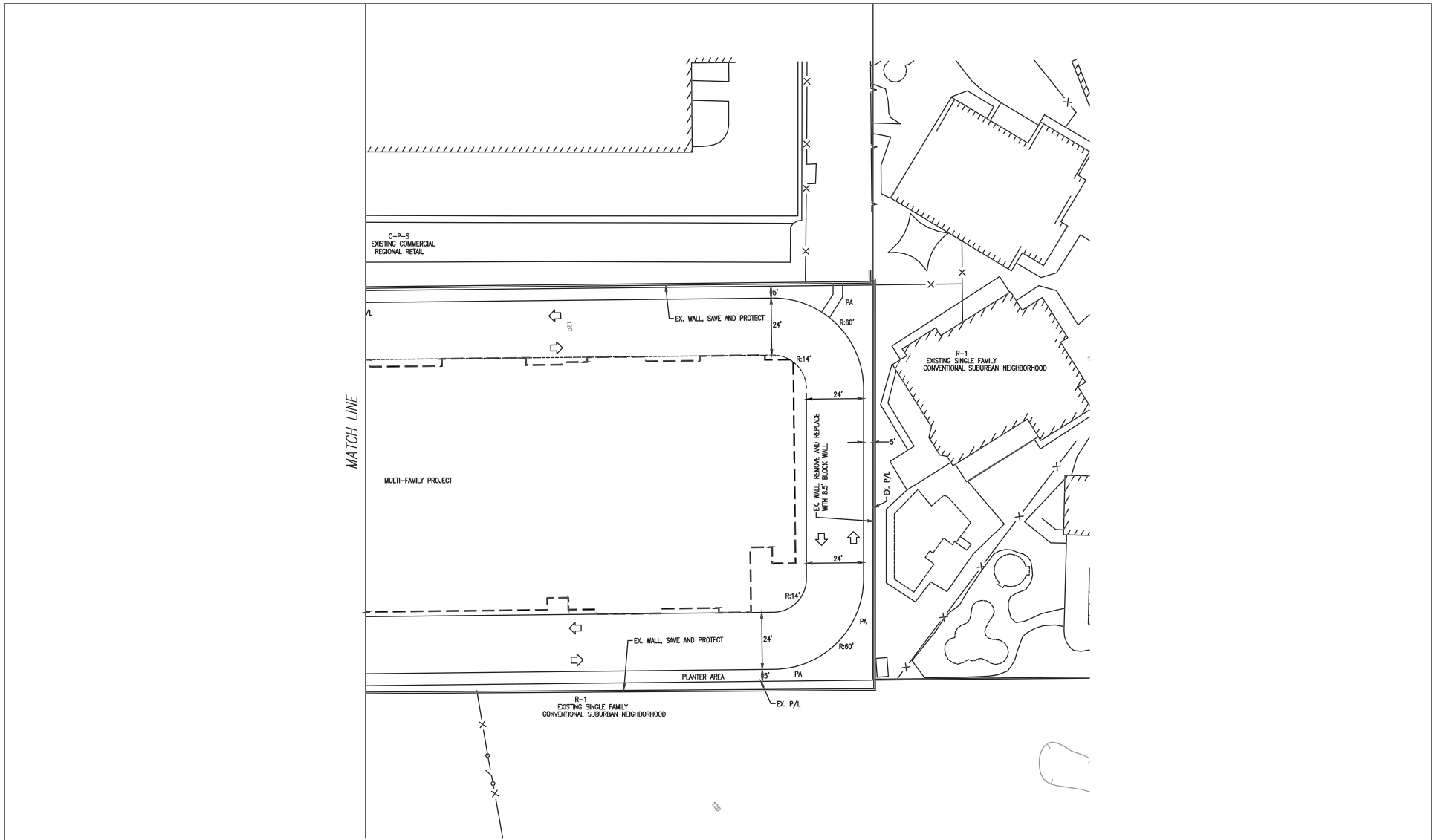
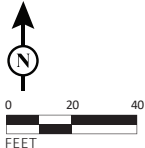
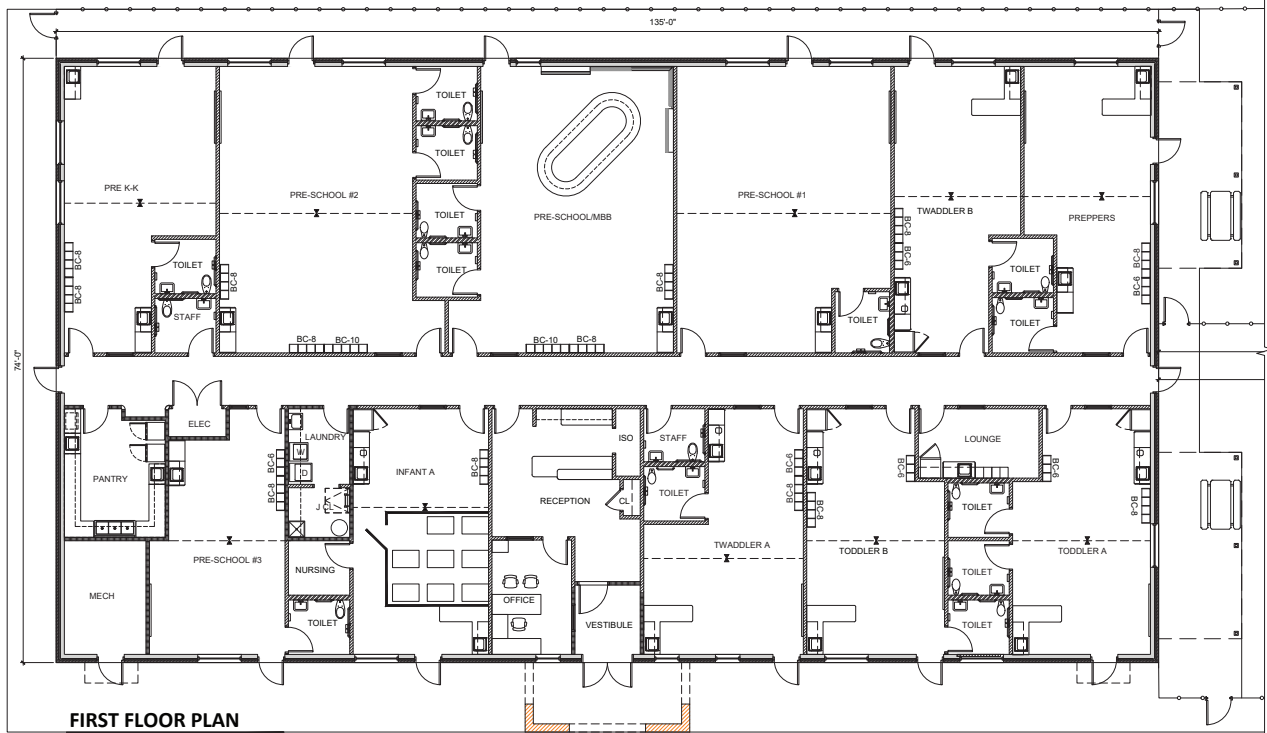


FIGURE 4

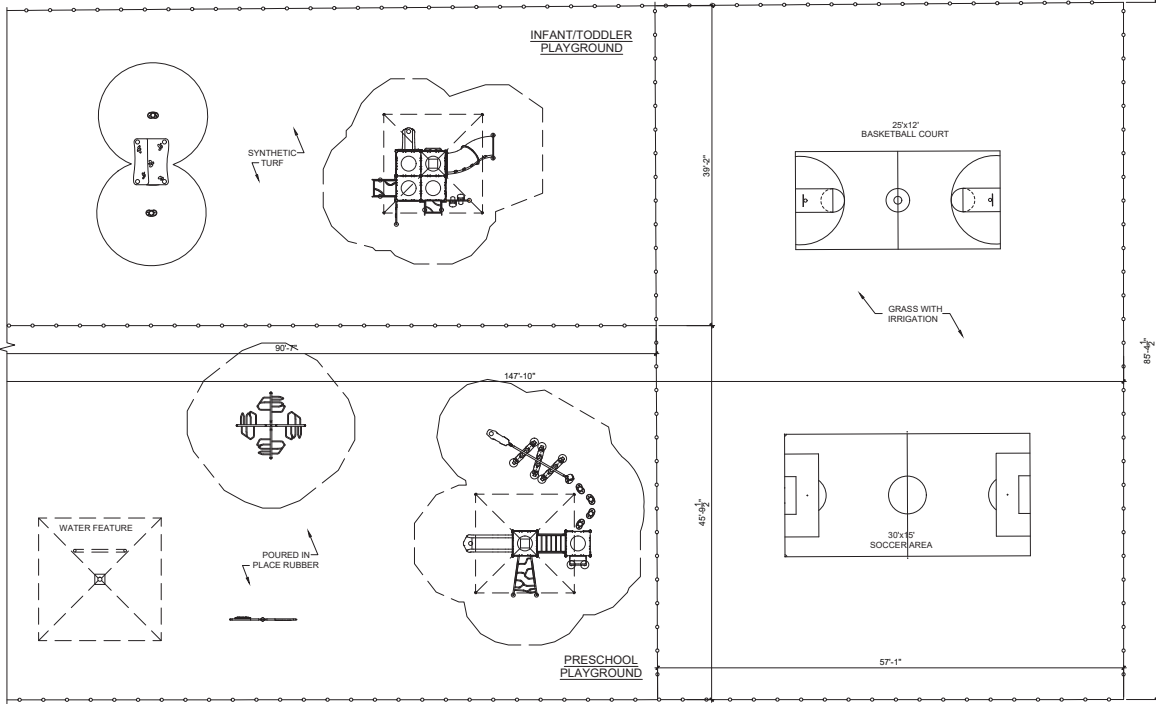
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42500 Washington Street "Bermuda Dunes" Project  
Site Plan - East



**FIRST FLOOR PLAN**



**PLAYGROUND PLAN**

**FIGURE 5**

**LSA**

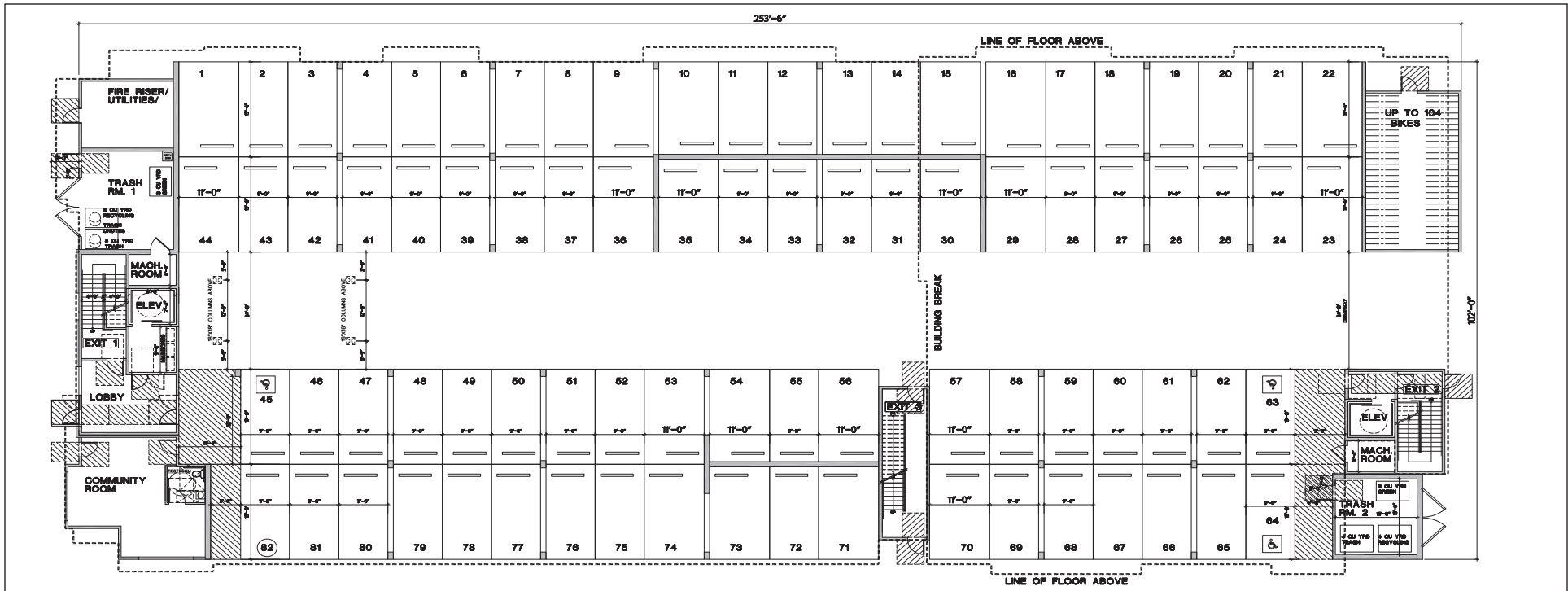


NOT TO SCALE

SOURCE: Jarmel Kizel, 7/1/2023

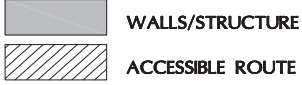
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*42500 Washington Street "Bermuda Dunes" Project  
Layout of Daycare/Pre-school Facility*



UNIT MIX						
NAME	TYPE	SIZE	POA/DECK	# OF UNITS	PARKING/UNIT	SPACES REQU.
1	1 BED, 1 BATH	768 SF	60 SF	5	1.25 SPACES	6.25
2	1 BED, 1 BATH	864 SF	55 SF	4	1.25 SPACES	5
3	2 BED, 2 BATH	982 SF	52 SF	10	2.25 SPACES	22.5
4	2 BED, 2 BATH	1,062 SF	58 SF	12	2.25 SPACES	27
5	2 BED, 2 BATH	1,176 SF	64/78 SF	11	2.25 SPACES	24.75
6	3 BED, 3 BATH	1,951 SF	112 SF	1	2.75 SPACES	2.75
				<b>43 TOTAL</b>		<b>89 TOTAL</b>
						<b>90 PROVIDED</b>
COMMON USE AREA/OPEN SPACE						
	COURTYARD	5,666 SF				
	ROOFDECKS	5,974 SF				
	<b>TOTAL</b>	<b>11,640 SF</b>		<b>= 270 SF PER UNIT</b>		

FIRST FLOOR



LSA

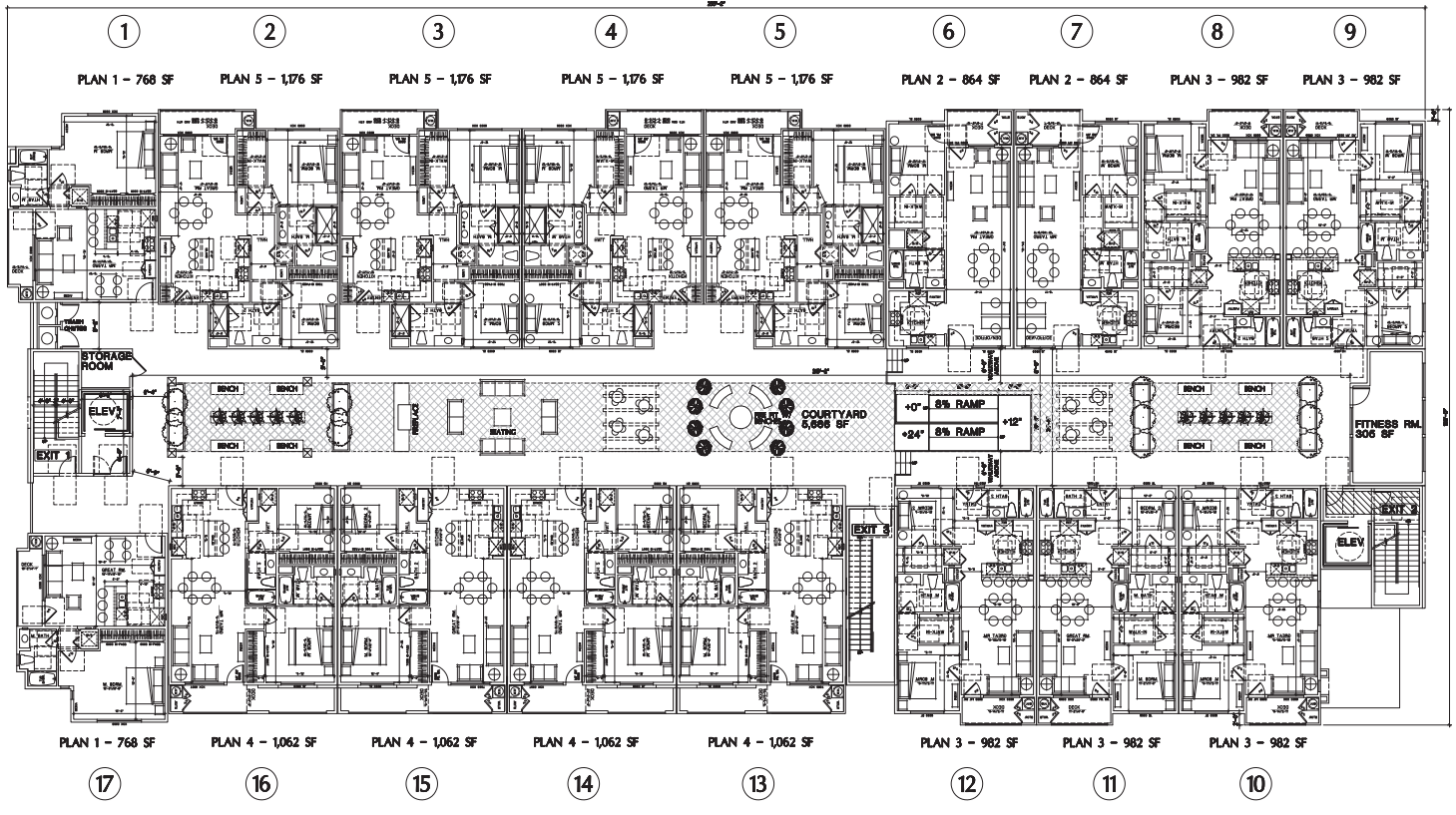


NOT TO SCALE

SOURCES: Daniel Beauchamp, Architect; KES Technologies, Inc., 1/7/2022  
 I:\HRD2001\G\Multi-Fam\_Apt\_Bldg\_Lvl\_1.ai (11/17/2022)

42500 Washington Street "Bermuda Dunes" Project  
 Layout of Multi-Family Apartment Building - First Level

FIGURE 6



SECOND FLOOR  
17 UNITS

UNIT MIX						
NAME	TYPE	SIZE	POA/DECK	# OF UNITS	PARKING/UNIT	SPACES REQU.
1	1 BED, 1 BATH	788 SF	60 SF	5	1.25 SPACES	6.25
2	1 BED, 1 BATH	864 SF	65 SF	4	1.25 SPACES	5
3	2 BED, 2 BATH	982 SF	52 SF	10	2.25 SPACES	22.5
4	2 BED, 2 BATH	1,062 SF	68 SF	12	2.25 SPACES	27
5	2 BED, 2 BATH	1,176 SF	64/78 SF	11	2.25 SPACES	24.75
6	3 BED, 3 BATH	1,951 SF	112 SF	1	2.75 SPACES	2.75
				43 TOTAL		89 TOTAL
						90 PROVIDED
COMMON USE AREA/OPEN SPACE						
	COURTYARD	5,666 SF				
	ROOFDECKS	5,974 SF				
	TOTAL	11,640 SF			= 270 SF PER UNIT	

LSA



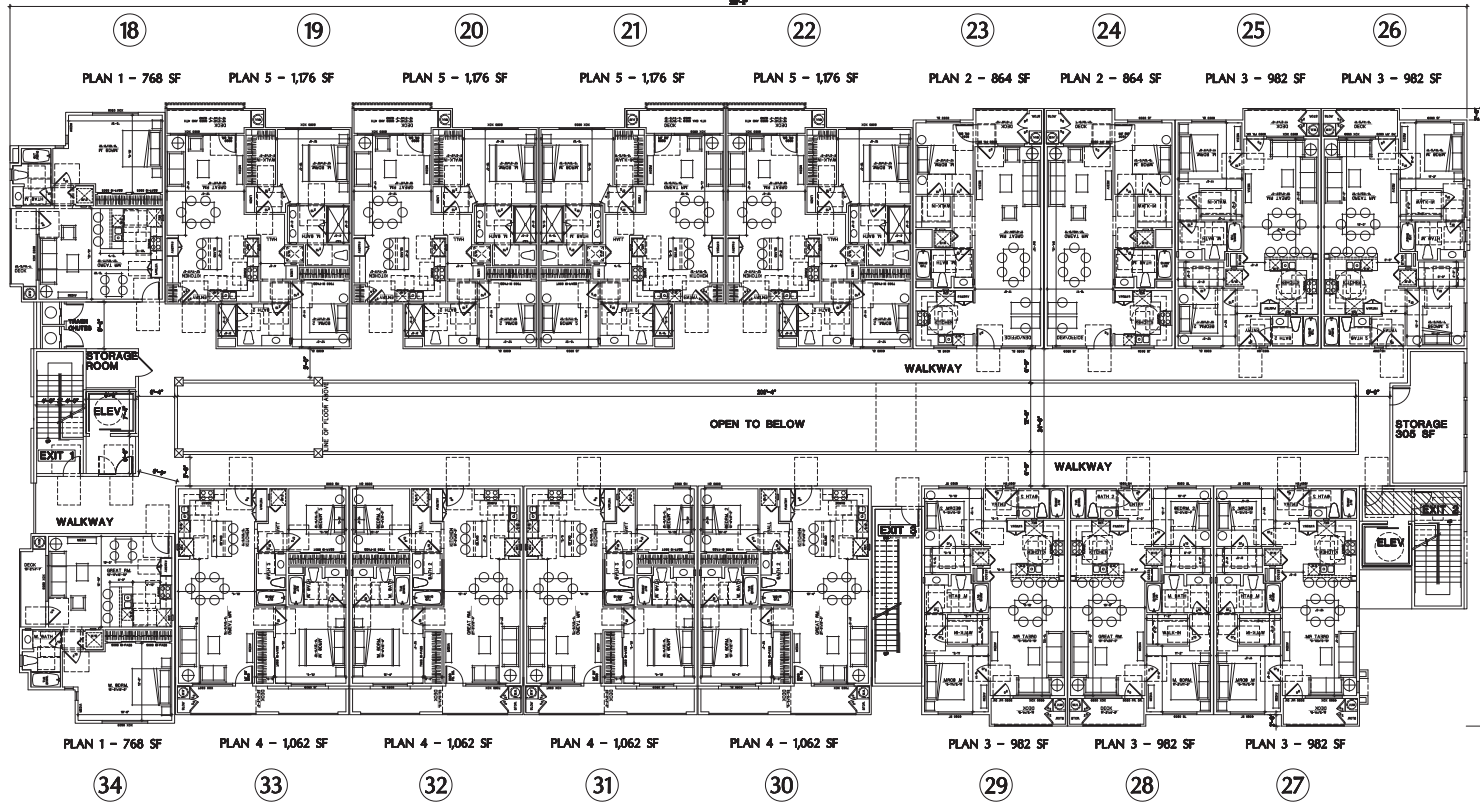
NOT TO SCALE

FIGURE 7

42500 Washington Street "Bermuda Dunes" Project  
Layout of Multi-Family Apartment Building - Second Level

SOURCES: Daniel Beauchamp, Architect; KES Technologies, Inc., 1/7/2022

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THIRD FLOOR  
17 UNITS

UNIT MIX						
NAME	TYPE	SIZE	POA/DECK	# OF UNITS	PARKING/UNIT	SPACES REQU.
1	1 BED, 1 BATH	768 SF	60 SF	5	125 SPACES	6.25
2	1 BED, 1 BATH	864 SF	55 SF	4	125 SPACES	5
3	2 BED, 2 BATH	982 SF	52 SF	10	2.25 SPACES	22.5
4	2 BED, 2 BATH	1,062 SF	58 SF	12	2.25 SPACES	27
5	2 BED, 2 BATH	1,176 SF	64/78 SF	11	2.25 SPACES	24.75
6	3 BED, 3 BATH	1,961 SF	112 SF	1	2.75 SPACES	2.75
				<b>43 TOTAL</b>		<b>89 TOTAL</b>
						<b>90 PROVIDED</b>
COMMON USE AREA/OPEN SPACE						
	COURTYARD	5,666 SF				
	ROOFDECKS	5,974 SF				
	<b>TOTAL</b>	<b>11,640 SF</b>		<b>= 270 SF PER UNIT</b>		

LSA

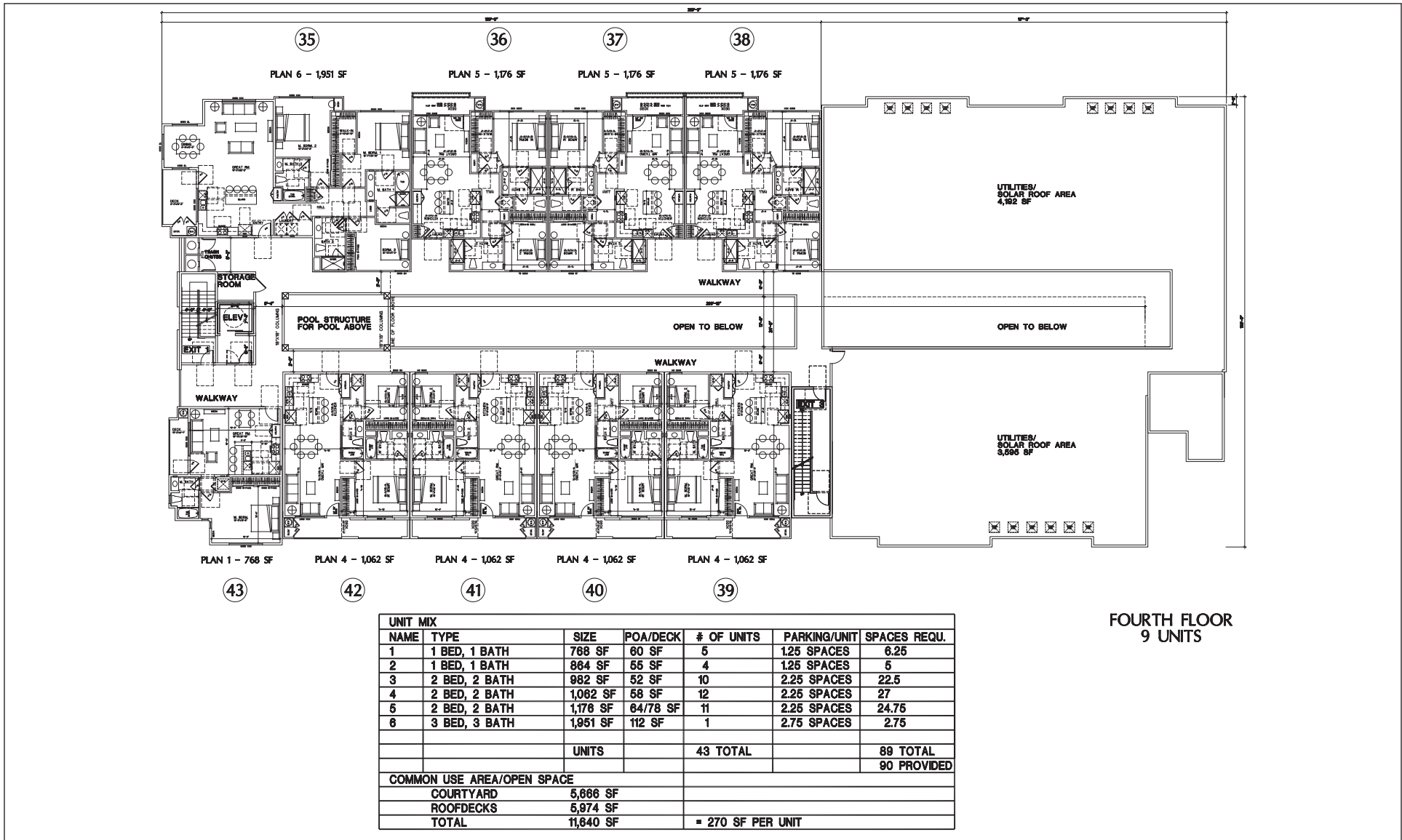


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SOURCES: Daniel Beauchamp, Architect; KES Technologies, Inc., 1/7/2022  
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FIGURE 8

42500 Washington Street "Bermuda Dunes" Project  
 Layout of Multi-Family Apartment Building - Third Level



LSA



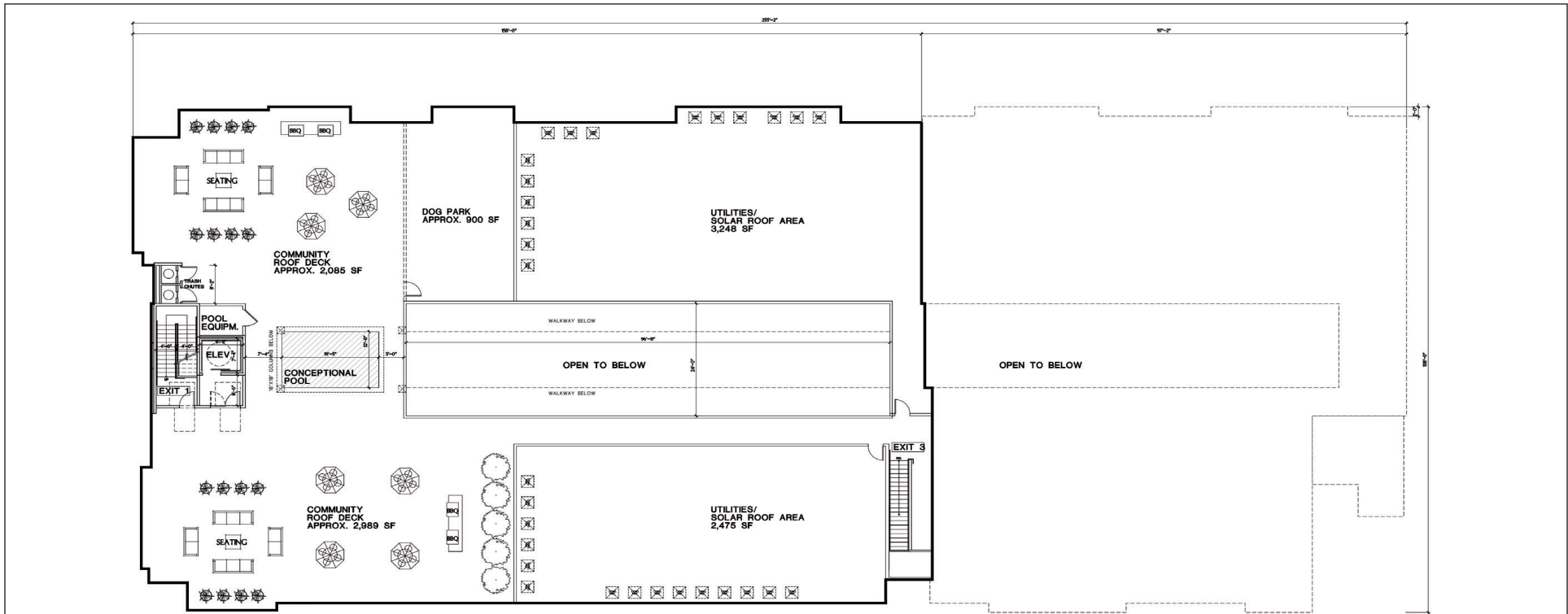
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SOURCES: Daniel Beauchamp, Architect; KES Technologies, Inc., 1/7/2022

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FIGURE 9

42500 Washington Street "Bermuda Dunes" Project  
Layout of Multi-Family Apartment Building - Fourth Level



ROOF PLAN

UNIT MIX						
NAME	TYPE	SIZE	POA/DECK	# OF UNITS	PARKING/UNIT	SPACES REQU.
1	1 BED, 1 BATH	768 SF	60 SF	5	1.25 SPACES	6.25
2	1 BED, 1 BATH	864 SF	55 SF	4	1.25 SPACES	5
3	2 BED, 2 BATH	982 SF	52 SF	10	2.25 SPACES	22.5
4	2 BED, 2 BATH	1,062 SF	58 SF	12	2.25 SPACES	27
5	2 BED, 2 BATH	1,176 SF	64/78 SF	11	2.25 SPACES	24.75
6	3 BED, 3 BATH	1,951 SF	112 SF	1	2.75 SPACES	2.75
				43 TOTAL		89 TOTAL
						90 PROVIDED
COMMON USE AREA/OPEN SPACE						
	COURTYARD	5,666 SF				
	ROOFDECKS	5,974 SF				
	TOTAL	11,640 SF		= 270 SF PER UNIT		

LSA



NOT TO SCALE

SOURCES: Daniel Beauchamp, Architect; KES Technologies, Inc., 1/7/2022

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FIGURE 10

42500 Washington Street "Bermuda Dunes" Project  
Layout of Multi-Family Apartment Building - Rooftop

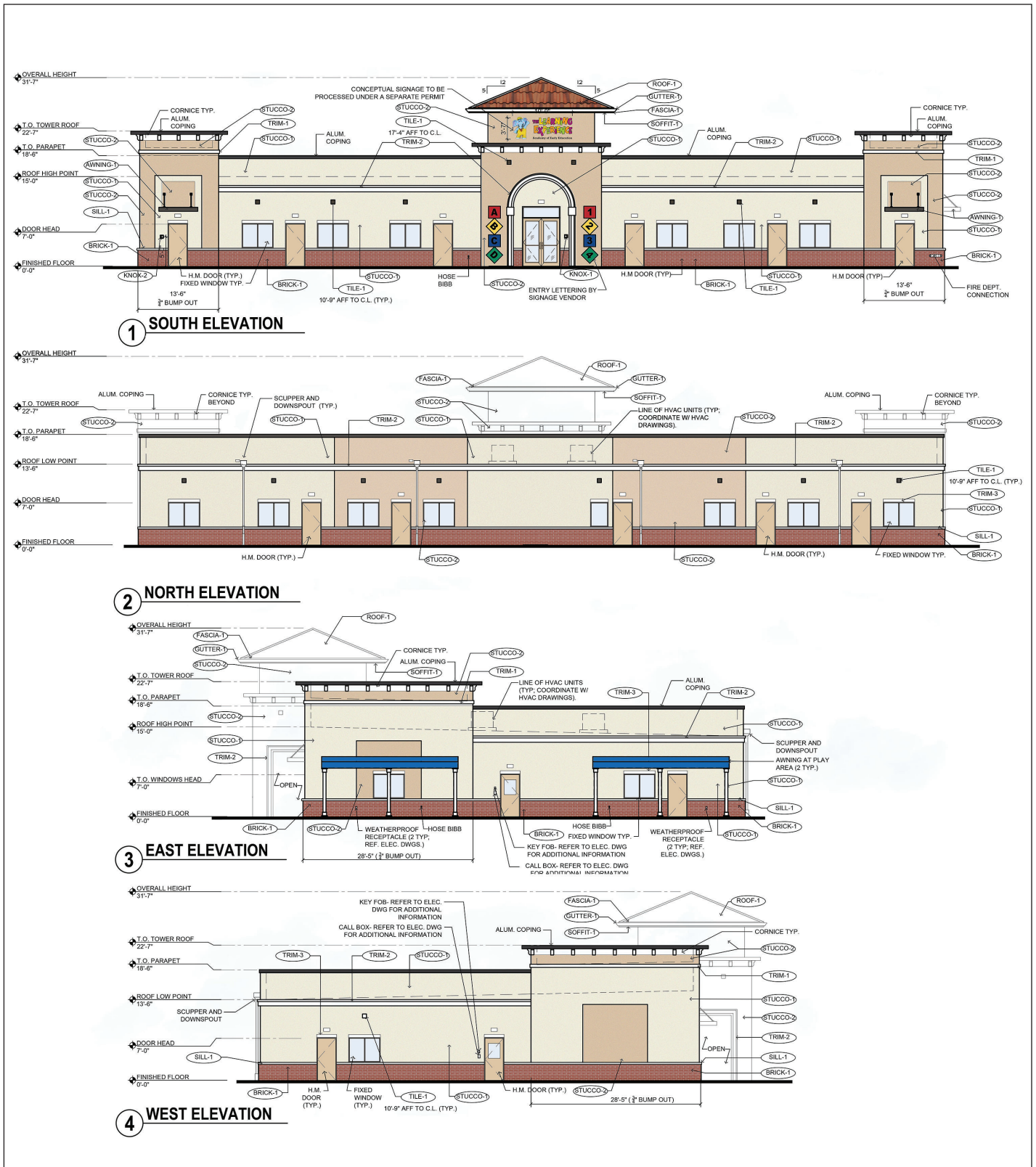


FIGURE 11

LSA



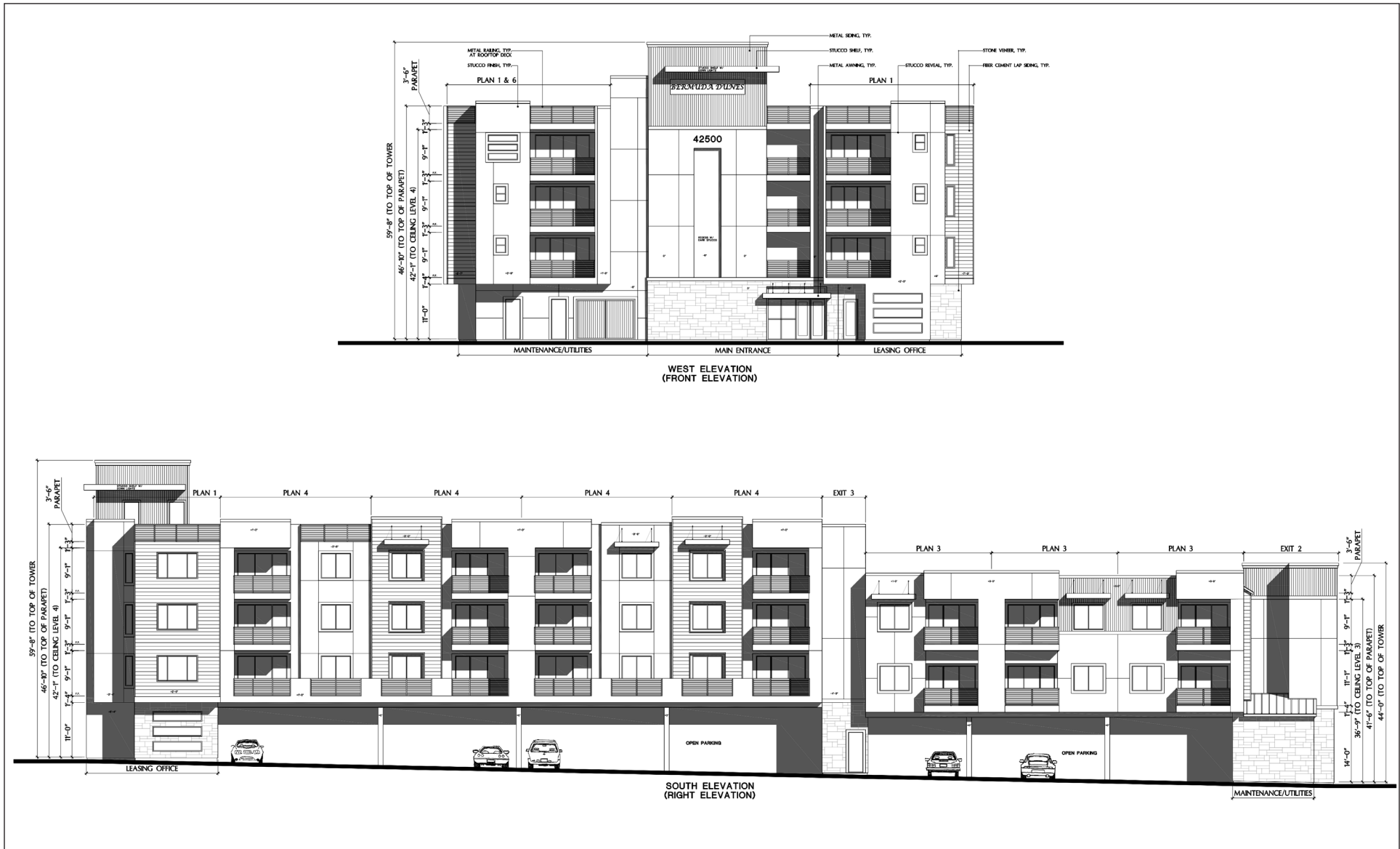
NOT TO SCALE

SOURCE: Jarmel Kizel, 7/1/2023

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42500 Washington Street "Bermuda Dunes" Project  
Daycare/Pre-school Building - Elevations





LSA FIGURE 12

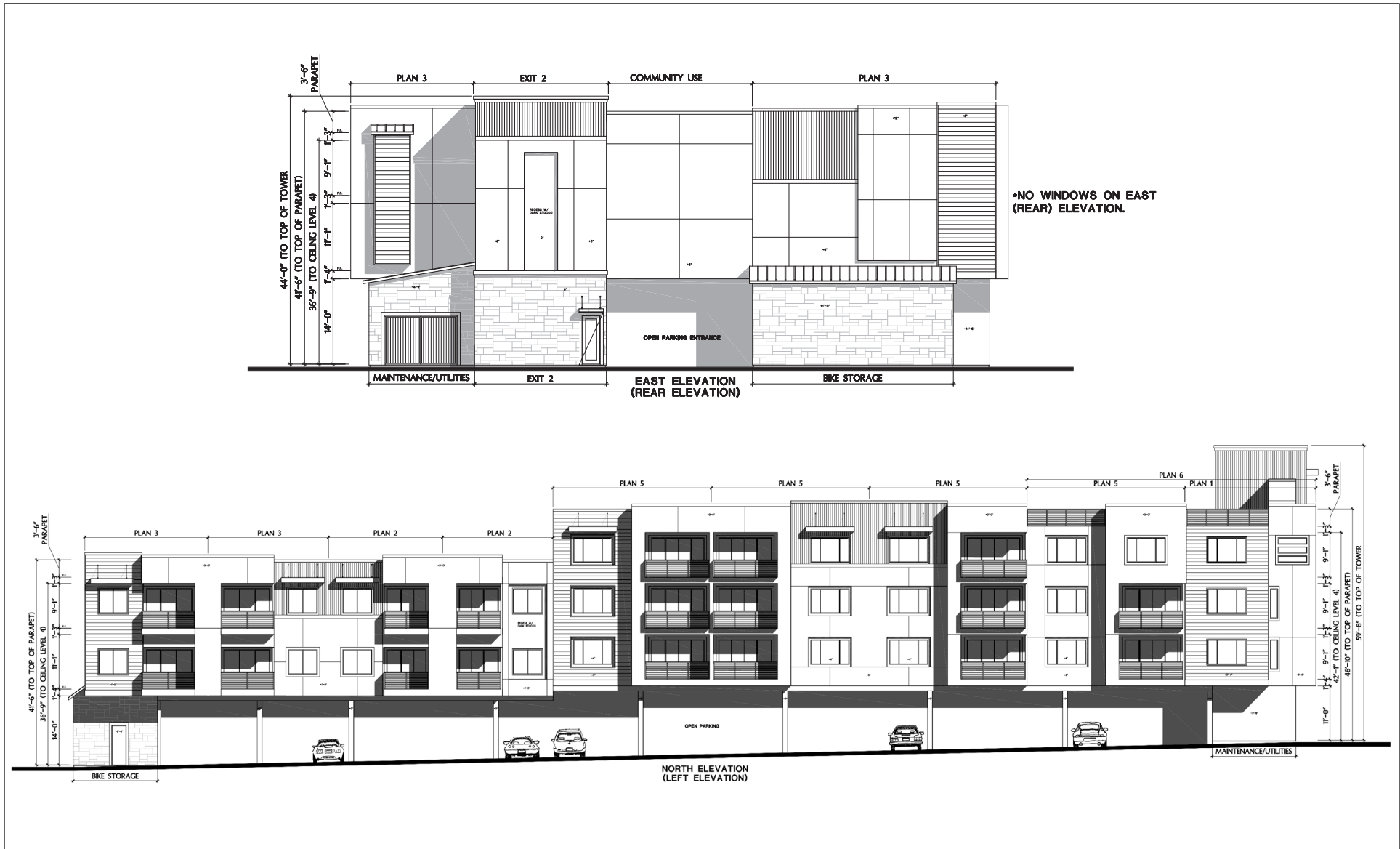


NOT TO SCALE

SOURCES: Daniel Beauchamp, Architect; KES Technologies, Inc., 1/7/2022

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42500 Washington Street "Bermuda Dunes" Project  
Multi-Family Apartment Building - West and South Elevations



**LSA** FIGURE 13



NOT TO SCALE

SOURCES: Daniel Beauchamp, Architect; KES Technologies, Inc., 8/31/2022

I:\HRD2001\G\Multi-Fam\_Apt\_Bldg\_E&N\_Elev.ai (8/23/2023)

*42500 Washington Street "Bermuda Dunes" Project*  
Multi-Family Apartment Building - East and North Elevations

**D. Section, Township & Range Description or reference/attach a Legal Description:** The project is depicted on United States Geological Survey (USGS) La Quinta, California 7.5-minute topographic quadrangles in Section 18, Township 5 South, Range 7 East, San Bernardino Meridian.

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located in the Community of Bermuda Dunes, an unincorporated community in Riverside County. The project site is vacant and surrounded by commercial and residential uses. Past uses on the project site included two buildings dating to the 1950s that were removed between 1980 and 2012. The City of Palm Desert is located west of the project site, across Washington Street. The project site is located at the northern end of the Peninsular Ranges Geomorphic Province, a 900-mile-long northwest-southeast trending structural block that extends from the Transverse Ranges to the tip of Baja California and includes the Los Angeles Basin. The project site is at an elevation of approximately 130 feet and is within the Lower Sonoran Life Zone of California, which ranges from below sea level to 3,500 feet. Ruderal plant species such as fiddleneck, mustard, prickly pear cactus, puncture vine, Russian thistle, tamarisk, and xeric grasses are present on site. Disturbed habitat occurs throughout the project site from site clearing and maintenance operations.

A commercial shopping center with a large surface parking lot is located to the north of the site; a single-family residential neighborhood is located to the east of the site; a large lot single-family residential unit and a Frontier Communications building is located to the south of the site; and commercial development and Washington Street is located east of the site.

**F. Other Public Agency Involvement and Required Permits:**

- Riverside County – Rezone and General Plan Amendment, Site Plan Review
- South Coast Air Quality Management District
- State Water Resources Control Board – Colorado Regional Water Quality Control Board Municipal Separate Storm Sewer System (MS4) permit. (with requisite Storm Water Pollution Prevention Plan, and Permanent Control Measures)
- Coachella Valley Water District – Water Service and Wastewater and Sewage Connections

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

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

1. **Land Use:** The project site is within the Western Coachella Valley Area Plan and is currently designated under the County's General Plan Community Development Foundation Component as High Density Residential and Medium Density Residential land use. The project would require an amendment of the project site's land use designation within the same Foundation Component to a Mixed Use Area designation. This would require an amendment of the project site's existing zoning from General Residential (R-3-2000) and One-Family Dwelling (R -1- 12000) to Mixed-Use (MU).
2. **Circulation:** Access to the project site would be provided by one ingress and egress driveway located along Washington Street on the west side of the site. This driveway would

provide access to the approximately 25-foot-wide internal roads that would allow internal vehicle circulation on site.

- 3. Multipurpose Open Space:** The proposed project would not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The proposed project is not located within a Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) conservation area. The nearest conservation area (Thousand Palms Conservation Area) is located to the north, across Interstate 10 Highway (I-10), approximately 2 miles from the project site. No riparian or other sensitive vegetation is located on the site, the site is not a wildlife corridor, and it is not located in a floodway or floodway fringe area. The site also does not contain agricultural resources, mineral resources, or any known significant cultural or paleontological resources, and is not located in a designated scenic corridor. Accordingly, the proposed project would not conflict with any General Plan Multipurpose Open Space policies.
- 4. Safety:** The proposed project is not located within a mapped fault zone but is within an area that has been identified in the Western Coachella Valley Area Plan as having a moderate susceptibility to liquefaction and susceptibility to subsidence. In accordance with General Plan Policy S 2.2, a preliminary geotechnical report was prepared that provided a number of required recommendations, as well as the project's mandatory compliance with the California Building Code, to ensure on-site structures would be designed and constructed to withstand geotechnical hazards such as liquefaction and subsidence.

The project site is not located within the Special Flood Hazard Area for the 100-year floodplain or within a high fire hazard area. Access to the project site would be designed in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards to allow adequate access for emergency response services to the project site. Additionally, the project shall incorporate automatic sprinkler systems. Plans must be submitted to the Riverside County Fire Department/Cal Fire Riverside for review and approval prior to building permit issuance.

The proposed project is required to comply with applicable provisions of the California Building Code, California Fire Code, and other regulations pertaining to human health and safety (through the grading and building plan check process) to ensure consistency with the Safety Element of the County General Plan.

- 5. Noise:** A Noise and Vibration Impact Analysis (Appendix F), prepared by LSA, concluded the project would generate short-term noise from construction and long-term noise from operation of the project. However, based on the nature of the surrounding land uses and with implementation of applicable mitigation measures during project construction, the proposed project would not generate noise that would exceed thresholds adopted by the County. Therefore, the project would not conflict with any policies of the County's General Plan Noise Element or the County's Ordinance No. 847, *Regulating Noise*.
- 6. Housing:** The proposed project would include the development of a 43-unit multifamily housing development and associated open space uses and infrastructure over a 64,437 square-foot area on the 2.44-acre project site. The project site is currently designated Medium Density Residential and High Density Residential and would require a General Plan Amendment to change the designation of the project site to Mixed Use Area. The project site is currently vacant, and as such, construction of the proposed project would not displace people or housing.

**7. Air Quality:** The proposed project includes site preparation, grading, and other construction-related activities that would emit emissions during project construction. Additionally, operation of the project would generate emissions from use of consumer products, energy usage, emissions from vehicle use, and the generation/disposal of solid waste. The project-specific Air Quality and Greenhouse Gas Report (Appendix A) indicates that construction and operation of the proposed project would not generate emissions in excess of significance thresholds established for pollutants of concern. The proposed project is also required to comply with all applicable regulatory requirements (Rules) of the South Coast Air Quality Management District (SCAQMD) to control fugitive dust during construction, and emissions from stationary and mobile sources during construction and operation of the project. Through compliance with SCAGMD Rules, the project would not conflict with any policies of the County General Plan Air Quality Element.

**8. Healthy Communities:** The project-specific Air Quality and Greenhouse Gas Report (Appendix A) indicates that construction and operation of the project site as proposed would not generate emissions in excess of localized significance thresholds established by the SCAQMD for uses in proximity to the project site. Therefore, the proposed project would not conflict with any policies of the County General Plan Healthy Communities Element.

**a) Environmental Justice Summary:** Not Applicable to Project.

**B. General Plan Area Plan(s):** Western Coachella Valley Area Plan

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Medium Density Residential; High Density Residential

**E. Overlay(s), if any:** None

**F. Policy Area(s), if any:** None

**G. Adjacent and Surrounding:**

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

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

**3. Land Use Designation(s):**

**North:** Commercial Retail

**South:** High Density Residential/ Medium Density Residential

**East:** Medium Density Residential

**West:** Suburban Retail Center (City of Palm Desert General Plan)

**4. Overlay(s), if any:** None

**5. Policy Area(s), if any:** None

**H. Adopted Specific Plan Information**

**1. Name and Number of Specific Plan, if any:** None

**2. Specific Plan Planning Area, and Policies, if any:** None

**I. Existing Zoning:** R-3-2000 General Residential and R-1-12000 One-Family Dwelling

**J. Proposed Zoning, if any:** Mixed-Use (MU)

**K. Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S) to the north, One-Family Dwelling (R-1-8000) to the east and General Residential (R-3-2000) and One-Family Dwelling (R-1-12000) to the south. To the west of the site across Washington Street and within the jurisdiction of City of Palm Desert, Planned Commercial (P.C) zoning occurs.

**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 checked="" type="checkbox"/> Noise                     | <input type="checkbox"/> Wildfire                                      |
| <input type="checkbox"/> Energy                          | <input checked="" type="checkbox"/> Paleontological Resources | <input checked="" 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

7/17/24  
Date

EVAN CANFAN  
Printed Name

For: John Hildebrand  
Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
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):** Riverside County General Plan Figure C-8 “Scenic Highways”<sup>1</sup>; Riverside County General Plan Chapter 5: Multipurpose Open Space Element<sup>2</sup>; Riverside County Ordinance No. 348

Findings of Fact:

a) **No Impact.** The proposed project is located approximately 1.4 miles south of Interstate 10 Highway (I-10), a County-eligible scenic highway. The nearest designated State scenic highway is State Route 74 that begins on Highway 111 in Palm Desert, approximately 5.3 miles southwest of the project site. Because the project site is not located within or adjacent to a scenic highway corridor and is not visible

<sup>1</sup> Riverside County. 2020. General Plan, Chapter 4: Circulation Element. Figure C-8: Scenic Highways. Website: [https://planning.rctlma.org/Portals/14/genplan/2019/elements/Ch04\\_Circulation\\_072720v2.pdf](https://planning.rctlma.org/Portals/14/genplan/2019/elements/Ch04_Circulation_072720v2.pdf) (Accessed November 15, 2022).

<sup>2</sup> Riverside County. 2015. General Plan, Chapter 5: Multipurposed Open Space Element. Website: [https://planning.rctlma.org/Portals/14/genplan/general\\_Plan\\_2017/elements/OCT17/Ch05\\_MOSE\\_120815.pdf?ver=2017-10-11-102103-833](https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch05_MOSE_120815.pdf?ver=2017-10-11-102103-833) (Accessed November 15, 2022).



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from a designated or eligible corridor, the proposed project would have **no impact** upon a scenic highway corridor.

b) and c) **Less than Significant Impact.** The County General Plan states scenic resources include natural landmarks and prominent or unusual features of the landscape, as well as mountains or other natural features with high scenic value. Scenic backdrops include hillsides and ridges that rise above urban or rural areas or highways, and scenic vistas include points accessible to the general public that provide a view of the countryside. The project site is a vacant in-fill site that does not contain any trees, rock outcroppings, unique, or landmark features. The nearest scenic resources occur approximately 3 miles southeast of the site along the expanse of Deep Canyon, and approximately 2.5 miles northeast of the site within the Coachella Valley National Wildlife Refuge. The proposed buildings to be constructed on the project site would not exceed 65 feet in height, consistent with design allowances of the proposed Mixed Use (MU) zoning for the site and comparable to buildings heights surrounding the project site. As such, the proposed project would not block views to surrounding natural landmarks or affect scenic vista points in the vicinity, and construction of the project would not result in the loss of any scenic resources.

The site is bounded by residential and commercial uses to the south, residential uses to the east, and commercial uses to the north and west, within Palm Desert city limits. The proposed daycare/pre-school facility and multifamily housing development, as well as associated infrastructure, would be designed pursuant to development standards for Mixed Use (MU) zoning in the County (Refer to Riverside County Ordinance No. 348)<sup>3</sup>. The selection of building materials and colors for the project would be subject to the County plan check and the color scheme and materials mix would be chosen to purposefully blend in with the surrounding natural environment and existing uses. As such, the proposed project would not result in the conflicts with applicable zoning requirements or regulations that govern scenic quality. Impacts would be **less than significant**.

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?

<sup>3</sup> Riverside County. 2023. Ordinance No. 348. Website: <https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/Ord348-04-28-2023-FINAL.pdf> (Accessed May 2024).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Western Coachella Valley Area Plan Figure 6 “Western Coachella Valley Area Plan Mt Palomar Nighttime Lighting Policy Area”<sup>4</sup>; Riverside County Ordinance. No. 655 (Regulating Light Pollution)<sup>5</sup>

Findings of Fact:

a) **Less Than Significant Impact.** The project site is located approximately 41.8 miles northeast of Mt. Palomar Observatory and within Zone B<sup>6</sup> of Ordinance No. 655. Since the project site is currently vacant, the proposed project would create new sources of light from development and operation of the proposed facilities and must comply with Ordinance No. 655 of the Riverside County Standards and Guidelines as a matter of regulator policy. Ordinance No. 655 restricts new development from incorporating fixtures emitting light which would create undesirable light rays into the night sky and detrimentally affect astronomical observations and research. Additionally, Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded, and/or hooded in order to prevent shine onto adjacent properties and streets. Due to the relatively small size and scale of the proposed project and distance from the Mt Palomar Observatory, compliance with Ordinance No. 655 of the Riverside County would ensure the proposed project would not interfere with the nighttime use of the Mt. Palomar Observatory. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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):** Riverside County Ordinance. No. 655 (Regulating Light Pollution); Riverside County Ordinance No. 655

Findings of Fact:

c) and b) **Less Than Significant Impact.** Since the project site is vacant, the proposed project would create new sources of light from development and operation of the proposed facilities. Primary sources of light in the project vicinity come from existing residential and commercial uses surrounding the project site. The amount and intensity of light anticipated from the proposed project would generally be comparable to existing lighting in the project vicinity, and

<sup>4</sup> Riverside County. 2021. Western Coachella Valley Area Plan. Figure 6: Western Coachella Valley Area Plan Mt Palomar Nighttime Lighting Policy Area. Website:

[https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP\\_4-2022%20rev.pdf?ver=2022-06-27-145216-590](https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP_4-2022%20rev.pdf?ver=2022-06-27-145216-590) (Accessed November 15, 2022).

<sup>5</sup> Riverside County. Ordinance No. 655. Website: <https://www.rivcocob.org/ords/600/655.htm> (Accessed November 15, 2022).

<sup>6</sup> Zone B means the circular ring area defined by two circles, one forty-five (45) miles in radius centered on Palomar Observatory, and the other the perimeter of Zone A (the circular area 15 miles in radius centered on Palomar Observatory.).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project would not expose adjacent residential property to unacceptable light levels. Through compliance with County Ordinance No. 655<sup>7</sup>, which mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded, and/or hooded in order to prevent shine onto adjacent properties and streets. The selection of building materials and colors for the project would be subject to the County plan check, and the selected building materials would have a color schema and mix of materials that would purposefully blend in with the surrounding natural environment and would not result in glare. As such, the proposed project would not generate sources of light and/or glare that would be substantial when compared to the existing condition in the project vicinity.

Additionally, the project would include the installation of a monument sign on the project frontage along Washington Street, which would comply with development standards for the Mixed Use (MU) zoning district to avoid light and glare impacts. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project:				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>7</sup> Riverside County. 1988. Ordinance No. 655. Website: <https://rivcocob.org/ordinance-no-655#:~:text=It%20shall%20be%20unlawful%20for,any%20provision%20of%20this%20ordinance>. (Accessed May 2024).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan Figure OS-2 “Agricultural Resources,”<sup>8</sup> Riverside County GIS Database “Map My County”<sup>9</sup>, California Department of Conservation Farmland Mapping and Monitoring Program (FMMP)<sup>10</sup>

Findings of Fact:

a) **No Impact.** According to the California Department of Conservation Farmland Mapping and Monitoring Program (MMP), the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Significance (collectively referred to as “Important Farmland”). The FMMP designates the project site as Urban and Built-Up Land. As such, implementation of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (important Farmland) to non-agricultural uses. **No impact** would occur.

b) **No Impact.** The project site is currently zoned as General Residential (R-3-2000) and One-Family Dwelling (R-1-12000) under the Riverside County Zoning Ordinance. The project site is not zoned for agricultural use, is not under a Williamson Act Contract, nor is the site within a Riverside County Agricultural Preserve. As such, implementation of the proposed project would not conflict with existing agricultural zoning, a Williamson Act Contract, or the Riverside County Agricultural Preserve. **No impact** would occur.

c) **No Impact.** The proposed project site is located in an urban setting. Land uses surrounding the project site include residential uses to the east, commercial uses to the north and west, and commercial and residential uses to the south. There are no properties within 300 feet of the project site zoned for agricultural purposes. As such, implementation of the proposed project would not cause development of non-agricultural uses within 300 feet of an agriculturally zoned property. **No impact** would occur.

d) **No Impact.** Development of the proposed project would be confined to Assessor’s Parcel Number (APN) 609-020-024-3 at 42500 Washington Street in unincorporated Riverside County. There are no parcels within a one-mile radius of the project site that are under active agricultural production. Development of the project would be site specific and therefore would not involve other changes to the existing environment that could result to conversion of farmland, to non-agricultural use. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section				

<sup>8</sup> Riverside County. 2015. General Plan, Chapter 5: Multipurposed Open Space Element. Figure OS-2: Agricultural Resources. Website: [https://planning.rctlma.org/Portals/14/genplan/general\\_Plan\\_2017/elements/OCT17/Ch05\\_MOSE\\_120815.pdf?ver=2017-10-11-102103-833](https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch05_MOSE_120815.pdf?ver=2017-10-11-102103-833) (Accessed November 15, 2022).

<sup>9</sup> Riverside County Information Technology GIS. Map My County (MMC). Website: [https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public) (Accessed November 15, 2022).

<sup>10</sup> California Department of Conservation (DOC). Farmland Mapping & Monitoring Program. Website: <https://www.conservation.ca.gov/dlrp/fmmp> (Accessed November 15, 2022).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,"<sup>11</sup>

Findings of Fact:

a) through c) **No Impact.** The project site is currently zoned as General Residential (R-3-2000) and One-Family Dwelling (R-1-12000) and is not zoned as forest land or timberland. Parcels surrounding the project site are zoned as: Scenic Highway Commercial Zone (C-P-S), One-Family Dwelling Zone (R-1 and R-1-12000), Planned Commercial (P.C.) (City of Palm Desert) and General Residential Zone (R-3-2000). Implementation of the project would be site specific and therefore would not conflict with existing zoning for forest land/timberland uses or result in the conversion of forest land to non-forest land uses. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AIR QUALITY</b> Would the project:				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>11</sup> Riverside County. 2015. General Plan, Chapter 5: Multipurposed Open Space Element. Figure OS-3a: Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas. Website: [https://planning.rctlma.org/Portals/14/genplan/general\\_Plan\\_2017/elements/OCT17/Ch05\\_MOSE\\_120815.pdf?ver=2017-10-11-102103-833](https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch05_MOSE_120815.pdf?ver=2017-10-11-102103-833) (Accessed November 15, 2022).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** SCAQMD CEQA Air Quality Handbook, SCAQMD 2016 Air Quality Management Plan (AQMP)<sup>12</sup>, Air Quality and Greenhouse Gas Technical Memorandum for the 42500 Washington Street Project in Riverside County, California (Appendix A)<sup>13</sup>

Findings of Fact:

a) **Less Than Significant Impact.** The proposed project is in unincorporated Riverside County and is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD), which regulates air quality in the Salton Sea Air Basin (Basin), including the Coachella Valley Planning Area. The SCAQMD adopted the 2016 Air Quality Management Plan (AQMP), the current regional air quality plan, on March 10, 2017. The AQMP proposes policies and measures currently contemplated by responsible agencies to achieve federal standards for healthful air quality in the Basin.

The southern California Association of Governments (SCAG) prepares long-range transportation plans for the Southern California region, including the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the 2008 Regional Comprehensive Plan (RCP).<sup>14</sup> Overall, the SCS is meant to provide growth strategies that will achieve the regional GHG emissions reduction targets and land use strategies to achieve the region’s planning targets.

A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the air quality plans. A consistency determination fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans, and significantly unique projects need to undergo a consistency review due to the air quality plan strategy being based on projections from local General Plans.

The proposed project would include a 43-unit multifamily housing development and a 9,990 square-foot daycare/pre-school facility. The proposed project would not be considered a project of Statewide, regional, or area-wide significance (e.g., large-scale projects such as airports, electrical generating facilities, petroleum and gas refineries, residential development of more than 500 dwelling units, shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 sf of floor space) as defined in the California Code of Regulations (Title 14, Division 6, Chapter 3, Article 13, §15206(b)). Because the proposed project would not be defined as a regionally significant project under CEQA, it does not meet the SCAG Intergovernmental Review criteria.

The County’s General Plan is consistent with the SCAG Regional Comprehensive Plan Guidelines and the SCAQMD AQMP. Pursuant to the methodology provided in the SCAQMD CEQA Air Quality Handbook, consistency with the Basin’s 2016 AQMP is affirmed when a project (1) would not increase

<sup>12</sup> South Coast Air Quality Management District. 2017. Final 2016 AQMP and Related SIP Submittals. Website: <http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/final-2016-aqmp> (Accessed November 15, 2022).

<sup>13</sup> LSA. 2023. Air Quality and Greenhouse Gas Technical Memorandum for the 42500 Washington Street Project in Riverside County, California. October 27.

<sup>14</sup> Southern California Association of Governments (SCAG). 2020. Connect SoCal: The 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments. Website: [https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan\\_0.pdf?1606001176](https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176) (Accessed November 15, 2022).

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the frequency or severity of an air quality standards violation or cause a new violation, and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented as follows:

1. The project would result in short-term construction and long-term operational pollutant emissions that are all less than the CEQA significance emissions thresholds established by SCAQMD, as demonstrated in Checklist Question 6.b below; therefore, the project would not result in an increase in the frequency or severity of an air quality standards violation or cause a new air quality standard violation.
2. The *CEQA Air Quality Handbook* indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities; therefore, the proposed project is not defined as significant. However, the project site is currently designated High Density Residential and Medium Density Residential and zoned General Residential (R-3-2000) and One-Family Dwelling (R-1-12000). The project site would require a rezoning to Mixed-Use (MU) and a General Plan Amendment (GPA) to change land use designation to Mixed Use Area.

The proposed multifamily housing development would include 43 dwelling units, which would introduce up to 102 residents to the project site<sup>15</sup>. This number is a conservative estimate, and the actual number of residents at the project site is expected to be lower based on the unit mix and floor plans of the proposed apartment units, as well as the limited parking space proposed for the facility. An increase of 102 residents would represent a negligible population increase of approximately 0.004 percent in Riverside County based on existing population (2,458,395 individuals)<sup>16</sup>, and would also represent a negligible increase of approximately 0.003 percent in the County’s projected 2040 population as presented in the jurisdictional growth forecasts in SCAG’s 2020-2045 RTP/SCS (estimated to be 3,252,200 individuals).

In addition, the employment-to-housing ratio of the SCAG region was forecast to be approximately 1.33 jobs for every household in 2020 in SCAG’s 2020-2045 RTP/SCS. This standard is used because most residents of the region are employed somewhere in the SCAG region. A City or sub-region with a jobs-to-housing ratio lower than the overall standard of 1.33 jobs for every household would be considered a “jobs poor” area, indicating that many of the residents must commute to places of employment outside the sub-region and additional jobs would be needed to balance the ratio. Appendix F-1, “Population and Employment Forecasts” of the Riverside County General Plan forecasts that the employment-to-housing ratio in the incorporated and unincorporated Western Coachella Valley area for 2020 is 0.84 and 0.59 respectively, indicating a “jobs poor” condition in Western Coachella Valley. These employment-to-housing ratios indicate that Western Coachella Valley trends towards a “jobs poor” scenario compared to the SCAG region, and that there is more housing than jobs in this area. Since the project would provide employment opportunities in a sub-region of SCAG that is considered “jobs poor,” the project would contribute towards the balance of the jobs-to-housing ratio and would not create the need for new housing.

Because the project falls within the previously assumed growth projections for the County, the additional units from the proposed project would not interfere with SCAQMD’s goals for improving

<sup>15</sup> Based on United States Census Bureau “persons per household” ratio of 2.37 for Bermuda Dunes CDP, California [2016-2020].

<sup>16</sup> Based on United States Census Bureau “Population Estimates” for Riverside County [July 1, 2021 (V2021)].

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air quality in the region because they would house growth that SCAQMD already projected for the County. Therefore, the proposed project would not conflict with the 2016 AQMP and, as such, would not jeopardize attainment of the CAAQS and NAAQS in the area under the jurisdiction of the SCAQMD.

Based on the consistency analysis presented above, the proposed project would be consistent with the regional AQMP. Impacts would be **less than significant**.

b) **Less Than Significant Impact.** The Basin is currently designated nonattainment for the federal and State standards for the 8-hour O<sub>3</sub> and PM<sub>10</sub>. The Basin is also nonattainment for the State 1-hour O<sub>3</sub>. The Basin's nonattainment status is attributed to the region's development history. Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of an ambient air quality standard. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Therefore, additional analysis to assess cumulative impacts is not necessary. The following analysis assesses the potential project-level air quality impacts associated with construction and operation of the proposed project.

**Construction Emissions.** During construction, short-term degradation of air quality may occur due to the release of particulate matter emissions (i.e., fugitive dust) generated by grading, building construction, paving, and other activities. Emissions from construction equipment are also anticipated and would include CO, nitrogen oxides (NO<sub>x</sub>), VOC, directly emitted PM<sub>2.5</sub> or PM<sub>10</sub>, and toxic air contaminants such as diesel exhaust particulate matter.

Project construction activities would include grading, site preparation, building construction, architectural coating, and paving activities. Construction-related effects on air quality from the proposed project would be greatest during the site preparation phase due to the disturbance of soils. If not properly controlled, these activities would temporarily generate particulate emissions. Sources of fugitive dust would include disturbed soils at the construction site. Unless properly controlled, vehicles leaving the site would deposit dirt and mud on local streets, which could be an additional source of airborne dust after it dries. PM<sub>10</sub> emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions. PM<sub>10</sub> emissions would depend on soil moisture, silt content of soil, wind speed, and amount of operating equipment. Larger dust particles would settle near the source, whereas fine particles would be dispersed over greater distances from the construction site.

Water or other soil stabilizers can be used to control dust, resulting in emission reductions of 50 percent or more. SCAQMD has established Rule 403: Fugitive Dust, which would require the applicant to implement measures that would reduce the amount of particulate matter generated during the construction period. The Rule 403 measures that were incorporated in this analysis include:

- Water active sites at least twice daily (locations where grading is to occur shall be thoroughly watered prior to earthmoving).



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- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.

In addition to dust-related PM<sub>10</sub> emissions, heavy trucks and construction equipment powered by gasoline and diesel engines would generate CO, sulfur oxides (SO<sub>x</sub>), NO<sub>x</sub>, VOCs, and some soot particulate (PM<sub>2.5</sub> and PM<sub>10</sub>) in exhaust emissions. If construction activities were to increase traffic congestion in the area, CO and other emissions from traffic would increase slightly while those vehicles idle in traffic. These emissions would be temporary in nature and limited to the immediate area surrounding the construction site.

Construction emissions were estimated for the project using CalEEMod and are summarized in Table A.

**Table A: Short-Term Regional Construction Emissions**

Construction Phase	Maximum Daily Regional Pollutant Emissions (lbs/day)							
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	Fugitive PM <sub>10</sub>	Exhaust PM <sub>10</sub>	Fugitive PM <sub>2.5</sub>	Exhaust PM <sub>2.5</sub>
Site Preparation	1.4	13.7	12.5	<0.1	0.7	0.6	0.1	0.6
Grading	1.8	17.6	17.4	<0.1	2.9	0.8	1.4	0.8
Building Construction	1.6	12.2	16.1	<0.1	0.5	0.5	0.1	0.5
Architectural Coating	2.9	1.0	1.9	<0.1	0.1	<0.1	<0.1	<0.1
Paving	1.1	6.5	9.8	<0.1	0.2	0.3	<0.1	0.3
Peak Daily Emissions	<b>4.5</b>	<b>17.6</b>	<b>18.0</b>	<b>&lt;0.1</b>	<b>3.7</b>		<b>2.2</b>	
SCAQMD Threshold	75.0	100.0	550.0	150.0	150.0		55.0	
Significant?	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>		<b>No</b>	

Source: Compiled by LSA (October 2023).

Note = Maximum emissions of VOC occurred during the overlapping building construction and architectural coating phases.

CO = carbon monoxide

lbs/day = pounds per day

NO<sub>x</sub> = nitrogen oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size

SCAQMD = South Coast Air Quality Management District

SO<sub>x</sub> = sulfur oxides

VOCs = volatile organic compounds

The results shown in Table D indicate the proposed project would not exceed the significance criteria for daily VOC, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub> emissions. Therefore, construction of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under applicable federal or State ambient air quality standards.

**Operational Emissions.** Long-term air pollutant emissions associated with operation of the proposed project include emissions from area, energy, and mobile sources. Area-source emissions consist of direct sources of air emissions at the project site, including architectural coatings, consumer products, and use of landscape maintenance equipment. Energy-source emissions result from activities in buildings that use natural gas. The quantity of emissions is the product of usage intensity (i.e., the

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amount of natural gas) and the emission factor of the fuel source. The primary sources of energy demand for the proposed project would include building mechanical systems such as water and space heating. Greater building or appliance efficiency reduces the amount of energy for a given activity and thus lowers the resultant emissions. Mobile-source emissions are from vehicle trips associated with operation of the project.

PM<sub>10</sub> emissions result from running exhaust, tire and brake wear, and the entrainment of dust into the atmosphere from vehicles traveling on paved roadways. Entrainment of PM<sub>10</sub> occurs when vehicle tires pulverize small rocks and pavement, and the vehicle wakes generate airborne dust. The contribution of tire and brake wear is small compared to the other PM emission processes. Gasoline-powered engines have small rates of particulate matter emissions compared with diesel-powered vehicles.

Long-term operational emissions associated with the proposed project were calculated using CalEEMod. Table B provides the estimated existing emission estimates and the proposed project's estimated operational emissions.

**Table B: Project Operational Emissions**

Emission Type	Pollutant Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	1.5	<0.1	2.9	<0.1	<0.1	<0.1
Energy Sources	<0.1	0.2	0.1	<0.1	<0.1	<0.1
Mobile Sources	4.1	4.1	37.0	0.1	6.2	1.6
Total Project Emissions	<b>5.6</b>	<b>4.3</b>	<b>40.0</b>	<b>0.1</b>	<b>6.2</b>	<b>1.6</b>
SCAQMD Threshold	55.0	55.0	550.0	150.0	150.0	55.0
Exceeds Threshold?	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Compiled by LSA (October 2023).

Note: Some values may not appear to add correctly due to rounding.

CO = carbon monoxide  
 lbs/day = pounds per day  
 NO<sub>x</sub> = nitrogen oxides  
 PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size  
 SCAQMD = South Coast Air Quality Management District  
 SO<sub>x</sub> = sulfur oxides  
 VOCs = volatile organic compounds

The results shown in Table B indicate the proposed project would not exceed the significance criteria for daily VOC, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub> emissions. Therefore, operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under applicable federal or State ambient air quality standards.

**Long-Term Microscale (CO Hot Spot) Analysis.** Vehicular trips associated with the proposed project would contribute to congestion at intersections and along roadway segments in the vicinity of the project site. Localized air quality impacts would occur when emissions from vehicular traffic increase as a result of the proposed project. The primary mobile-source pollutant of local concern is CO, a direct function of vehicle idling time and, thus, of traffic flow conditions. CO transport is extremely limited; under normal meteorological conditions, it disperses rapidly with distance from the source. However, under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels, thereby affecting local sensitive receptors (e.g., residents, schoolchildren, the elderly, and hospital patients).

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Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service or with extremely high traffic volumes. In areas with high ambient background CO concentrations, modeling is recommended to determine a project's effect on local CO levels.

An assessment of project-related impacts on localized ambient air quality requires that future ambient air quality levels be projected. Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored at the Palm Springs Monitoring Station located at Fs-590 Racquet Club Avenue (the closest station to the project site monitoring CO), showed a highest recorded 1-hour concentration of 1.3 ppm (the State standard is 20 ppm) and a highest 8-hour concentration of 0.7 ppm (the State standard is 9 ppm) from 2019 to 2021. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis. Reduced speeds and vehicular congestion at intersections result in increased CO emissions.

The proposed project is expected to generate 969 average daily trips, with 157 trips occurring in the a.m. peak hour and 153 trips occurring in the p.m. peak hour. Therefore, given the extremely low level of CO concentrations in the project area and the lack of traffic impacts at any intersections, project-related vehicles are not expected to result in CO concentrations exceeding the State or federal CO standards. No CO hot spots would occur, and the project would not result in any project-related impacts on CO concentrations. Impacts would be **less than significant**.

c) **Less Than Significant Impact.** Sensitive receptors are defined as people who have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential dwelling units. The closest sensitive receptors to the project site include single-family residences immediately adjacent to the east boundary of the project site. A Localized Significance Threshold (LST) analysis was completed to show the construction and operational impacts at 25 meters (82 feet) to the nearest sensitive receptors to the project site in SRA 30, based on a 15-acre daily disturbance area for construction and 2.44 acres for operation. Table C shows the results of the LST analysis during project construction and operation.

**Table C: Project Localized Construction and Operational Emissions**

Source	Pollutant Emissions (lbs/day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Construction Emissions</b>				
On-Site Emissions	17.5	16.3	3.6	2.1
<b>Localized Significance Threshold</b>	<b>162.0</b>	<b>1,089</b>	<b>5.5</b>	<b>4.0</b>
<b>Significant?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Operational Emissions</b>				
On-Site Emissions	<1.0	4.9	<1.0	<1.0
<b>Localized Significance Threshold</b>	<b>208.0</b>	<b>1,445.0</b>	<b>2.3</b>	<b>2.0</b>
<b>Significant?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Compiled by LSA (October 2023).

Note: Source Receptor Area 30, based on a 1.5-acre construction disturbance daily area and a 2.44 acre disturbance area for operation, at a distance of 25 meters from the project boundary.

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**Table C: Project Localized Construction and Operational Emissions**

CO = carbon monoxide  
 lbs/day = pounds per day  
 NO<sub>x</sub> = nitrogen oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size  
 PM<sub>10</sub> = particulate matter less than 10 microns in size

As detailed on Table C, the emission levels indicate that the project would not exceed SCAQMD LSTs during project construction or operation. During construction, construction contractors would be required to implement measures to reduce or eliminate emissions by implementing SCAQMD Rule 403 dust control measures. In addition, the maximum daily emissions associated with project construction emissions are identified in Table A and indicate the project would not exceed the significance criteria for VOCs, NO, CO, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub> emissions. Therefore, the emissions associated with construction of the proposed project would not be expected to exceed the most stringent applicable federal or State ambient air quality standards. It should be noted that the ambient air quality standards are developed and represent levels at which the most susceptible persons (children and the elderly) are protected. In other words, the ambient air quality standards are purposefully set low to protect children, the elderly, and those with existing respiratory problems. Therefore, given the temporary nature of short-term construction impacts, and the absence of any exceeded threshold of significance related to construction impacts, construction of the proposed project would not exceed SCAQMD thresholds and would not expose nearby sensitive receptors to substantial pollutant concentrations. No significant health risk would occur from project construction emissions.

Similarly, as indicated in Table B, operation of the proposed project would not exceed the significance criteria for VOCs, NO, CO, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub> emissions.

The SCAQMD's numeric regional mass daily emissions thresholds are based in part on Section 180 (e) of the federal Clean Air Act. It should be noted that the numeric regional mass daily emissions thresholds have not changed since their adoption of part of the SCAQMD's *CEQA Air Quality Handbook* published in 1993. The numeric regional mass daily emission thresholds are also intended to provide a means of consistency in significance determination within the environmental review process.

As noted in the Brief of Amicus Curiae by the SCAQMD1, the SCAQMD has acknowledged that for criteria pollutants, it would be extremely difficult, if not impossible, to quantify health impacts for various reasons, including modeling limitations as well as where in the atmosphere air pollutants interact and form.

Additionally, the SCAQMD acknowledges that health effects quantification from O<sub>3</sub>, as an example, is correlated with the increases in ambient levels of O<sub>3</sub> in the air (concentration) that an individual person breathes. The SCAQMD goes on to state that it would take a large amount of additional emissions to result in a modeled increase in ambient O<sub>3</sub> levels over the entire region. The SCAQMD states that based on its own modeling in its 2012 AQMP, a reduction of 432 tons (864,000 pounds) per day of NO<sub>x</sub> and a reduction of 187 tons (374,000 pounds) per day of VOCs would reduce O<sub>3</sub> levels at the highest monitored site by only 9 parts per billion (ppb). As such, the SCAQMD concludes that it is not currently possible to accurately quantify O<sub>3</sub>-related health impacts caused by NO<sub>x</sub> or VOC emissions from relatively small projects (defined as projects that are not regional in scope) due to photochemistry and regional model limitations (see page 11 of the SCAQMD Brief of Amicus Curiae).

To underscore this point, the SCAQMD goes on to state that it has only been able to correlate

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potential health outcomes for very large emissions sources. As part of its rulemaking activity, specifically, 6,620 pounds per day (lbs/day) of NO<sub>x</sub> and 89,180 lbs/day of VOCs were expected to result in approximately 20 premature deaths per year and 89,947 school absences due to O<sub>3</sub>. As identified in Tables A and B, NO<sub>x</sub> and VOC emissions during project construction and operation would be well below 6,620 lbs/day of NO<sub>x</sub> and 89,180 lbs/day of VOCs.

The project's peak operational on-site NO<sub>x</sub> emissions are less than one pound per day (lb/day). Due to the small size of the proposed project in relation to the overall Basin, the level of emissions is not sufficiently high to use a regional modeling program to correlate health effects on a Basin-wide level. On a regional scale, the quantity of emissions from the project is incrementally minor. Because the SCAQMD has not identified any other methods to quantify health impacts from small projects and due to the size of the project, it is speculative to assign any specific health effects to small project-related emissions. However, based on this localized analysis, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. As such, impacts would be **less than significant**.

d) **Less Than Significant Impact.** Heavy-duty equipment on the project site during construction would emit odors, primarily from equipment exhaust. However, the construction activity would cease after individual construction is completed. No other sources of objectionable odors have been identified for the proposed project.

SCAQMD Rule 402 regarding nuisances states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property." The proposed uses are not anticipated to emit any objectionable odors. Therefore, the proposed project would not result in other emissions (e.g., those leading to odors) adversely affecting a substantial number of people. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>BIOLOGICAL RESOURCES</b> Would the project:				
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)<sup>17</sup>, Biological Resources Assessment and CVMSHCP Consistency Analysis, September 2022 (Appendix B)<sup>18</sup>; Riverside County Ordinance No. 559 (Regulating the Removal of Trees)<sup>19</sup>; Riverside County Oak Tree Management Guidelines.<sup>20</sup>

Findings of Fact:

a) **Less than Significant with Mitigation Incorporated.** The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) requires that a habitat assessment be conducted for individual projects to address potential impacts to habitat for 27 sensitive plant and wildlife species (covered species) as well as 27 natural communities, and streambed resources. If potential habitat for a covered species or resources is present, focused surveys are required. Accordingly, the project was subject to a site-specific biological resources assessment, including a CVMSHCP Consistency Analysis.

The project site does not lie within any conservation areas of the CVMSHCP. However, the entire project site is within the CVMSHCP Local Development Mitigation Fee (LDMF) area and is required to pay category fees, as applicable, for the development of the proposed multifamily housing development and daycare/pre-school facility. Low-quality marginally suitable habitat for Coachella Valley milk-vetch (*Astragalus lentiginosus var. coachellae* [CVMV]) and flat-tailed horned lizard (*Phrynosoma mcalli*) was found to be present within the study area. Through participation in the CVMSHCP via payment of development fees, the project would mitigate for any impacts to CVMV and flat-tailed horned lizard, if present.

<sup>17</sup> Coachella Valley Conservation Commission. 2007. Coachella Valley Multiple Species Habitat Conservation Plan. Website: <https://cvmshcp.org/plan-documents/> (Accessed November 15, 2022).

<sup>18</sup> LSA. 2022. Biological Resources Assessment and CVMSHCP Consistency Analysis 42500 Washington Street Project, Community of Bermuda Dunes, Riverside County, California. September 2022.

<sup>19</sup> Riverside County. Ordinance No. 559. Website: <https://www.rivcocob.org/ords/500/559.7.pdf> (Accessed November 15, 2022).

<sup>20</sup> Riverside County. 1993. Riverside County Oak Tree Management Guidelines. Website: [https://planning.rctlma.org/Portals/14/devproc/guidelines/oak\\_trees/oak\\_trees.html](https://planning.rctlma.org/Portals/14/devproc/guidelines/oak_trees/oak_trees.html) (Accessed November 15, 2022).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The biological resources assessment identified suitable habitat for burrowing owl (*Athene cunicularia hypugaea*) on the project site. Therefore, **Mitigation Measure (MM) BIO-1** is required to ensure consistency with the provisions of the MSHCP.

**MM BIO-1:** A pre-construction survey for burrowing owl shall be conducted by a qualified biologist prior to beginning of ground disturbing activities, including grubbing, site clearing, and/or grading, to determine if the site is occupied by burrowing owl. The survey shall include 100 percent coverage of the project site, comprised of Assessor’s Parcel Number [APN] 609-020-024-3, as well as any off-site areas up to a 500-foot buffer outside the project limits, and shall include inspection of all burrows that could be used by burrowing owls.

If the survey reveals the project site is not occupied by burrowing owl, no additional actions related to this measure are required. If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged and a 160-foot diameter buffer will be established during the non-breeding season or a 250-foot diameter buffer during the breeding season in accordance with CVMSHCP Species Conservation Guidelines. The buffer area around burrows will be staked and flagged. No development activities will be permitted within the buffer area until the biologist has determined the burrows are no longer active. This measure shall be implemented to the satisfaction of the County of Riverside.

Through payment of the LDMF in accordance with the MSHCP and implementation of Mitigation Measure BIO-1, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts would be reduced to **less-than-significant levels**.

b) **Less than Significant.** As previously discussed, the project site has low-quality marginally suitable habitat for Coachella Valley milk-vetch (*Astragalus lentiginosus var. coachellae* [CVMV]), a federally listed endangered species. As described above, through participation in the CVMSHCP via payment of development fees, the project would mitigate for any impacts to CVMV. Additionally, the project site has no suitable habitat for Casey’s June beetle (*Dinacoma caseyi*), and Coachella Valley fringe-toed lizard (*Uma inornata*), two federal- and State-listed threatened/endangered species that were identified as potentially present in the project area. Therefore, the project would not 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). Impacts would be **less than significant**.

c) **Less than Significant with Mitigation Incorporated.** Due to the presence of low-quality marginally suitable habitat, the following four special-status species have a low probability to occur within the project site: Chaparral sand-verbena (*Abronia villosa var. aurita*); Flat-tailed horned lizard (*Phrynosoma mcalli*); Burrowing owl (*Athene cunicularia*); and Loggerhead shrike (*Lanius ludovicianus*).

Mitigation Measures BIO-1 and BIO-2 would address potential impacts to State and local species of concern such as the burrowing owl and to nesting birds, including the Loggerhead shrike. As such, potential impacts to these special-status bird species would be less than significant. Additionally, as described above, through participation in the CVMSHCP via payment of development fees, the project would mitigate for any impacts to the flat-tailed horned lizard to a less than significant level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Due to the relatively small project footprint, historic uses, and continued maintenance of the project site, surrounding development, and isolated location, the project site does not provide long term conservation value for any of the identified special-status species. Therefore, impacts from the project are anticipated to have a **less than significant impact** on these special-status species.

d) **Less than Significant with Mitigation Incorporated.** Wildlife movement and habitat fragmentation are important issues in assessing effects to wildlife. Habitat fragmentation occurs when a proposed action results in a single, unified habitat area being divided into two or more areas such that the division isolates the two new areas from each other. The project site does not lie within a CVMSHCP-designated wildlife corridor and is isolated from other undeveloped lands with substantial wildlife habitat as it is an infill site surrounded by commercial and residential development. As such, the proposed project is not anticipated to have significant impacts related to habitat fragmentation and regional wildlife movement.

Additionally, there is potential for the project site to support nesting bird species protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. The MBTA implements an international treaty and makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in Title 50 Code of Federal Regulations Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The MBTA requires that project-related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (January 15 through August 31, annually). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) or the loss of habitat upon which the birds depend could be considered “take” and constitute a violation of the MBTA. Additionally, Sections 3503, 3503.5, and 3800 of the California Fish & Game Code prohibit the take, possession, or destruction of birds, their nests or eggs. Mitigation Measure BIO-1 described above includes measures to protect burrowing owls, a species protected by California Fish and Game Code Sections 3503, 3503.5, and 3800, and by the MBTA (16 USC 703–711). Additionally, Mitigation Measure BIO-2 would be required to ensure impacts to endangered or threatened species listed under State and federal regulations would be less than significant.

**MM BIO-2:** If grubbing, grading or construction activities are planned during the bird nesting season (January 15 through August 31), a pre-construction nesting bird survey shall be conducted prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required.

If active nests are found, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist dependent on the location of the nest and species and confirmed by the County of Riverside; non-raptor bird species nests shall be buffered between 100 to 300 feet, while raptor nests shall be buffered up to 500 feet. The buffer area will be staked or flagged for avoidance. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the County of Riverside and construction supervisor that activities may resume. This measure shall be implemented to the satisfaction of the County of Riverside.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Through implementation of Mitigation Measure BIO-2, which would protect migratory and nesting birds during construction activities, the project would not impede the use of native wildlife nursery sites. As such, impacts would be **less than significant**.

e and f) **No Impact**. No riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service has been identified on the project site. Additionally, no potential jurisdictional waters regulated pursuant to the Federal Clean Water Act (CWA) by the U.S. Army Corps of Engineers (USACE), or the Regional Water Quality Control Board (RWQCB) are present within the project site. Furthermore, no waters of the State regulated pursuant to the Porter-Cologne Water Quality Control Act are present within the project site. No lake, rivers, or streambeds regulated pursuant to the California Fish and Game Code by the California Department of Fish and Wildlife (CDFW) are present within the project site. As such, the proposed project would not result in substantial adverse effects on sensitive natural communities identified in local or regional plans, policies, and regulations or federally protected wetlands as defined by Section 404 of the Clean Water Act, and there would be **no impact**.

g) **Less than Significant with Mitigation Incorporated**. In accordance with the CVMSHCP, the project site was subject to site-specific biological resources assessment, including a CVMSHCP Consistency Analysis. Participation in the CVMSHCP via payment of development fees, as well as implementation of Mitigation Measures BIO-1 and BIO-2 would address potential impacts to special-interest species in the project site. Additionally, the only other local policies or ordinances protecting biological resources such as trees are the Riverside County Ordinance No. 559 (Regulating the Removal of Trees) and the County’s Oak Tree Management Guidelines. Because the project site does not contain any trees, the proposed project would not conflict with any applicable local policies or ordinances protecting biological resources, and impacts would be **less than significant**.

Mitigation:

**MM BIO-1:** A pre-construction survey for burrowing owl shall be conducted by a qualified biologist prior to beginning of ground disturbing activities, including grubbing, site clearing, and/or grading, to determine if the site is occupied by burrowing owl. The survey shall include 100 percent coverage of the project site, comprised of Assessor’s Parcel Number [APN] 609-020-024-3, as well as any off-site areas up to a 500-foot buffer outside the project limits, and shall include inspection of all burrows that could be used by burrowing owls.

If the survey reveals the project site is not occupied by burrowing owl, no additional actions related to this measure are required. If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged and a 160-foot diameter buffer will be established during the non-breeding season or a 250-foot diameter buffer during the breeding season in accordance with CVMSHCP Species Conservation Guidelines. The buffer area around burrows will be staked and flagged. No development activities will be permitted within the buffer area until the biologist has determined the burrows are longer no longer active. This measure shall be implemented to the satisfaction of the County of Riverside.

**MM BIO-2:** If grubbing, grading or construction activities are planned during the bird nesting season (January 15 through August 31), a pre-construction nesting bird survey shall be conducted prior to any ground-disturbing activities, including, but not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required.

If active nests are found, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist dependent on the location of the nest and species and confirmed by the County of Riverside; non-raptor bird species nests shall be buffered between 100 to 300 feet, while raptor nests shall be buffered up to 500 feet. The buffer area will be staked or flagged for avoidance. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the County of Riverside and construction supervisor that activities may resume. This measure shall be implemented to the satisfaction of the County of Riverside.

**Monitoring:** Monitoring for Mitigation Measures BIO-1 and BIO-2 shall be subject to the timing detailed in the project-specific Conditions of Approval established by Riverside County.

**CULTURAL RESOURCES** Would the project:

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Phase I Cultural Resources Assessment “42500 Washington Street Project, APN 609-020-024/Numbers: GPA210003, TPM38113, PPT210015, and CUP 210010”. November 2022.<sup>21</sup>

**Findings of Fact:**

a and b) **Less Than Significant Impact with Mitigation Incorporated.** CEQA defines a “historical resource” as a cultural resource that meets one or more of the following criteria:

- (1) Is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register);
- (2) Is listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k);
- (3) Is identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or
- (4) Is determined to be a historical resource by a project’s Lead Agency (PRC Section 21084.1 and State CEQA Guidelines Section 15064.5[a]).

<sup>21</sup> LSA. 2022. Phase I Cultural Resources Assessment for 42500 Washington Street Project, APN 609-020-024/Numbers: GPA210003, TPM38113, PPT210015, and CUP 210010, Riverside County, California. November 2022.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A “substantial adverse change” to a historical resource, according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

A resource may be listed as a historical resource in the California Register if it meets any of the following National Register of Historic Places criteria as defined in PRC §5024.1(C):

- A. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- B. Is associated with the lives of persons important in our past.
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

The project site is currently vacant and has been subject to disturbance in the form of site maintenance and vegetation removal. A cultural resources records search, review of historic period aerials photographs and maps, and an intensive pedestrian field survey were conducted as part of the Phase I Cultural Resources Assessment for the project.

The cultural resources records search was conducted at the Eastern Information Center (EIC) on November 4, 2020. Data from the EIC indicate there have been 66 previous cultural resources studies conducted within a one-mile radius of the project, none of which included the project site. Seven cultural resources have been documented within one mile, including prehistoric resources that included isolated artifacts and scatters, and historic period archaeological resources, as well as built environment resources, including a residence and road segment. The nearest prehistoric resource was documented approximately 1,595 meters (i.e., 0.99 mile) east-south east of the project site. No resources have been documented within the project site or approximately 0.25 mile from the site. Review of historic aerial photographs of the site identified that there were two buildings dating to the 1950s within the project site that were removed between 1980 and 2012.

On November 23, 2020, a pedestrian survey of the project site was conducted by an LSA archaeologist. The survey was conducted by walking parallel transects spaced by approximately 10 meters. Soil profiles were examined for cultural stratigraphy, and rodent back dirt was checked for cultural remains. A modern 15-foot by 10-foot concrete slab was noted on the south-central edge of the project boundary during the survey. Sparse modern refuse was scattered throughout the project site. No cultural resources were identified during the pedestrian survey.

The records search and pedestrian survey yielded negative results for the project site. No historic-era cultural resources were identified on-site; therefore, the proposed project is not expected to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource. As such, earth-disturbing activities connected with development of the proposed project have low potential of encountering buried historic-era sites. However, in the event that previously unidentified cultural resources are found on the project site, compliance with California Code of Regulations, Title 14, Chapter 3, Section 15064.5 would be required. Mitigation Measure CUL-1 would ensure compliance with applicable regulations.

**MM CUL-1:** In the event that potentially significant cultural materials are encountered during project activities, all construction work shall be halted, and a Secretary of Interior (SOI) Standards qualified archaeologist shall be consulted to determine the appropriate treatment of the resources discovered in the project site. The archaeologist shall develop proper mitigation measures required for the discovery per California Code of Regulations, Title 14, Chapter 3, Section

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15064.5(f). Additional studies could include, but would not be limited to, collection and documentation of artifacts, documentation of the cultural resources on State of California Department of Parks and Recreation Series 523 forms, or subsurface testing. If determined appropriate by the qualified archaeologist, archaeological monitoring should commence and continue until grading and excavation are complete or until the monitoring archaeologist determines, based on field observations and in consultation with the qualified archaeologist, that there is little likelihood of encountering additional cultural resources. The Project Applicant shall provide evidence to the County for review and approval that the appropriate measures identified by the SOI qualified archeologist for the protection, preservation, recovery, recordation, and/or curation of any significant resources has been satisfied.

Through compliance with Mitigation Measure CUL-1, impacts to historic sites or historical resources as defined by CEQA would be **less than significant**.

Mitigation:

**MM CUL-1:** In the event that potentially significant cultural materials are encountered during project activities, all construction work shall be halted, and a Secretary of Interior (SOI) Standards qualified archaeologist shall be consulted to determine the appropriate treatment of the resources discovered in the project site. The archaeologist shall develop proper mitigation measures required for the discovery per California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f). Additional studies could include, but would not be limited to, collection and documentation of artifacts, documentation of the cultural resources on State of California Department of Parks and Recreation Series 523 forms, or subsurface testing. If determined appropriate by the qualified archaeologist, archaeological monitoring should commence and continue until grading and excavation are complete or until the monitoring archaeologist determines, based on field observations and in consultation with the qualified archaeologist, that there is little likelihood of encountering additional cultural resources. The Project Applicant shall provide evidence to the County for review and approval that the appropriate measures identified by the SOI qualified archeologist for the protection, preservation, recovery, recordation, and/or curation of any significant resources has been satisfied.

Monitoring: Monitoring for Mitigation Measure CUL-1 shall be subject to the timing detailed in the project-specific Conditions of Approval established by Riverside County.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Phase I Cultural Resources Assessment “42500 Washington Street Project, APN 609-020-024/Numbers: GPA210003, TPM38113, PPT210015, and CUP 210010” November 2022.

Findings of Fact:

a and b) **Less Than Significant Impact with Mitigation Incorporated.** As stated above, the project site is currently vacant and has been subject to disturbance in the form of site maintenance and vegetation removal. A cultural resources records search, review of historic period aerials and maps, search of the Sacred Lands File through the Native American Heritage Commission (NAHC), inquiry with Native Americans listed on the NAHC list, and a pedestrian field survey were conducted as part of the Phase I Cultural Resources Assessment for this project, and no archeological resources were founded on the project site. Therefore, the proposed project is not expected to alter or destroy an archaeological site or cause a substantial adverse change in the significance of an archaeological resource. However, implementation of Mitigation Measure CUL-1 would reduce potential impacts to undiscovered archeological resources by halting construction in the event of encountering a previously unidentified archeological resource and requiring consultation with a qualified archeologist. As such, impacts to archaeological resources as defined by CEQA would be **less than significant**.

c) **Less Than Significant Impact with Mitigation Incorporated.** There have been no human remains or any resources that may contain human remains identified on the project site. However, Mitigation Measure CUL-2 would be implemented to ensure compliance with state law in the event of encountering previously unidentified human remains.

**MM CUL-2:** If human remains are encountered in the project site, the project would comply with State Health and Safety Code Section 7050.5, which states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner would notify the Native American Heritage Commission (NAHC), which would determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment.

Compliance with state law under Mitigation Measure CUL-2 would ensure that any potential impacts to unknown buried human remains would be **less than significant**.

Mitigation:

**MM CUL-2:** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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notify the Native American Heritage Commission (NAHC), which would determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment.

**Monitoring:** Monitoring for Mitigation Measure CUL-2 shall be subject to the timing detailed in the project-specific Conditions of Approval established by Riverside County.

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Air Quality and Greenhouse Gas Technical Memorandum for the 42500 Washington Street Project in Riverside County, California (Appendix A)<sup>22</sup>, U.S. Department of Transportation (DOT) Table 4-23: “Average Fuel Efficiency of U.S. Light Duty Vehicles”<sup>23</sup>, California Energy Commission (CEC) Energy Consumption Data Management Service - Electricity Consumption by County<sup>24</sup>, CEC Energy Consumption Data Management Service - Gas Consumption by County<sup>25</sup>, CEC California Gasoline Data, Facts, and Statistics<sup>26</sup>

**Findings of Fact:**

a) **Less Than Significant Impact.** The proposed project would increase the demand for electricity, natural gas, and gasoline. The discussion and analysis provided below is based on data included in the CalEEMod output, which is included in Appendix A.

<sup>22</sup> LSA. 2023. Air Quality and Greenhouse Gas Technical Memorandum for the 42500 Washington Street Project in Riverside County, California. October 27.

<sup>23</sup> U.S. Department of Transportation (DOT). “Table 4-23: Average Fuel Efficiency of U.S. Light Duty Vehicles.” Website: <https://www.bts.dot.gov/bts/bts/content/average-fuel-efficiency-us-light-duty-vehicles> (Accessed November 15, 2022).

<sup>24</sup> California Energy Commission (CEC). 2021. Energy Consumption Data Management Service. Electricity Consumption by County. Website: [www.ecdms.energy.ca.gov/elecbycounty.aspx](http://www.ecdms.energy.ca.gov/elecbycounty.aspx) (Accessed November 15, 2022).

<sup>25</sup> CEC. 2021. Energy Consumption Data Management Service. Gas Consumption by County. Website: [www.ecdms.energy.ca.gov/gasbycounty.aspx](http://www.ecdms.energy.ca.gov/gasbycounty.aspx) (Accessed October 2023).

<sup>26</sup> CEC. 2017. California Gasoline Data, Facts, and Statistics. Website: [www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/california-gasoline-data-facts-and-statistics](http://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/california-gasoline-data-facts-and-statistics) (Accessed October 2023)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Construction-Period Energy Use.** The anticipated construction schedule assumes that the proposed project would be built over approximately 13 months. The proposed project would require grading, site preparation, and building activities during construction.

Construction of the proposed project would require energy for the manufacture and transportation of construction materials, preparation of the site, grading activities, and construction of the residences and child daycare/preschool building. Petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities. Construction activities are not anticipated to result in an inefficient use of energy as gasoline and diesel fuel would be supplied by construction contractors who would conserve the use of their supplies to minimize their costs on the project. Energy usage on the project site during construction would be temporary in nature and would be relatively small in comparison to the State’s available energy sources. Therefore, construction energy impacts would be **less than significant**.

**Operational Energy Use.** Energy use consumed by the proposed project would be associated with natural gas use, electricity consumption, and fuel used for vehicle and truck trips associated with the project. Energy and natural gas consumption was estimated for the project using default energy intensities by land use type in CalEEMod. In addition, the proposed building would be constructed to 2022 Title 24 standards, which was included in CalEEMod inputs. Electricity and natural gas usage estimates associated with the proposed project are shown in Table D.

In addition, the proposed project would result in energy usage associated with gasoline to fuel project-related trips. Based on the CalEEMod analysis, the proposed project would result in approximately 2,439,620 vehicle miles traveled (VMT) per year. The average fuel economy for light-duty vehicles (autos, pickups, vans, and SUVs) in the United States has steadily increased from approximately 14.9 miles per gallon (mpg) in 1980 to 22.9 mpg in 2020. The average fuel economy for heavy-duty trucks in the United States has also steadily increased, from 5.7 mpg in 2013 to a projected 8.0 mpg in 2021. Therefore, based on the EPA gasoline fuel economy estimates for 2020, California diesel fuel economy estimates for 2021, and the project-specific traffic data, the proposed project would result in the annual consumption of 84,349 gallons of gasoline and 63,512 gallons of diesel fuel. Table D, below, shows the estimated potential increased electricity and natural gas demand, and fuel consumption associated with the proposed project.

**Table D: Estimated Annual Energy Use of Proposed Project**

Land Use	Electricity Use (kWh per year)	Natural Gas Use (therms per year)	Gasoline Consumption (gallons per year)	Diesel Consumption (gallons per year)
Multi-Family Apartments	243,344	5,544	28,314	21,320
Child-Care/ Preschool	187,407	1,487	56,035	42,192
Parking Lot	41,974	0	0	0
<b>Total</b>	<b>472,725</b>	<b>7,031</b>	<b>84,349</b>	<b>63,512</b>

Source: LSA (October 2023).

kWh = kilowatt-hours

As shown in Table D, the estimated potential increased electricity demand associated with the proposed project is 472,725 kilowatt-hours (kWh) per year. In 2022, California consumed approximately 287,220

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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gigawatt-hours (GWh). Of this total, Riverside County consumed 17,780.6 GWh or 17,780,573,271 kWh. Therefore, electricity demand associated with the proposed project would only be approximately less than 0.01 percent of Riverside County’s total electricity demand.

The estimated potential increased natural gas demand associated with the proposed project is 7,031 therms per year, as shown in Table D. In 2022, California consumed approximately 11,710.6 million therms or 11,710,641,194 therms, while Riverside County consumed 431.1 million therms (431,052,392 therms). Therefore, natural gas demand associated with the proposed project would only be approximately less than 0.01 percent of Riverside County’s total natural gas demand.

In addition, the proposed project would result in energy usage associated with gasoline and diesel to fuel project-related trips. As shown above in Table D, vehicle trips associated with the proposed project would consume approximately 84,349 gallons of gasoline and 63,512 gallons of diesel fuel per year. Based on fuel consumption obtained from CARB’s California Emissions Factor Model, Version 2021 (EMFAC2021), approximately 755 million gallons of gasoline and approximately 299 million gallons of diesel will be consumed from vehicle trips in Riverside County in 2023. Therefore, vehicle and truck trips associated with the proposed project would increase the annual fuel use in Riverside County by approximately 0.01 percent for gasoline fuel usage and approximately 0.02 percent for diesel fuel usage. Fuel consumption associated with vehicle trips generated by project operations would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region.

In addition, proposed new development would be constructed using energy efficient modern building materials and construction practices, and the proposed project also would use new modern appliances and equipment, in accordance with the Appliance Efficiency Regulations (Title 20, CCR Sections 1601 through 1608). The expected energy consumption during construction and operation of the proposed project would be consistent with typical usage rates for industrial uses; however, energy consumption is largely a function of personal choice and the physical structure and layout of buildings. Implementation of the proposed project would result in additional energy demand in County; however, since the proposed project would be located in a developed urban area of Unincorporated Riverside County, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Impacts would be **less than significant**.

b) **Less Than Significant Impact.** In 2002, the Legislature passed Senate Bill (SB) 1389, which required the California Energy Commission (CEC) to develop an integrated energy plan every two years for electricity, natural gas, and transportation fuels, for the California Energy Policy Report. The plan calls for the State to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators in implementing incentive programs for zero emission (ZE) vehicles and their infrastructure needs, and encouragement of urban designs that reduce VMT and accommodate pedestrian and bicycle access.

The CEC’s 2023 Integrated Energy Policy Report<sup>27</sup> provide the results of the CEC’s assessments of a variety of energy issues facing California. As indicated above, energy usage on the project site during construction would be temporary in nature and would be relatively small in comparison to the overall use in the County. In addition, energy usage associated with operation of the proposed project would

<sup>27</sup> CEC. 2023. Draft 2023 Integrated Energy Policy Report. Website: <https://www.energy.ca.gov/data-reports/reports/integrated-energy-policy-report/2023-integrated-energy-policy-report> (Accessed October 2023).



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be relatively small in comparison to the overall use in San Bernardino County, and the State’s available energy resources. Therefore, energy impacts at the regional level would be negligible. Because California’s energy conservation planning actions are conducted at a regional level, and because the proposed project’s total impact on regional energy supplies would be minor, the proposed project would not conflict with or obstruct California’s energy conservation plans as described in the CEC’s Integrated Energy Policy Report. Additionally, as demonstrated above, the proposed project would not result in the inefficient, wasteful, and unnecessary consumption of energy. Potential impacts related to conflict with or obstruction of a State or local plan for renewable energy or energy efficiency would be **less than significant**, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) 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 Safety Element Figure 1 “Fault Lines”<sup>28</sup>, Department of Conservation California Earthquake Hazards Zone Application (EQ Zapp)<sup>29</sup>, Geotechnical Engineering Investigation for the Proposed Multi-Use Retail Center 42500 Washington Street, Bermuda Dunes, California (Appendix C)<sup>30,31,32</sup>

Findings of Fact:

a) **Less Than Significant Impact.** The Alquist-Priolo Geologic Hazards Zones Act became effective in March 1973 and has been amended 11 times. The purpose of the Act, as provided in California Geologic Survey Special Publication 42, is to prohibit the location of most structures for human occupancy across the traces of active faults and to thereby mitigate the hazard of fault rupture. According to the Department of Conservation’s California Earthquake Hazards Zone Application, the project site is not located on an Alquist-Priolo Earthquake Fault Zone. The nearest active faults to the site are the San Andreas, Burnt Mountain, and Eureka Peak Fault Zones, located approximately 4.4, 14.4, and 15.4

<sup>28</sup> Riverside County. 2021. General Plan, Chapter 6: Safety Element. Figure 1: Fault Lines. Website: [https://planning.rctlma.org/Portals/14/genplan/2021/elements/Ch06\\_Safety\\_092821.pdf](https://planning.rctlma.org/Portals/14/genplan/2021/elements/Ch06_Safety_092821.pdf) (Accessed November 15, 2022).

<sup>29</sup> DOC. 2021. EQ Zapp: California Earthquake Hazards Zone Application. Website: <https://www.conservation.ca.gov/cgs/geohazards/eq-zapp#:~:text=%E2%80%8B%E2%80%8B%E2%80%8BThe%20California,in%20an%20earthquake%20hazard%20zone.> (Accessed November 15, 2022).

<sup>30</sup> Krazan & Associates, Inc. 2020. Geotechnical Engineering Investigation for the Proposed Multi-Use Retail Center 42500 Washington Street, Bermuda Dunes, California. December 30.

<sup>31</sup> Krazan & Associates, Inc. 2022. Addendum Letter: Geotechnical Engineering Investigation, Proposed Mixed-Use Center, 42500 Washington Street, Bermuda Dunes, California. March 28.

<sup>32</sup> Krazan & Associates, Inc. 2022. Update to Geotechnical Engineering Investigation Report, Proposed Day Care Facility and Apartment Complex, 42500 Washington Street Bermuda Dunes, California. November 11.

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miles from the project site respectively. Additionally, the project site is not located within any known fault in the County mapped on Figure 1 of the General Plan's Safety Element. As such, the proposed project would not be subject to substantial adverse effects related to ground rupture of a known earthquake fault, and impacts would 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 Safety Element Figure 2 "Liquefaction Zones"<sup>33</sup>, Western Coachella Valley Area Plan Figure 14 "Western Coachella Valley Area Plan Seismic Hazards,"<sup>34</sup> Addendum Letter: Geotechnical Engineering Investigation, Proposed Mixed-Use Center, 42500 Washington Street, Bermuda Dunes, California. March 28, 2022. (Appendix C)

Findings of Fact:

a) **Less Than Significant Impact**. Soil liquefaction is a state of soil particle suspension caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs under saturated conditions in soil such as sand in which the strength is purely frictional. However, liquefaction has occurred in soils other than clean sand. Liquefaction usually occurs under vibratory conditions such as those induced by a seismic event. The Western Coachella Valley Area Plan's Seismic Hazards Map identifies that the community of Bermuda Dunes, including the project site, is located in an area with moderate liquefaction susceptibility. The predominant soils encountered within the project site generally consist of medium dense to dense silty sand. Groundwater was not encountered below the site within a depth of 30 feet during exploratory drilling. Available groundwater depth mapping indicates that groundwater elevations measured in the vicinity of the project site were typically encountered at depths greater than 50 feet below site grade. Based on analysis conducted as part of the Geotechnical Engineering Investigation, the potential for soil liquefaction within the project site is very low due to depth of groundwater and the dense nature of the subsurface soils that were encountered; therefore, the site is not located in a potential liquefaction zone and no mitigation is required. Additionally, the proposed project could comply with Compliance Measure GEO-1 to ensure that project construction and design would follow recommendations of the Geotechnical Engineering Investigation. As the proposed project would not be subject seismic-related ground failure, including liquefaction, impacts would be **less than significant**.

**Compliance Measure GEO-1**: Construction and design of the proposed project would conform with the site-specific recommendations detailed in the Geotechnical Engineering Investigation, which have

<sup>33</sup> Riverside County. 2021. General Plan, Chapter 6: Safety Element. Figure 2: Liquefaction Zones. Website: [https://planning.rctlma.org/Portals/14/genplan/2021/elements/Ch06\\_Safety\\_092821.pdf](https://planning.rctlma.org/Portals/14/genplan/2021/elements/Ch06_Safety_092821.pdf) (Accessed November 15, 2022).

<sup>34</sup> Riverside County. 2021. Western Coachella Valley Area Plan. Figure 14: Western Coachella Valley Area Plan Seismic Hazards. Website: [https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP\\_4-2022%20rev.pdf?ver=2022-06-27-145216-590](https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP_4-2022%20rev.pdf?ver=2022-06-27-145216-590) (Accessed November 15, 2022).

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been reviewed and approved by the Riverside County staff and fulfill the County’s construction standards and design guidelines for commercial and residential uses.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source(s)**: Western Coachella Valley Area Plan Figure 16 “Western Coachella Valley Area Plan Slope Instability,<sup>35</sup>” Geotechnical Engineering Investigation for the Proposed Multi-Use Retail Center 42500 Washington Street, Bermuda Dunes, California (Appendix C)

Findings of Fact:

a) **Less Than Significant Impact**. The project site is located in an area of southern California susceptible to strong seismic generated ground shaking. The nearest active faults are the San Andreas, Burnt Mountain, and Eureka Peak Fault Zones, located approximately 4.4, 14.4, and 15.4 miles from the Project site, respectively. The proposed project would be designed to California Building Code (CBC) standards, which would reduce potential building damage and collapse during a seismic event. The Geotechnical Engineering Investigation prepared for the proposed project did not provide additional design requirements to reduce impacts to the proposed project from strong seismic ground shaking. Proper engineering design and construction in conformance with the 2019 CBC standards<sup>36</sup> would ensure potential impacts from strong seismic ground shaking would be **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)**: Western Coachella Valley Area Plan Figure 15 “Western Coachella Valley Area Plan Steep Slope Map,<sup>37</sup>” Western Coachella Valley Area Plan Figure 16 “Western Coachella Valley Area Plan

<sup>35</sup> Riverside County. 2021. Western Coachella Valley Area Plan. Figure 16: Western Coachella Valley Area Plan Slope Instability. Website: [https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP\\_4-2022%20rev.pdf?ver=2022-06-27-145216-590](https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP_4-2022%20rev.pdf?ver=2022-06-27-145216-590) (Accessed November 15, 2022).

<sup>36</sup> Krazan & Associates, Inc. 2022. Update to Geotechnical Engineering Investigation Report, Proposed Day Care Facility and Apartment Complex, 42500 Washington Street Bermuda Dunes, California. November 11.

<sup>37</sup> Riverside County. 2021. Western Coachella Valley Area Plan. Figure 15: Western Coachella Valley Area Plan Steep Slope Map. Website:

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Slope Instability,” Geotechnical Engineering Investigation for the Proposed Multi-Use Retail Center 42500 Washington Street, Bermuda Dunes, California (Appendix C)

Findings of Fact:

a) **Less Than Significant Impact.** A landslide generally occurs on relatively steep slopes and/or on slopes underlain by weak materials. The project would be located on a relatively flat site with elevations ranging from 130 feet above mean sea level on the western portion of the site to 119 feet above mean sea level on the eastern portion. There are no slopes on the site nor are there any slopes adjacent to or within the vicinity of the proposed project site. Additionally, review of the Western Coachella Valley’s Steep Slope Map and Slope Instability Map indicates that the proposed project is not located in an area susceptible to landslides. As such, the proposed project would not result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards, and impacts would be **less than significant**.

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?

**Source(s):** Riverside County General Plan Safety Element; Riverside County General Plan Appendix H; Geotechnical Engineering Investigation for the Proposed Multi-Use Retail Center 42500 Washington Street, Bermuda Dunes, California (Appendix C)<sup>3839</sup>

Findings of Fact:

a) **Less Than Significant Impact.** Land subsidence is a gradual settling or sudden sinking of the Earth's surface due to removal or displacement of subsurface earth materials. The principal causes include: aquifer-system compaction associated with groundwater withdrawals, drainage of organic soils, underground mining, natural compaction or collapse, such as with sinkholes or thawing permafrost.

Appendix H of the County General Plan (i.e., Geotechnical Report, Part 1) identifies that the project site is located in an area of the County with documented subsidence. Policy S 2.15 of the County’s General Plan requires projects within subsidence zones to prepare geotechnical studies that provide adequate mitigation measures that address hydroconsolidation of soils. The Geotechnical Engineering Investigation prepared for the project has provided construction and design recommendations that would be implemented to reduce potential issues associated with subsidence. Additionally, the proposed project would be designed to California Building Code (CBC) standards, which would reduce potential building damage and collapse from subsidence. Compliance with project-specific geotechnical

[https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP\\_4-2022%20rev.pdf?ver=2022-06-27-145216-590](https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP_4-2022%20rev.pdf?ver=2022-06-27-145216-590) (Accessed November 15, 2022).

<sup>38</sup> Krazan & Associates, Inc. 2020. Geotechnical Engineering Investigation for the Proposed Multi-Use Retail Center 42500 Washington Street, Bermuda Dunes, California. December 30.

<sup>39</sup> Krazan & Associates, Inc. 2022. Update to Geotechnical Engineering Investigation Report, Proposed Day Care Facility and Apartment Complex, 42500 Washington Street Bermuda Dunes, California. November 11.

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construction and design recommendations from the Geotechnical Engineering Investigation and CBC Standards would reduce impacts related to ground subsidence to **less than significant**.

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)**: Western Coachella Valley Area Plan Figure 14 “ Western Coachella Valley Area Plan Seismic Hazards;” Volcano Hazard Program, Salton Buttes, United States Geological Survey<sup>40</sup>; Geotechnical Engineering Investigation for the Proposed Multi-Use Retail Center 42500 Washington Street, Bermuda Dunes, California (Appendix C)

Findings of Fact:

a) **Less Than Significant Impact**. Seiches are oscillations in enclosed bodies of water that are caused by a number of factors, most often wind or seismic activity. The nearest major water feature is Lake Cahuilla (Veterans Regional Park), located approximately 7.2 miles south and down slope of the project site. Therefore, seiche-related flooding is not anticipated to occur on the project site. The project site is generally level and is not susceptible to mudslides.

The Salton Buttes is a group of fumarolic<sup>41</sup> volcanoes on the southeast side of the Salton Sea approximately 55 miles southeast of the project site. The last eruption of the Salton Buttes occurred approximately 1,800 years ago, and future eruptions are possible due to the high heat from the area and relatively young age (approximately 400,000 years old) of this geothermal system. However, due to the distance between the project site and the Salton Buttes (55 miles), impacts from potential future eruptions would be less than significant. Therefore, impacts from seiche, mudflows, or volcanic hazards would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

<sup>40</sup> United States Geological Survey. Salton Buttes. Website: <https://www.usgs.gov/volcanoes/salton-buttes> (Accessed November 15, 2022).

<sup>41</sup> A fumarole is an opening in Earth’s crust, often in areas surrounding volcanoes, which emits steam and gases.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Slope Stability Report; Riverside County General Plan Figure 15 “Western Coachella Valley Area Plan Steep Slope Map,” Riverside County General Plan Figure 16 “Western Coachella Valley Area Plan Slope Instability,” Geotechnical Engineering Investigation for the Proposed Multi-Use Retail Center 42500 Washington Street, Bermuda Dunes, California (Appendix C)

Findings of Fact:

a) **Less Than Significant Impact.** The project site is flat and relatively level. Development of the project site would require rough grading and finished pad construction for the buildings in accordance with the 2019 CBC and recommendations in the Geotechnical Engineering Investigation prepared for the proposed project. The project site topography and surface relief features would be generally maintained, and impacts would be **less than significant**.

b) **Less Than Significant Impact.** All of the earthwork proposed as part of the project would be in accordance with the 2019 California Building Code Chapters 16, 17, 18, and Appendix J (Grading) as amended by County Ordinance 457. The project is required to submit detailed grading plans to the County for review and approval prior to issuance of grading permits in order to minimize the potential for unstable slopes. Any cut and fill slopes over 10 feet in vertical height, or cut slopes steeper than 2:1, shall be verified with a factor of safety of at least 1.5. Furthermore, any slopes steeper than 2:1 shall be planted with approved drought-tolerant ground cover, shrubs, trees, or combination thereof as approved by the Engineer of record or the Registered Landscape Architect pursuant to County Ordinance 457. Through compliance with applicable 2019 CBC regulations pursuant to County Ordinance 457, impacts would be **less than significant**.

c) **No Impact.** The proposed project would not result in grading that affects or negates subsurface sewage disposal systems. Sewage would be disposed of through on-site infrastructure that connects to existing sewage lines within Washington Street. As such, grading of the project site would not affect or negate subsurface sewage disposal systems as none currently exist on the site nor are any planned for the project site. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<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 (2022), 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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**Source(s):** Natural Resources Conservation Service Web Soil Survey<sup>42</sup>; Geotechnical Engineering Investigation for the Proposed Multi-Use Retail Center 42500 Washington Street, Bermuda Dunes, California (Appendix C )

Findings of Fact:

a) **Less Than Significant Impact.** The United States Department of Agriculture Web Soil Survey indicated that the project site is occupied by Myoma fine sand 0 to 5 percent slopes (MaB) soil. Runoff is very slow with this soil type and erosion hazard is slight. On-site soils exhibit substantial disturbance from prior grading, earthwork, and past development. Nevertheless, on-site construction would disturb vegetation and surface soils, making them susceptible to erosion from wind and water. The County is a co-permittee under Colorado Regional Water Quality Control Board Order number R7-2013-0011, National Pollutant Discharge Elimination System (NPDES) Permit, also known as the Municipal Separate Storm Sewer System or MS4 permit. In order to address the potential for erosion pursuant to the MS4 Permit, the project is required to implement Best Management Practices (BMPs) during the construction phase that would reduce erosion in accordance with NPDES regulations. These BMPs would be selected as part of the Storm Water Pollution Prevention Plan (SWPPP) that is required to address erosion and discharge impacts associated with the proposed on-site grading. The project must also comply with the County’s grading permit requirements, which would ensure that construction practices include BMPs to protect exposed soils such as covering stockpiled soils, and use of straw bales and silt fences to minimize off-site sedimentation. In addition, the site would be covered with asphalt, concrete, and landscaping materials during operations; therefore, soil erosion would be minimal. Compliance with State and federal requirements, as well as with County’s grading permit requirements, would ensure that the proposed project would have a **less-than-significant** impact related to soil erosion or loss of topsoil.

b) **Less Than Significant Impact.** Expansive soils have the potential to undergo volume change, or shrinkage and swelling, with changes in soil moisture. As expansive soils dry, the soil shrinks; when moisture is reintroduced into the soil, the soil swells. Laboratory testing conducted on the project site soils determined that the on-site soils have a low expansion potential. The proposed project would be designed to current CBC standards, which would reduce potential building damage and collapse from expansive soils. Impacts would be **less than significant**.

c) **No Impact.** The proposed project does not include the use of septic tanks or other alternative waste water disposal systems. The proposed project would include the development of an onsite wastewater conveyance system that would connect to the existing wastewater infrastructure located in Washington Street. **No impact** would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<sup>42</sup> Natural Resources Conservation Service. Web Soil Survey. Website: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm> (Accessed November 15, 2022).

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

**Source(s):** Riverside County Ordinance No. 460, Article XV " Soil Erosion Control Due to Wind"<sup>43</sup> & Ordinance. No. 484<sup>44</sup>; SCAQMD Rule 403 "Dust Control Information"<sup>45</sup>

Findings of Fact:

a) **Less Than Significant Impact.** The project site is an infill site surrounded by developed properties. These conditions minimize the potential for impacts to the project site from off-site blow sand. The project is required to comply with SCAQMD Rule 403 to suppress fugitive dust during construction activities. Among the requirements under SCAQMD Rule 403, fugitive dust must be controlled so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. Upon completion of construction, the site would be covered with asphalt, concrete, and landscaping materials, which would collectively suppress blow sand generation from the Project site. Therefore, impacts from wind erosion and/or blow sand would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

<b>20. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County Climate Action Plan ("CAP")<sup>46</sup>; Air Quality and Greenhouse Gas Technical Memorandum for the 42500 Washington Street Project in Riverside County, California (Appendix A )

Findings of Fact:

a) **Less Than Significant Impact.** This section describes the proposed project's construction- and operation-related GHG emissions and contribution to global climate change. Section 15064.4 of the State CEQA Guidelines states "A lead agency should make a good-faith effort, based to the extent

<sup>43</sup> Riverside County. Ordinance No. 460. Website: <https://www.rivcocob.org/wp-content/uploads/2009/10/Final-Ordinance-No.-460.pdf> (Accessed November 15, 2022).

<sup>44</sup> Riverside County. Ordinance No. 484. Website: <https://www.rivcocob.org/ords/400/484.2.pdf> (Accessed November 15, 2022).

<sup>45</sup> SCAQMD. Rule 403 Dust Control Information. Website: <https://www.aqmd.gov/home/rules-compliance/compliance/rule-403-dust-control-information> (Accessed November 15, 2022).

<sup>46</sup> Riverside County. 2019. County of Riverside Climate Action Plan Update. Website: [https://planning.rctlma.org/Portals/14/CAP/2019/2019\\_CAP\\_Update\\_Full.pdf](https://planning.rctlma.org/Portals/14/CAP/2019/2019_CAP_Update_Full.pdf) (Accessed November 15, 2022).



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possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project.” In performing that analysis, the lead agency has discretion to determine whether to use a model or methodology to quantify GHG emissions, or to rely on a qualitative analysis or performance-based standards. In making a determination as to the significance of potential impacts, the lead agency then considers the extent to which the project may increase or reduce GHG emissions compared to the existing environmental setting, whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project, and the extent to which the project complies with regulations or requirements adopted to implement a Statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

Therefore, consistent with the State CEQA Guidelines, Section 15183.5, if a project is consistent with an adopted qualified Greenhouse Gas Reduction Strategy that meets the standards, it can be presumed that the project would not have significant GHG emission impacts. The County of Riverside CAP meets the requirements of State CEQA Guidelines, Section 15183.5; therefore, the proposed project is evaluated for consistency with the County’s CAP.

**Construction Greenhouse Gas Emissions.** The SCAQMD has not addressed emission thresholds for construction in its CEQA Air Quality Handbook; however, SCAQMD requires quantification and disclosure. Thus, this section discusses construction emissions. Construction activities associated with the proposed project would produce combustion emissions from various sources. Construction would emit GHGs through the operation of construction equipment and from worker and builder supply vendor vehicles for the duration of the approximately 6-month construction period. The combustion of fossil-based fuels creates GHGs such as CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O. Furthermore, the fueling of heavy equipment emits CH<sub>4</sub>. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

As indicated above, SCAQMD does not have an adopted threshold of significance for construction related GHG emissions. However, lead agencies are required to quantify and disclose GHG emissions that would occur during construction. The SCAQMD then requires the construction GHG emissions to be amortized over the life of the project, which is defined as 30 years, added to the operational emissions, and compared to the applicable interim GHG significance threshold tier. Based on CalEEMod (refer to Appendix A), it is estimated that the project would generate 400.3 metric tons (MT) of CO<sub>2</sub>e during construction of the project. When amortized over the 30-year life of the project, annual emissions would be 13.3 MT CO<sub>2</sub>e.

**Operational Greenhouse Gas Emissions.** Long-term operation of the proposed project would generate GHG emissions from area, mobile, waste, and water sources as well as indirect emissions from sources associated with energy consumption. Mobile-source GHG emissions would include project-generated vehicle trips associated with trips to the proposed project. Area-source emissions would be associated with activities such as landscaping and maintenance on the project site and other sources. Waste source emissions generated by the proposed project include energy generated by landfilling and other methods of disposal related to transporting and managing project-generated waste. In addition, water source emissions associated with the proposed project are generated by water supply and conveyance, water treatment, water distribution, and wastewater treatment.

GHG emissions were estimated using CalEEMod. Table E shows the estimated operational GHG emissions for the proposed project. Motor vehicle emissions are the largest source of GHG emissions for the project at approximately 86 percent of the project total. Energy sources are the next largest category at approximately 12 percent. Waste and water sources are about 1 percent and less than 1

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percent of the total emissions respectively. Area source emissions are also about less than 1 percent of the total emissions.

**Table E: Greenhouse Gas Emissions**

Emission Type	Operational Emissions (MT/yr)				
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e	Percentage of Total
Area Source	0.7	<1.0	<1.0	0.7	<1
Energy Source	135.2	<1.0	<1.0	135.7	12
Mobile Source	959.3	<1.0	0.1	977.0	86
Waste Source	4.0	0.4	0.0	14.0	1
Water Source	3.0	0.1	<1.0	5.3	<1
<b>Total Operational Emissions</b>				<b>1,132.7</b>	<b>100.0</b>
Amortized Construction Emissions				13.3	—
<b>Total Annual Emissions</b>				<b>1,146.0</b>	—
<b>Riverside County CAP Update GHG Numerical Screening Threshold</b>				<b>3,000</b>	
<b>Exceedance?</b>				<b>No</b>	

Source: Compiled by LSA (October 2022).

CAP = Climate Action Plan

CH<sub>4</sub> = methane

CO<sub>2</sub> = carbon dioxide

CO<sub>2</sub>e = carbon dioxide equivalent

GHG = greenhouse gas

MT/CO<sub>2</sub>e = metric tons of carbon dioxide equivalent

MT/yr = metric tons per year

N<sub>2</sub>O = nitrous oxide

As discussed above, a project would have less than significant GHG emissions if it would result in operational-related GHG emissions of less than the County’s CAP threshold of 3,000 MT CO<sub>2</sub>e per year. Based on the analysis results, the proposed project would generate approximately 1,146.0 CO<sub>2</sub>e per year. Therefore, operation of the proposed project would not generate significant GHG emissions that would have a significant effect on the environment. Impacts would be **less than significant**.

**b) Less Than Significant Impact.**

**Riverside County CAP Update.** As demonstrated above, the proposed project would not exceed the GHG numerical screening threshold of 3,000 MT CO<sub>2</sub>e established by the County’s CAP. The proposed project would also be required to meet the latest Title 24 standards, regarding energy conservation and green building standards and reduction of wastewater and water use. As such, the proposed project would be consistent with the CAP measures and would not be required to use the Screening Tables or alternative GHG mitigation analysis. Therefore, the proposed project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions. The following discussion evaluates the proposed project according to the goals of the 2022 Scoping Plan, Executive Order (EO) B-30-15, Senate Bill (SB) 32, Assembly Bill (AB) 197, and SCAG’s 2020–2045 RTP/SCS.

**2022 Scoping Plan.** EO B-30-15 added the immediate target of reducing GHG emissions to 40 percent below 1990 levels by 2030. SB 32 affirms the importance of addressing climate change by codifying into statute the GHG emissions reduction target of at least 40 percent below 1990 levels by 2030 contained in EO B-30-15. The CARB released the 2017 Scoping Plan to reflect the 2030 target set by

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EO B-30-15 and codified by SB 32.<sup>47</sup> SB 32 builds on AB 32 and keeps us on the path toward achieving the State’s 2050 objective of reducing emissions to 80 percent below 1990 levels. AB 197, the companion bill to SB 32, provides additional direction to the CARB that is related to the adoption of strategies to reduce GHG emissions. Additional direction in AB 197 that is intended to provide easier public access to air emission data collected by the CARB was posted in December 2016.

The 2022 Scoping Plan<sup>48</sup> assesses progress toward the statutory 2030 target, while laying out a path to achieving carbon neutrality no later than 2045. The 2022 Scoping Plan Update focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State’s long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities.

The 2022 Scoping Plan focuses on building clean energy production and distribution infrastructure for a carbon-neutral future, including transitioning existing energy production and transmission infrastructure to produce zero-carbon electricity and hydrogen, and utilizing biogas resulting from wildfire management or landfill and dairy operations, among other substitutes. The 2022 Scoping Plan states that in almost all sectors, electrification will play an important role. The 2022 Scoping Plan evaluates clean energy and technology options and the transition away from fossil fuels, including adding four times the solar and wind capacity by 2045 and about 1,700 times the amount of current hydrogen supply. As discussed in the 2022 Scoping Plan, EO N-79-20 requires that all new passenger vehicles sold in California will be zero-emission by 2035, and all other fleets will have transitioned to zero-emission as fully possible by 2045, which will reduce the percentage of fossil fuel combustion vehicles. The 2022 Scoping Plan reduction measures applicable to the proposed project include energy efficient measures, water conservation and efficiency measures, and transportation and motor vehicle measures, as discussed below.

- **Energy-efficient measures** are intended to maximize energy-efficiency building and appliance standards, pursue additional efficiency efforts including new technologies and new policy and implementation mechanisms, and pursue comparable investment in energy efficiency from all retail providers of electricity in California. In addition, these measures are designed to expand the use of green building practices to reduce the carbon footprint of California’s new and existing inventory of buildings. As identified above, the proposed project would comply with the 2022 CALGreen Code standards regarding energy conservation and green building standards. The project would also include solar roof areas. Therefore, the proposed project would comply with applicable energy measures.
- **Water conservation and efficiency measures** are intended to continue efficiency programs and use cleaner energy sources to move and treat water. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions. As noted above, the project would be required to comply with the 2022 CALGreen Code standards, which includes a variety of different measures, including reduction of wastewater and water use. In addition, the proposed project would be required to comply with the California Model Water Efficient Landscape Ordinance. The project would include drought-tolerant landscape plants and efficient irrigation systems. Therefore, the proposed project would not conflict with any of the water conservation and efficiency measures.

<sup>47</sup> California Air Resources Board (CARB). 2017. California’s 2017 Climate Change Scoping Plan. Website: [https://ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/scoping\\_plan\\_2017.pdf](https://ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/scoping_plan_2017.pdf) (Accessed November 15, 2022).

<sup>48</sup> CARB. 2022. *2022 Scoping Plan for Achieving Carbon Neutrality*. December. Website: <https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf> (accessed October 2023).

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- The goal of **transportation and motor vehicle measures** is to develop regional GHG emission reduction targets for passenger vehicles. Specific regional emission targets for transportation emissions would not directly apply to the proposed project. However, vehicles traveling to the project site would comply with the Pavley II (LEV III) Advanced Clean Cars Program. The second phase of Pavley standards will reduce GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a 3 percent decrease in average vehicle emissions for all vehicles by 2020. Therefore, the proposed project would not conflict with the identified transportation and motor vehicle measures.

The proposed project would comply with existing State regulations adopted to achieve the overall GHG emission reduction goals identified in the 2022 Scoping Plan, EO B-30-15, SB 32, and AB 197.

**SCAG’s Regional Transportation Plan/Sustainable Communities Strategy.** SCAG’s 2020–2045 RTP/SCS, which was adopted September 3, 2020, identifies land use strategies that focus on new housing and job growth in areas served by high-quality transit and other opportunity areas, and would be consistent with a land use development pattern that supports and complements the proposed transportation network. The core vision in the 2020–2045 RTP/SCS is to better manage the existing transportation system through design management strategies, integrate land use decisions and technological advancements, create complete streets that are safe to all roadway users, preserve the transportation system, and expand transit and foster development in transit-oriented communities. The 2020–2045 RTP/SCS contains transportation projects to help more efficiently distribute population, housing, and employment growth, as well as a forecasted development pattern that is generally consistent with regional-level General Plan data. The forecasted development pattern, when integrated with the financially constrained transportation investments identified in the 2020–2045 RTP/SCS, would reach the regional target of reducing GHG emissions from autos and light-duty trucks by 8 percent per capita by 2020 and 19 percent by 2035 (compared to 2005 levels). The 2020–2045 RTP/SCS does not require that local General Plans, Specific Plans, or zoning be consistent with the 2020–2045 RTP/SCS but provides incentives for consistency for governments and developers.

Implementing SCAG’s RTP/SCS will greatly reduce the regional GHG emissions from transportation, helping to achieve statewide emission reduction targets. The proposed project would be consistent with following strategies from the SCAG RTP/SCS intended to support the implementation of the Sustainable Communities Strategies section:

- Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations.
- Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets.
- Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration.
- Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space.

The proposed project is located near commercial and residential uses facilitating the access to potential job sites in the area. In addition, the proposed project would develop a day care facility adjacent to residential areas. Therefore, the proposed project would be consistent with the multimodal goal for

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facilitating access to work, educational, and other destinations, as well as the goal of reducing commute distances by providing housing near commercial areas. The proposed project would also include approximately 5,723 sf of solar ready rooftop and drought tolerant landscape areas. As such, the proposed project would also be consistent with policies that support renewable energy production and reduce the heat island effect. Furthermore, the proposed project would support and promote low emission technologies by including electric charging vehicle spaces. As such, the proposed project would not conflict with the stated goals of the RTP/SCS; therefore, the proposed project would not interfere with SCAG's ability to achieve the region's GHG reduction targets at 8 percent below 2005 per capita emissions levels by 2020 and 19 percent below 2005 per capita emissions levels by 2035, and it can be assumed that regional mobile emissions will decrease in line with the goals of the RTP/SCS. Furthermore, the proposed project is not regionally significant per State CEQA Guidelines Section 15206, and, as such, it would not conflict with the SCAG RTP/SCS targets because those targets were established and are applicable on a regional level.

The proposed project would include a 43-unit multifamily housing development and a 9,990 square-foot daycare/preschool facility. Based on the nature of the proposed project, it is anticipated that implementation of the proposed project would not interfere with SCAG's ability to implement the regional strategies outlined in the RTP/SCS. Therefore, the proposed project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Impacts would be **less than significant**.

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

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**Source(s):** Krazan and Associates, Inc. Phase I Environmental Site Assessment for Vacant Property at 42500 Washing Street, Bermuda Dunes, California (Appendix D)<sup>49</sup>; State Water Resources Control Board GeoTracker Database<sup>50</sup>; Department of Toxic Substances Control’s (DTSC) EnviroStor database<sup>51</sup>; DTSC Hazardous Waste and Substances Site List (Cortese)<sup>52</sup>; Riverside County Ordinance No. 787

Findings of Fact:

a) **Less Than Significant Impact.** Potential hazardous materials such as fuel, paint products, lubricants, solvents, and cleaning products may be used and/or stored on-site during construction of the project. However, due to the limited quantities of these materials to be used during construction, they are not considered hazardous to the public at large. The transport, use, and storage of hazardous materials during the construction and operation of the site would be conducted pursuant to all applicable local, state and federal laws, and in cooperation with the Riverside County Fire Department, Riverside County Department of Environmental Health, Hazardous Materials Division (DEH), Environmental Protection and Oversight Division, and California Occupational Safety and Health Administration. Additionally, the United States Department of Transportation Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials by truck and rail on State highways and rail lines, as described in Title 49 of the Code of Federal Regulations and implemented by Title 13 of the California Code of Regulations.

Once operational, the tenants of the proposed project would be a multifamily housing development, and a child daycare/pre-school facility. The proposed project would be required to implement health and safety policies and procedures regarding hazardous materials used where employees would be expected to handle or work around hazardous materials. Pursuant to the Federal Hazard Communication Standard (29 CFR 1910.1200) and the Laboratory Standard (29 CFR 1910.1450), Safety Data Sheets (SDS) outlining procedures to address spills and leaks for individual chemicals will be used to conduct chemical safety training for all employees who work with chemicals in order to minimize the occurrence of accidental chemical releases and ensure that, when one does occur, it is handled in a safe manner.

These regulations inherently safeguard life and property from the hazards of fire/explosion arising from the storage, handling, and use of hazardous substances, materials, and devices, as well as hazardous conditions due to the use or occupancy of buildings. Through compliance with all applicable federal, State, and local laws, impacts to the public or environment from the routine transportation, use and disposal of hazardous materials would be **less than significant**.

b) **Less Than Significant Impact.** A Phase I Environmental Site Assessment (Phase I ESA) was prepared for the proposed project in September 2020. The project site and parcels within 1,760 feet of the project site were evaluated via the State Water Resources Control Board (SWRCB) GeoTracker database, the Department of Toxic Substances Control’s (DTSC) EnviroStor database, and the

<sup>49</sup> Krazan and Associates, Inc. 2020. Phase I Environmental Site Assessment for Vacant Property at 42500 Washing Street, Bermuda Dunes, California. September 29.

<sup>50</sup> State Water Resources Control Board. GeoTracker. Website: <https://geotracker.waterboards.ca.gov/> (Accessed November 15, 2022).

<sup>51</sup> California Department of Toxic Substances Control (DTSC) . 2007. EnviroStor. Website: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=bermudadunes> (Accessed November 15, 2022)

<sup>52</sup> DTSC. DTSC’s Hazardous Waste and Substances Site List – Site Cleanup (Cortese List). Website: <https://dtsc.ca.gov/dtscs-cortese-list/> (Accessed November 15, 2022).

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Hazardous Waste and Substances Sites (Cortese) List for the purposes of identifying recognized environmental conditions or historical recognized environmental conditions.

“Recognized environmental condition” means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions. “Historical Recognized environmental condition” means an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. If a past release of any hazardous substance or petroleum products has occurred in connection with the property, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a case closed letter or equivalent), this condition shall be considered a *historical recognized environmental condition*.

No “recognized environmental conditions” or “historical recognized environmental condition” were identified in the GeoTracker database, EnviroStor database, or the Cortese List within 1,760 feet of the project site, which is vacant and has no evidence of previous development with the exception of a small concrete pad (10 feet square) formerly used to store a truck-mounted camper. Therefore, there are no indications of activities or materials that would represent a significant risk to public health or safety (e.g., on-site storage, leaking tanks, approaching groundwater contamination plume) on the project site or vicinity.

Asbestos is a group of naturally occurring mineral fibers that have been used commonly in a variety of building construction materials for insulation and as a fire-retardant. When asbestos-containing materials (ACMs) are damaged or disturbed by repair, remodeling, or demolition activities, microscopic asbestos fibers may become airborne and can be inhaled into the lungs, where they can cause significant health problems. However, no structures that may contain asbestos are located on the project site. As such, the proposed project would not result in the release of ACMs.

Compliance with local, State, and federal laws detailed in response to Checklist Question 21.a would ensure impacts from reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment remain **less than significant**.

c) **Less Than Significant Impact.** Construction of the proposed project would be limited to the project site and would not obstruct access to the project vicinity through road closures or other project actions that could impact evacuation routes or otherwise impair evacuation during emergencies. The project would implement the California Fire Code and Riverside County Fire Department Standards, as well as comply with the Riverside County Sheriff’s evacuation plans, as applicable, to ensure adequate emergency evacuation and compliance with emergency plans.

The project is proposed with one ingress and egress driveway along Washington Street that would provide adequate emergency access to emergency response vehicles. All internal circulation roadways in the project site, as well as the primary ingress and egress driveway would be designed to meet Riverside County Fire Code (Ordinance 787) requirements addressing access for fire apparatus. As such, impacts would be **less than significant**.

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d) **Less Than Significant Impact.** The nearest schools to the project include Palm Desert Learning Tree Center, an elementary school located approximately 0.1 miles southwest of the project site, Top Stop Inc., a pre-school located approximately 0.2 miles southwest of the project site, and James Monroe Elementary School, located approximately 0.25 miles northeast of the project site. As discussed in Checklist Question 21.a and 21.b, the project site does not include a “recognized environmental condition” from previous uses that could represent a significant risk to public health or safety from construction and operation of the project site. Development of the project site for the proposed multifamily housing development and daycare/pre-school center would include the use of materials that are substantially similar to household chemicals and solvents already in wide use throughout the vicinity of the project site. Compliance with all applicable federal, State, and local laws for construction and operation of the proposed project, as described in Checklist Question 21.a, would ensure that potential impacts related to the emission of hazardous materials within one-quarter mile of an existing or proposed school would remain **less than significant**.

e) **No Impact.** Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by the California Environmental Protection Agency Hazardous Materials Data Management Program. The DTSC compiles information from subsets of the following databases to make up the Cortese List:

1. The DTSC list of contaminated or potentially contaminated hazardous waste sites listed in the California Sites database, formerly known as ASPIS, is included;
2. The California State Water Resources Control Board listing of leaking underground storage tanks is included; and
3. The California Integrated Waste Management Board list of sanitary landfills that have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

The Phase I ESA review of the State of California Department of Toxic Substances Control (DTSC) Envirostor database available via the DTSC’s Internet Website determined that no State response sites, voluntary cleanup sites, school cleanup sites, or military or school evaluation sites are listed for the project site, the adjacent properties, or properties located within 500 feet of the project site. Additionally, no Federal Superfund – National Priorities List (NPL) sites were determined to be located within a one-mile radius of the project site. As such, **no impact** related to the Cortese List or other governmental databases would occur. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

**Source(s):** Western Coachella Valley Area Plan Table 4 “Airport Land Use Compatibility Criteria for Riverside County (Applicable to Bermuda Dunes Airport),<sup>53</sup>” Western Coachella Valley Area Plan Figure 5 “Western Coachella Valley Area Plan Palm Springs International and Bermuda Dunes Airport Influence Area”<sup>54</sup>

**Findings of Fact:**

a) **No Impact.** The Riverside County Airport Land Use Commission establishes more stringent land use regulations for areas adjacent to airports that lie within Airport Influence Areas as result of the influence of airport operations on the environment. The Bermuda Dunes Airport (also known as Crown Aero) is a privately owned public use general aviation airport located in the community of Bermuda Dunes, approximately two miles northeast of the project site. Figure 5 of the County’s Western Coachella Valley Area Plan shows the Bermuda Dunes Airport Influence Area and indicates that the project site is within Compatibility Zone E of the airport.

According to Airport Land Use Compatibility Criteria for Riverside County of the Western Coachella Valley Area Plan, there are no density/open space requirements or standards for developments in Zone E. Prohibited uses in Zone E includes developments that would result in hazards to flight; that is, developments that would include structures over 100 feet tall, include elements that could introduce visual and electronic forms of interference with the safety of aircraft operations (e.g., spectator-oriented, sports stadiums, amphitheatres, concert halls, etc.), as well developments that would increase the attraction of birds to the area. The proposed project would result in the development of a daycare/pre-school facility and a multifamily housing development in the project site.

The proposed daycare/preschool building would have a maximum elevation of approximately 32 feet, and the proposed multifamily apartment building would have a maximum elevation of 60 feet, which falls below the height threshold for structures in Zone E. Additionally, although the proposed multifamily apartment building would include a pool in the roof deck area, the proposed approximately 20 by 12 feet pool would be similar to existing pools in the project vicinity, and is not expected to attract significant volumes of birds to the project area that would disrupt operations of the Bermuda Dunes Airport. As such, the project would not introduce structures that would create interference with aircraft operations, attract birds, or introduce oversized structures in the project site. As such, the proposed project would

<sup>53</sup> Riverside County. 2021. Western Coachella Valley Area Plan. Table 4: Airport Land Use Compatibility Criteria for Riverside County (Applicable to Bermuda Dunes Airport). Website: [https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP\\_4-2022%20rev.pdf?ver=2022-06-27-145216-590](https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP_4-2022%20rev.pdf?ver=2022-06-27-145216-590) (Accessed November 15, 2022).

<sup>54</sup> Riverside County. 2021. Western Coachella Valley Area Plan. Figure 5: Western Coachella Valley Area Plan Palm Springs International and Bermuda Dunes Airport Influence Area. Website: [https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP\\_4-2022%20rev.pdf?ver=2022-06-27-145216-590](https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP_4-2022%20rev.pdf?ver=2022-06-27-145216-590) (Accessed November 15, 2022).

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be consistent with requirements of the Western Coachella Valley Area Plan's Airport Land Use Compatibility Criteria and no impact would occur.

b) **No Impact.** As described above, the proposed would be consistent with requirements of the Western Coachella Valley Area Plan's Airport Land Use Compatibility Criteria, and as such, would not require further review from the Riverside County Airport Land Use Commission. As such, no impact would occur. No mitigation is required.

c) **No Impact.** Refer to discussions above. The proposed would be consistent with requirements of the Western Coachella Valley Area Plan's Airport Land Use Compatibility Criteria and would not introduce uses in the project site that would conflict with airport operations and result in safety hazards for people residing or working in the project area. As such, no impact would occur. No mitigation is required.

d) **No Impact.** Refer to discussions above. The proposed would be consistent with requirements of the Western Coachella Valley Area Plan's Airport Land Use Compatibility Criteria and would not result in safety hazards for people residing or working in the project area. As such, no impact would occur. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>HYDROLOGY AND WATER QUALITY</b> Would the project:				
<b>23. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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):** Riverside County Ordinance No. 754 (Riverside County Stormwater/Urban Runoff Management and Discharge Controls Ordinance)<sup>55</sup>; Western Coachella Valley Area Plan Figure 11 “Western Coachella Valley Area Plan Special Flood Hazard Areas Map;<sup>56</sup>” Riverside County General Plan Safety Element Figure 5 “Dam Hazard Inundation;<sup>57</sup>” Water Quality Management Plan For: TTM 38113, County of Riverside, December 2022 (Appendix E)<sup>58</sup>; Preliminary Hydrology and Hydraulics Study for Tentative Tract Map 38113, Bermuda Dunes, California (Appendix H)<sup>59</sup>; Geotechnical Engineering Investigation for the Proposed Multi-Use Retail Center 42500 Washington Street, Bermuda Dunes, California (Appendix C ); 2020 Coachella Valley Regional Urban Water Management Plan<sup>60</sup>; 2022 Indio Subbasin Water Management Plan Update, Sustainable Groundwater Management Act Alternative Plan<sup>61</sup>

a) **Less Than Significant Impact.** The County is a co-permittee under Colorado Regional Water Quality Control Board Order number R7-2013-0011,<sup>62</sup> National Pollutant Discharge Elimination System (NPDES) Permit, also known as the Municipal Separate Storm Sewer System or MS4 permit. Projects resulting in the disturbance of 1.0 acre or more, which includes the proposed project, require compliance with the NPDES permit. Coverage under an NPDES permit includes the submittal of a Notice of Intent (NOI) application to the State Water Resources Control Board (SWRCB), the receipt of a Waste Discharge Identification Number (WDIN) from SWRCB, and preparation of a Storm Water Pollution Prevention Plan (SWPPP).

In order to address the potential for erosion pursuant to the MS4 Permit, the project is required to implement Best Management Practices (BMPs) during the construction phase that would reduce

<sup>55</sup> Riverside County. Ordinance No. 754. Website: <https://www.rivcocob.org/ords/700/754.2.pdf> (Accessed November 15, 2022).

<sup>56</sup> Riverside County. 2021. Western Coachella Valley Area Plan. Figure 11: Western Coachella Valley Area Plan Special Flood Hazard Areas Map. Website: [https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP\\_4-2022%20rev.pdf?ver=2022-06-27-145216-590](https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP_4-2022%20rev.pdf?ver=2022-06-27-145216-590) (Accessed November 15, 2022).

<sup>57</sup> Riverside County. 2021. General Plan, Chapter 6: Safety Element. Figure 5: Dam Hazard Inundation. Website: [https://planning.rctlma.org/Portals/14/genplan/2021/elements/Ch06\\_Safety\\_092821.pdf](https://planning.rctlma.org/Portals/14/genplan/2021/elements/Ch06_Safety_092821.pdf) (Accessed November 15, 2022).

<sup>58</sup> KES Technologies Inc. 2022. Water Quality Management Plan For: TTM 38113, County of Riverside. December 2022.

<sup>59</sup> KES Technologies, Inc. 2024. Preliminary Hydrology & Hydraulics Study, TLE, Tentative Tract Map 38113, Bermuda Dunes, California. January.

<sup>60</sup> Coachella Valley Water District, Coachella Water Authority, Desert Water Agency, Indio Water Authority, Mission Springs Water District, and Myoma Dunes Mutual Water Company. 2021. 2020 Coachella Valley Regional Urban Water Management Plan. Website:

<http://www.cvw.d.org/DocumentCenter/View/5482/Coachella-Valley-RUWMP> (Accessed November 15, 2022).

<sup>61</sup> Coachella Valley Water District, Coachella Water Authority, Desert Water Agency and Indio Water Authority. 2021. 2022 Indio Subbasin Water Management Plan Update, Sustainable Groundwater Management Act Alternative Plan. Website: <http://www.indiosubbasinsgma.org/alternative-plan-update/> (Accessed November 15, 2022).

<sup>62</sup> Colorado River Basin Regional Water Quality Control Board. Order No. R7-2013-0011. Website: [https://www.waterboards.ca.gov/coloradoriver/board\\_decisions/adopted\\_orders/boardorders2013.shtml](https://www.waterboards.ca.gov/coloradoriver/board_decisions/adopted_orders/boardorders2013.shtml) (Accessed November 15, 2022)

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erosion in accordance with NPDES regulations. These BMPs would be selected as part of the SWPPP that is required to reduce construction-related impacts from erosion and sedimentation as a result of ground and vegetation disturbance, as well as impacts to surface water from contaminated stormwater discharges.

Additionally, a site-specific Water Quality Management Plan (WQMP) was prepared for the project in compliance with requirements of the Riverside County Ordinance No. 754 and the NPDES permit to reduce potential post-construction water quality impacts.

The proposed project is located east of Washington Street in the community of Bermuda Dunes in the County of Riverside. The proposed project would result in the construction of a daycare/pre-school facility and a multifamily housing development on the 2.44-acre project site. Existing drainage flow patterns would be preserved after development. The entire project is proposed to be cleared and grubbed of existing vegetation. The proposed project would implement BMPs recommended in the WQMP, designed in accordance with the California Stormwater Quality Association's (CSQA) Stormwater Best Management Practice (BMP) Handbook, including on-site landscape and waste management and litter control procedures, maintenance of site's drainage infrastructure, including catch basins and culverts, compliance with State and local water quality ordinances and hazardous waste management requirements, among others.

Proper engineering design and construction in conformance with the requirements of the County, the intent of the NPDES Permit, SWRCB treatment requirements, and the site-specific Water Quality Management Plan would ensure the project would not violate any water quality standards or waste discharge requirements. Impacts would be **less than significant**.

b) **Less Than Significant Impact.** The project site is located on the Coachella Valley Groundwater Basin (CVGB) and within the Indio Subbasin (Subbasin). The Indio Subbasin underlies the major portion of the Coachella Valley floor and encompasses approximately 400 square miles. The Subbasin is divided for management into the West Valley and the East Valley; the community of Bermuda Dunes, including the project site, is located on the East Valley. Much of the East Valley utilizes groundwater and Colorado River water imported through the Coachella Canal. From southeastern Indio to the Salton Sea, the Subbasin contains increasingly thick layers of silt and clay, remnants of ancient lakebed deposits, which impede the percolation of water applied for irrigation and limit groundwater replenishment opportunities in this area of the Subbasin. The project would be served by the Coachella Valley Water District (CVWD). In 2009, CVWD implemented largescale recharge activities in the East Valley at the Thomas E. Levy Groundwater Replenishment Facility (TEL-GRF) that have resulted in increasing groundwater levels.

The project site is a previously disturbed infill site located in the community of Bermuda Dunes. The project does not include direct extraction of groundwater from basins and would be served by the CVWD through existing water entitlements, subject to the payment of appropriate fees. As described in the project's WQMP, the proposed project would implement BMPs in compliance with the NPDES Permit, SWRCB requirements, and the site-specific Water Quality Management Plan to ensure project compliance with water quality control requirements. BMPs included in the WQMP include infiltration BMPs to maximize infiltration capacity of the site through installation of on-site infiltration chambers and basins, and construction of drainage infrastructure. As such, the proposed project would not impede groundwater recharge on the project and would not adversely affect groundwater levels or groundwater quality in the CVGB. Impacts would be **less than significant**.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) **Less Than Significant Impact.** The project site is a disturbed, 2.44-acre infill site located in the community of Bermuda Dunes. The project site is situated at the base of the San Jacinto Mountains at the northwestern end of the Coachella Valley of Southern California. Near-surface materials consist of alluvial fan deposits of sand, silt, gravel, and cobbles derived from erosion of the Mesozoic granitic and metamorphic rocks of the adjacent San Jacinto Mountains. The project site is relatively flat and level with no major changes in topography. The project site is not located within a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area for a 100-year floodplain as mapped by the Western Coachella Valley Area Plan and the General Plan Safety Element. The project would introduce impervious surfaces into the project site.

Adherence to a site-specific SWPPP would reduce soil erosion and siltation during project construction, which could affect drainage patterns on-site, through implementation of construction BMPs. According to the project-specific WQMP and the Preliminary Hydrology and Hydraulics Study (Hydrology Study) prepared for the project, the proposed project would preserve the existing drainage flow patterns on the site after development. According to the Geotechnical Engineering Investigation<sup>6364</sup>, the project site would be graded to direct runoff away from buildings and paved areas towards drainage infrastructure on and off the project site. In accordance with Section 1804.4 of the 2019 California Building Code, ground surfaces adjacent to building foundations would be sloped a minimum of 5 percent for a minimum distance of 10 feet away from structures, or to an approved alternative means of drainage conveyance. Swales used for conveyance of drainage located within 10 feet of building foundations would be sloped a minimum of 2 percent. Impervious surfaces, such as pavement and exterior concrete flatwork, within 10 feet of building foundations should be sloped a minimum of 2 percent away from the structure. Drainage gradients would be maintained to carry all surface water to collection facilities on- and off-site. Implementation of California Building Code recommendations on the project grading plan and drainage infrastructure design would ensure that drainage flow patterns on the project site remains consistent with historical conditions. As such, the proposed project would not substantially alter the existing drainage flow patterns of the project site. Impacts would be **less than significant**.

d) **Less Than Significant Impact.** Refer to Checklist Question 23.a. Construction of the project would be subject to NPDES permit requirements for the preparation and implementation of a project-specific SWPPP. Adherence to NPDES permit requirements and the measures established in the SWPPP would reduce erosion and saltation potential during project construction to less than significant levels. Additionally, the proposed project would not alter the existing drainage flow patterns within the project site, would implement BMPs according to the CSQA's Stormwater BMP Handbook to ensure long term compliance with water quality requirements of the SWRCB, and would design and construct the project in compliance with California Building Code recommendations. As such, the project would not result in substantial erosion or saltation, and impacts would be **less than significant**.

e) **Less Than Significant Impact.** As described in Checklist Question 23.b, the proposed project would include infiltration BMPs to encourage on-site infiltration of runoff. The proposed project's grading plan and drainage infrastructure would be designed and implemented per recommendations of the California Building Code, ensuring that drainage of the project site would remain consistent with historical drainage conditions, and would not result in flooding on- or off-site. Additionally, as discussed in the Hydrology Study, the project site's drainage area was analyzed for a 100-year storm event according to the County

<sup>63</sup> Krazan & Associates, Inc. 2020. Geotechnical Engineering Investigation for the Proposed Multi-Use Retail Center 42500 Washington Street, Bermuda Dunes, California. December 30.

<sup>64</sup> Krazan & Associates, Inc. 2022. Update to Geotechnical Engineering Investigation Report, Proposed Day Care Facility and Apartment Complex, 42500 Washington Street Bermuda Dunes, California. November 11.

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of Riverside’s Hydrology Manual, and following design requirements of the County of Riverside’s Flood Control Manual, the project’s stormwater drainage system would be designed to handle runoff associated with development of the project site for the 1-hour, 3-hour, 6-hour, and 24-hour storm events for the 2-year, 5-year, 10-year, and 100-year return periods. As such, the impacts would be **less than significant**.

f) **Less Than Significant Impact.** As described above, implementation of SWPPP BMPs during project construction would reduce the generation of polluted run-off from the project site. Also, the project’s WQMP includes recommended BMPs and measures, consistent with CSQA’s Stormwater BMP Handbook, which would be implemented in project design for long term management of runoff generated on-site and reduction of sources of polluted runoff. The proposed project would also comply with all applicable federal, State and local regulations pertaining the use, handling and storage of hazardous substances, and as such, the proposed project would not 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. Impacts would be **less than significant**.

g) **Less Than Significant Impact.** As described in Checklist Question 23.c, the project site is not located in a 100-year flood zone, and the proposed project would be designed in compliance with the CBC to ensure that drainage in the project site remains consistent with the site’s historical drainage flow patterns. Additionally, following design requirements of the County of Riverside’s Flood Control Manual, the project’s stormwater drainage system would be designed to handle runoff associated with development of the project site for the 1-hour, 3-hour, 6-hour, and 24-hour storm events for the 2-year, 5-year, 10-year, and 100-year return periods. As such, the proposed project would not impede or redirect flood flows, and the impact would be **less than significant**.

h) **Less Than Significant Impact.** Based on the elevation of the proposed project site with respect to sea level, and its distance from any large open bodies of water, the potential for seiche and/or tsunami waves is considered to be absent. The project is not mapped in a flood hazard zone as indicated in the Western Coachella Valley Area Plan Figure 11 or in a dam hazard inundation zone as indicated in Riverside County General Plan Safety Element Figure 5. The project site is not located within a FEMA 100-year flood zone. As such, the proposed project would not result in the release of pollutants due to project inundation from a flood hazard, tsunami, or seiche zone. Impacts would be **less than significant**.

i) **Less Than Significant Impact.** The proposed project would result in the construction of a daycare/pre-school facility and a multifamily housing development in the community of Bermuda Dunes, located in Western Coachella Valley. The project site is located on the Coachella Valley Groundwater Basin (CVGB) and within the Indio Subbasin (Subbasin), and it is therefore subject to the Indio Subbasin Water Management Plan (WMP). The WMP utilizes Sustainable Groundwater Management Act (SGMA) sustainability indicators and criteria to reliably meet current and future water demands in the Subbasin in a cost-effective and sustainable manner. The California Department of Water Resources’ (DWR’s) Sustainable Groundwater Management Act (SGMA) was signed into law on September 16, 2014. The purpose of the SGMA is to achieve the sustainable management of groundwater in a manner that does not cause undesirable results.

The proposed project would not result in the direct extraction of groundwater. The project would be served by the CVWD through existing water entitlements, subject to the payment of appropriate fees. Although the project would introduce impervious surfaces, the proposed project would implement Infiltration BMPs, as recommended by the project-specific WQMP, to allow infiltration of on-site runoff.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The construction of the proposed project would be subject to requirements of the NPDES permit, which includes the submittal of a Notice of Intent (NOI) application to the State Water Resources Control Board (SWRCB) and the preparation of a site-specific SWPPP that would implement erosion and water quality control measures during project construction. Additionally, as previously discussed, a WQMP was prepared for the project in compliance with Riverside County Ordinance No. 754 to ensure adequate long-term stormwater management and water quality control on the project site. The WQMP includes recommended BMPs and measures, consistent with CSQA's Stormwater BMP Handbook, which would be implemented in project design. As such, the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>LAND USE AND PLANNING</b> Would the project:				
<b>24. Land Use</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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"/>

Source(s): Riverside County General Plan, Western Coachella Valley Area Plan

Findings of Fact:

a) **No Impact**. The physical division of an established community typically refers to the construction of a physical feature (such as an interstate or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community, or between a community and outlying area. For instance, the construction of an interstate highway or railroad track through an existing community may constrain travel from one side of the community to another; similarly, such construction may also impair travel to areas outside the community. The project site is an infill site located in the community of Bermuda Dunes in Western Coachella Valley.

The project site is designated as "Medium Density Residential" and "High Density Residential" in the Riverside County General Plan. The project site is bounded by commercial uses to the north, residential uses to the east, commercial and residential uses to the south, and commercial uses to the west, across Washington Street. The project includes a daycare/pre-school facility, a 43-unit multifamily housing development, and associated infrastructure. The project site is currently vacant. The project would require a General Plan Amendment to change the designation of the project site to Mixed Use Area, as well as rezoning the site to Mixed Use (MU). Given that the project is an infill site and would not impair mobility or remove means of access in the project vicinity, the proposed project would not divide an established community. There would be **no impact**.

b) **Less than Significant Impact**. The project site is located in the community of Bermuda Dunes, an unincorporated community in Riverside County. Bermuda Dunes is categorized as a "Unique Community" within the County of Riverside's Western Coachella Valley Area Plan (Area Plan). The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Area Plan is organized around 28 land use designations and 5 overlays in the western Coachella region. These land uses derive from the five General Plan Foundation Components: Open Space, Agriculture, Rural, Rural Community, and Community Development.<sup>65</sup> These designations were influenced by the Riverside County Vision and Planning Principles, which are focused on preferred patterns of development throughout the County of Riverside, and habitat conservation planning through efforts of the Coachella Valley Association of Governments Multiple Species Habitat Conservation Plan (CVMSHCP). The existing and proposed General Plan designations for the project site are within the same General Plan Foundation Component.

The Riverside County General Plan Certainty System provides clarity regarding the interpretation and use of the General Plan in ongoing decision-making, and seeks to sustain the General Plan's policy direction over time. It recognizes that circumstances will change, imperfections in the General Plan will be discovered, and events will occur that require changes in the General Plan. The Certainty System does not affect a project application that requires a General Plan Amendment (GPA) within the same foundation component, as is the case of the proposed amendment of the project site from "Medium Density Residential" and "High Density Residential" to a "Mixed Use Area" designation. The Project Applicant would be required to comply with applicable County requirements and fees for the GPA. Additionally, the proposed project would require amendment of the project site's existing zoning from General Residential (R-3-2000) and One-Family Dwelling (R -1- 12000) to Mixed-Use (MU) to eliminate the existing split zoning of the site, pursuant to applicable County requirements and fees. Compliance with County requirements for GPA and rezoning of the project site, as well as compliance with the zoning ordinance for the proposed zoning of the project would reduce impacts related to conflicts with any land use plan, policy, or regulation to **less than significant**.

Additionally, the project-specific Noise and Vibration Impact Analysis (Appendix F) concluded the project would generate short-term noise from construction and long-term noise from operation of the project. However, based on the nature of the surrounding land uses and their proximity to the project site, the proposed project would not generate noise that would exceed levels adopted by the County or that would conflict with applicable policies included in the Noise Element of the General Plan, as shown in Table F below.

<sup>65</sup> County of Riverside Transportation and Land Management Agency. Certainty System & Foundation Components. Website: <https://rctlma.org/Portals/0/genplan/content/generalplanconcepts.html> (Accessed November 15, 2022).



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

**Table F: Consistency Table for Noise Element Policies**

Noise Element		
Policy Number	Policy	Consistency
Policy N1.1	Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.	LSA completed a Noise and Vibration Impact Analysis to identify the project’s noise impacts on neighboring sensitive receptors. The Noise and Vibration Impact Analysis determined that the proposed multi-family residential and daycare uses associated with the project would not exceed permitted noise levels set by Riverside County for sensitive land uses and as such, would result in less than significant noise impacts and would not require implementation of noise buffers. The project is <b>consistent</b> with this policy.
Policy N 1.3	Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL: Schools, hospitals, rest homes, long-term care facilities, mental care facilities, residential uses, libraries, passive recreation uses, and places of worship.	According to the Noise and Vibration Impact Analysis, ambient noise levels in the project area fall below the 65 CNEL threshold established by the County for noise-sensitive land uses. The project is <b>consistent</b> with this policy.
Policy N 1.4	Determine if existing land uses will present noise compatibility issues with proposed projects by undertaking site surveys.	According to the Noise and Vibration Impact Analysis, ambient noise levels measured in the project area do not exceed permitted noise level thresholds established by the County for the proposed multi-family residential and daycare uses. As such, there would be no compatibility issues between the proposed project and existing land uses. The project is <b>consistent</b> with this policy.
Policy N 1.5	Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County.	The Noise and Vibration Impact Analysis determined that construction of the project would be less than significant with implementation of Mitigation Measures NOI-1 and NOI-2, which address potential construction noise and vibration impacts. Additionally, noise generated by long-term operation of the project would not exceed noise thresholds set by Riverside County and would result in less than significant noise impacts, and no mitigation would be required. As such, the project would not expose sensitive receptors to excessive noise levels. The project is <b>consistent</b> with this policy.
Policy N 2.3	Mitigate exterior and interior noises to the levels listed in Table H to the extent feasible, for stationary sources.	Noise generated by operation of the proposed project would not exceed interior and exterior noise thresholds set by Riverside County for stationary uses listed in Table H (Refer to Noise and Vibration Impact Analysis). No mitigation measures addressing operational noise generation would be required. The project is <b>consistent</b> with this policy.
Policy N 3.5	Require that a noise analysis be conducted by an acoustical specialist for all proposed projects that are noise producers. Include recommendations for design mitigation if the project is to be located either within proximity of a noise-sensitive land use, or land designated for noise-sensitive land uses.	LSA completed a Noise and Vibration Impact Analysis for the project, prepared by acoustical specialists. Analysis determined that noise generated by operation of the project would not exceed noise thresholds set by Riverside County and would result in less than significant noise impacts. As such, the project would not require implementation of design mitigations to address excessive noise levels in the

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

**Table F: Consistency Table for Noise Element Policies**

Noise Element		
Policy Number	Policy	Consistency
		proximity of sensitive land uses. The project is <b>consistent</b> with this policy
Policy N 4.1	Prohibit facility-related noise received by any sensitive use from exceeding the following worst-case noise levels: <ul style="list-style-type: none"> <li>45 dBA—10-minute <math>L_{eq}</math> between 10:00 p.m. and 7:00 a.m.</li> <li>65 dBA—10-minute <math>L_{eq}</math> between 7:00 a.m. and 10:00 p.m.</li> </ul>	According to the Noise and Vibration Impact Analysis, the project would not generate noise in excess of the noise thresholds established by the County for noise-sensitive land uses. The project is <b>consistent</b> with this policy.
Policy N 4.2	Develop measures to control non-transportation noise impacts.	Noise generated by operation of the proposed project would not exceed noise thresholds set by Riverside County. No mitigation measures would be required. The project is <b>consistent</b> with this policy.
Policy N 4.3	Ensure any use determined to be a potential generator of significant stationary noise impacts be properly analyzed and ensure that the recommended mitigation measures are implemented.	The Noise and Vibration Impact Analysis determined that noise generated by operation of the proposed multi-family residential and day care uses associated with project would not exceed noise thresholds for stationary land uses set by Riverside County and would result in less than significant noise impacts. No mitigation would be required. The project is <b>consistent</b> with this policy.
Policy N 4.4	Require that detailed and independent acoustical studies be conducted for any new or renovated land uses or structures determined to be potential major stationary noise sources.	LSA completed a Noise and Vibration Impact Analysis for the project, prepared by acoustical specialists. Analysis determined that noise generated by construction and operation of the project would not exceed noise thresholds set by Riverside County and would result in less than significant noise impacts with implementation of Mitigation Measures NOI-1 and NOI-2. The project is <b>consistent</b> with this policy.
Policy N 7.1	New land use development within Airport Influence Areas shall comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix I-1 of the General Plan and summarized in the Policy Area section of the affected Area Plan.	Crown Aero Airport (Bermuda Dunes Airport) is the closest airport to the project site. Based on the Riverside County General Plan and Riverside County Airport Land Use Compatibility Plan, the project is located outside the 55 dBA CNEL noise contour of the airport. The proposed daycare and multi-family residential uses are normally acceptable up to 65 and 70 dBA CNEL, respectively, based on the County's Land Use Compatibility for Community Noise Exposure (see Table I below, included in Section 26, Airport Noise). As such, the project would comply with the Crown Aero Airport's land use noise compatibility criteria. The project is <b>consistent</b> with this policy.
Policy N 7.3	Prohibit new residential land uses, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of any currently operating public-use, or military airports. The applicable noise contours are as defined by the Riverside County Airport Land Use Commission and depicted in Appendix I-1 of the General Plan, as well as in the	As previously discussed, the project is located outside the 55 dBA CNEL noise contour of the Crown Aero Airport. The proposed project would not construct residential uses within the current 60 dB CNEL contours of any currently operating public-use, or military airport. Therefore, the project is <b>consistent</b> with this policy.

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

**Table F: Consistency Table for Noise Element Policies**

Noise Element		
Policy Number	Policy	Consistency
	applicable Area Plan's Airport Influence Area section.	
Policy N 7.4	Check each development proposal to determine if it is located within an airport noise impact area as depicted in the applicable Area Plan's Policy Area section regarding Airport Influence Areas. Development proposals within a noise impact area shall comply with applicable airport land use noise compatibility criteria.	See response for Policy N 7.1 and N 7.3. The proposed daycare and multi-family residential uses are normally acceptable up to 65 and 70 dBA CNEL, respectively, based on the County's Land Use Compatibility for Community Noise Exposure. Based on the Riverside County General Plan and Riverside County Airport Land Use Compatibility Plan, the project is located outside the 55 dBA CNEL noise contour of the Crown Aero Airport. As such, the proposed project would be compatible with the airport's land use noise compatibility criteria. Therefore, the project is <b>consistent</b> with this policy.
Policy N 9.3	Require development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses to provide for appropriate mitigation measures.	The Noise and Vibration Impact Analysis determined that traffic noise generated by operation of the proposed project would not exceed noise thresholds set by the Riverside County for noise-sensitive uses. As such, impacts would be less than significant, and no mitigations are required. The project is <b>consistent</b> with this policy.
Policy N 13.1	Minimize the impacts of construction on adjacent uses within acceptable practices.	The Noise and Vibration Impact Analysis determined that construction of the project would be less than significant with implementation of Mitigation Measures NOI-1 and NOI-2, which require compliance with the County's hours of construction pursuant to the County's Ordinance No. 847 and implementation of construction Best Management Practices, including requiring the use of noise suppression equipment, and staging construction equipment away from sensitive receptors. Therefore, the project is <b>consistent</b> with this policy.
Policy N 13.2	Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.	The project would implement Mitigation Measure NOI-1, which requires compliance with the County's hours of construction pursuant to the County's Ordinance No. 847. As such, the project is <b>consistent</b> with this policy.
Policy N 13.3	Condition subdivision approval adjacent to developed/occupied noise-sensitive land uses (see Policy N 1.3) by requiring the developer to submit a construction-related noise mitigation plan to the County for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project, through the use of such methods as: <ul style="list-style-type: none"> <li>a. Temporary noise attenuation fences;</li> <li>b. Preferential location of equipment; and</li> <li>c. Use of current noise suppression technology and equipment.</li> </ul>	Pursuant to requirements of this policy, the Project Applicant would be required to submit a construction-related noise mitigation plan to the County for review and approval use, which would include the requirements established by Mitigation Measures NOI-1 and NOI-2, including the use of noise suppression technology and equipment during project construction, and the location of equipment staging in areas that will create the greatest distance between construction-related noise sources and the noise-sensitive receptors nearest the project site during all project construction. Therefore, the project is <b>consistent</b> with this policy.

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

**Table F: Consistency Table for Noise Element Policies**

Noise Element		
Policy Number	Policy	Consistency
Policy N 13.4	Require that all construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.	The project would implement Mitigation Measure NOI-1, which requires the use of noise suppression equipment during project construction. Therefore, the project is <b>consistent</b> with this policy.

Furthermore, a project-specific Air Quality and Greenhouse Gas Impact Report (Appendix A) indicates construction and operation of the project site as proposed would not generate emissions in excess of localized significance thresholds established by the SCAQMD for sensitive uses in proximity to the project site. A such, the proposed project would not result in significant environmental effects, and impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>MINERAL RESOURCES</b> Would the project:				
<b>25. Mineral Resources</b>				
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)**: Riverside County General Plan Figure OS-6 “Mineral Resources Area”<sup>66</sup>; Western Coachella Valley Area Plan Figure 3 “Western Coachella Valley Area Plan Land Use Plan”<sup>67</sup>

Findings of Fact:

a) **No Impact**. The State Mining and Geology Board has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.

<sup>66</sup> Riverside County. 2015. General Plan, Chapter 5: Multipurposed Open Space Element. Figure OS-6: Mineral Resources Area. Website: [https://planning.rctlma.org/Portals/14/genplan/general\\_Plan\\_2017/elements/OCT17/Ch05\\_MOSE\\_120815.pdf?ver=2017-10-11-102103-833](https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch05_MOSE_120815.pdf?ver=2017-10-11-102103-833) (Accessed November 15, 2022).

<sup>67</sup> Riverside County. 2021. Western Coachella Valley Area Plan. Figure 3: Western Coachella Valley Area Plan Land Use Plan. Website: [https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP\\_4-2022%20rev.pdf?ver=2022-06-27-145216-590](https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP_4-2022%20rev.pdf?ver=2022-06-27-145216-590) (Accessed November 15, 2022).

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- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

As shown on the General Plan Multipurpose Open Space Element, Figure OS-6, "Mineral Resources Area," the project site is located within MRZ-1, indicating that there are no significant mineral deposits in the project site. As such, the proposed project would not result in the loss of availability of mineral resources of value to the region or residents of the State. Therefore, the proposed project would have **no impact** to mineral resources.

b) **No Impact.** As previously discussed, the proposed project is within a State Mining and Geology Board MRZ-1 area, which are areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits. Additionally, Figure 3 of the Western Coachella Valley Area Plan, which identifies land uses within the area plan, does not identify mineral resources within the project site. As such, implementation of the proposed project would not result in the loss of availability of a mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There would be **no impact**.

c) **No Impact.** The project site is an infill site in the community of Bermuda Dunes, in Western Coachella Valley. The project site is bounded by commercial uses to the north, residential uses to the east, commercial and residential uses to the south, and commercial uses to the west, across Washington Street. The site is currently vacant and does not contain existing mineral operations, and is not within the vicinity of an active or abandoned mine or quarry. Additionally, the proposed project would include a daycare/pre-school and a multifamily housing development and would not result in the operation of a mine or quarry. As such, the proposed project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines, and there would be **no impact**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in:

<b>26. Airport Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<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):** Noise and Vibration Impact Analysis Memorandum for the 42500 Washington Street Project in Riverside County, California (Appendix F)<sup>68</sup>; Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”) ; Riverside County Airport Land Use Compatibility Plan<sup>69</sup>

Noise is usually defined as unwanted sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, or sleep. Several noise measurement scales exist that are used to describe noise in a particular location. A decibel (dB) is a unit of measurement that indicates the relative intensity of a sound. Sound levels in dB are calculated on a logarithmic basis. An increase of 10 dB represents a 10-fold increase in acoustic energy, while 20 dB is 100 times more intense and 30 dB is 1,000 times more intense. Each 10 dB increase in sound level is perceived as approximately a doubling of loudness; and similarly, each 10 dB decrease in sound level is perceived as half as loud. Sound intensity is normally measured through the A-weighted sound level (dBA). This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. The A-weighted sound level is the basis for 24-hour sound measurements that better represent human sensitivity to sound at night.

As noise spreads from a source, it loses energy so that the farther away the noise receiver is from the noise source, the lower the perceived noise level would be. Geometric spreading causes the sound level to attenuate or be reduced, resulting in a 6 dB reduction in the noise level for each doubling of distance from a single point source of noise to the noise sensitive receptor of concern.

There are many ways to rate noise for various time periods, but an appropriate rating of ambient noise affecting humans also accounts for the annoying effects of sound. Equivalent continuous sound level ( $L_{eq}$ ) is the total sound energy of time-varying noise over a sample period. However, the predominant rating scales for human communities in the State of California are the  $L_{eq}$ , the community noise equivalent level (CNEL), and the day-night average level ( $L_{dn}$ ) based on dBA. CNEL is the time varying noise over a 24-hour period, with a 5 dBA weighting factor applied to the hourly  $L_{eq}$  for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA weighting factor applied to noise occurring from 10:00 p.m. to 7:00 a.m. (defined as sleeping hours).  $L_{dn}$  is similar to the CNEL scale, but without the adjustment for events occurring during the evening relaxation hours. CNEL and  $L_{dn}$  are within one dBA of each other and are normally exchangeable. The noise adjustments are added to the noise events occurring during the more sensitive hours.

A project would have a significant noise effect if it would substantially increase the ambient noise levels for adjoining areas or conflict with adopted environmental plans and goals of applicable regulatory agencies, including, as appropriate, the Federal Transit Administration and the County of Riverside.

**Federal Transit Administration.** The construction noise criteria included in the Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual* (2018) were used to evaluate potential construction noise impacts because the County’s Ordinance No. 847 does not have daytime construction noise level limits. Table G shows the FTA’s Detailed Assessment Daytime Construction Noise Criteria based on the composite noise levels for each construction phase.

<sup>68</sup> LSA. 2024. Noise and Vibration Impact Analysis Memorandum for the 42500 Washington Street Project in Riverside County, California. May 15.

<sup>69</sup> Riverside County Airport Land Use Compatibility Plan. 2004. Volume 1: Policy Document. Chapter 3: Individual Airport Policies and Compatibility Maps. Bermuda Dunes Airport. Website: <https://www.rcaluc.org/Portals/13/PDFGeneral/plan/newplan/07-%20Vol.%201%20Bermuda%20Dunes.pdf> (Accessed November 30, 2022).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table G: Detailed Assessment Daytime Construction Noise Criteria**

Land Use	Daytime 1-hour $L_{eq}$ (dBA)
Residential	80

Source: *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018).

dBA = A-weighted decibels

$L_{eq}$  = equivalent continuous sound level

**County of Riverside General Plan.** The County of Riverside General Plan Noise Element has established allowable exterior ambient noise levels for various land uses and contains policies to protect noise-sensitive land uses from noise emitted by outside sources and prevent new projects from generating adverse noise levels on adjacent properties. The allowable exterior ambient noise levels for each land use are summarized in the County’s land use compatibility categories for community noise exposure, as shown in Table I below. Listed below are objectives and policies related to noise that are presented in the Noise Element of the General Plan. In addition, the Noise Element sets noise standards for stationary noise sources as shown in Table H.

- **Policy N 1.1:** Protect noise-sensitive land uses from high levels of noise by restricting noise producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.
- **Policy N 1.3:** Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL: Schools, hospitals, rest homes, long-term care facilities, mental care facilities, residential uses, libraries, passive recreation uses, and places of worship.
- **Policy N 1.4:** Determine if existing land uses will present noise compatibility issues with proposed projects by undertaking site surveys.
- **Policy N 1.5:** Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County.
- **Policy N 2.3:** Mitigate exterior and interior noises to the levels listed in Table H to the extent feasible, for stationary sources.

**Table H: Stationary Source Land Use Noise Standards**

Land Use	Land Use	Interior Standards	Exterior Standards
Residential	10:00 p.m. to 7:00 a.m.	40 dBA $L_{eq}$ (10 minute)	45 dBA $L_{eq}$ (10 minute)
	7:00 a.m. to 10:00 p.m.	55 dBA $L_{eq}$ (10 minute)	65 dBA $L_{eq}$ (10 minute)

Source: County of Riverside General Plan Noise Element, Table N-2 (December 2015).

Note: These are only preferred standards; final decision will be made by the Riverside County Planning Department and Office of Public Health.

dBA = A-weighted decibels

$L_{eq}$  = equivalent continuous sound level

- **Policy N 3.5:** Require that a noise analysis be conducted by an acoustical specialist for all proposed projects that are noise producers. Include recommendations for design mitigation if the project is to be located either within proximity of a noise-sensitive land use, or land designated for noise-sensitive land uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- **Policy N 4.1:** Prohibit facility-related noise received by any sensitive use from exceeding the following worst-case noise levels:
  - 45 dBA—10-minute  $L_{eq}$  between 10:00 p.m. and 7:00 a.m.
  - 65 dBA—10-minute  $L_{eq}$  between 7:00 a.m. and 10:00 p.m.
- **Policy N 4.2:** Develop measures to control non-transportation noise impacts.
- **Policy N 4.3:** Ensure any use determined to be a potential generator of significant stationary noise impacts be properly analyzed and ensure that the recommended mitigation measures are implemented.
- **Policy N 4.4:** Require that detailed and independent acoustical studies be conducted for any new or renovated land uses or structures determined to be potential major stationary noise sources.
- **Policy N 7.1:** New land use development within Airport Influence Areas shall comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix I-1 of the General Plan and summarized in the Policy Area section of the affected Area Plan.
- **Policy N 7.3:** Prohibit new residential land uses, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of any currently operating public-use, or military airports. The applicable noise contours are as defined by the Riverside County Airport Land Use Commission and depicted in Appendix I-1 of the General Plan, as well as in the applicable Area Plan’s Airport Influence Area section.
- **Policy N 7.4:** Check each development proposal to determine if it is located within an airport noise impact area as depicted in the applicable Area Plan’s Policy Area section regarding Airport Influence Areas. Development proposals within a noise impact area shall comply with applicable airport land use noise compatibility criteria.
- **Policy N 9.3:** Require development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses to provide for appropriate mitigation measures.
- **Policy N 13.1:** Minimize the impacts of construction on adjacent uses within acceptable practices.
- **Policy N 13.2:** Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.
- **Policy N 13.3:** Condition subdivision approval adjacent to developed/occupied noise-sensitive land uses (see Policy N 1.3) by requiring the developer to submit a construction-related noise mitigation plan to the County for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project, through the use of such methods as:
  - Temporary noise attenuation fences;



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Preferential location of equipment; and
- Use of current noise suppression technology and equipment.
- **Policy N 13.4:** Require that all construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

**County of Riverside Ordinances.** Riverside County Ordinance No. 847<sup>70</sup> exempts sound emanating from private construction projects located 0.25 mile or more from an inhabited dwelling. In addition, Section 2(I) limits the hours of private construction projects located within 0.25 mile from an inhabited dwelling. Construction shall not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, or between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Further, Section 2(L) of the County’s Ordinance No. 847 exempts sound emanating from heating and air conditioning equipment.

Certain land uses are considered more sensitive to noise than others. Examples of these land uses include residential areas, educational facilities, hospitals, childcare facilities, senior housing, and places of worship. The project site is bounded by commercial uses to the north, residential uses to the east, commercial and residential uses to the south, and commercial uses to the west, across Washington Street. The closest sensitive receptors include residential uses located approximately 28 feet to the east and 30 feet and 130 feet to the south

Based on the long-term noise level measurements taken at the two monitoring locations near the project site (LT-1 and LT-2), described in the Noise and Vibration Impact Analysis prepared for the project (Appendix F), average noise level at the project site is approximately 55.6 dBA.

Findings of Fact:

a) and b) **Less than Significant Impact.** Airport-related noise levels are primarily associated with aircraft engine noise made while aircraft are taking off, landing, or running their engines while still on the ground. Crown Aero Airport (Bermuda Dunes Airport) is the closest airport to the project site and is located approximately 1.42 miles northeast of the project site. Based on the Riverside County General Plan and Riverside County Airport Land Use Compatibility Plan, the project is located outside the 55 dBA CNEL noise contour of the airport. The proposed daycare/preschool and residential uses are normally acceptable up to 65 and 70 dBA CNEL, respectively, based on the County’s Land Use Compatibility for Community Noise Exposure<sup>71</sup> shown in Table I below. Additionally, the project site would not be exposed to noise levels that approach or exceed the normally acceptable noise levels of 65 dBA CNEL and 70 dBA CNEL for daycare/preschool and residential uses, respectively, based on the County’s Land Use Compatibility for Community Noise Exposure because there are no private airstrips or heliports within the vicinity of the project site. Therefore, noise impacts generated from the operation of public airports or public use airports, and private airstrips and helipads would be **less than significant**.

<sup>70</sup> Riverside County. 2006. Ordinance No. 847, *Regulating Noise*. Website:

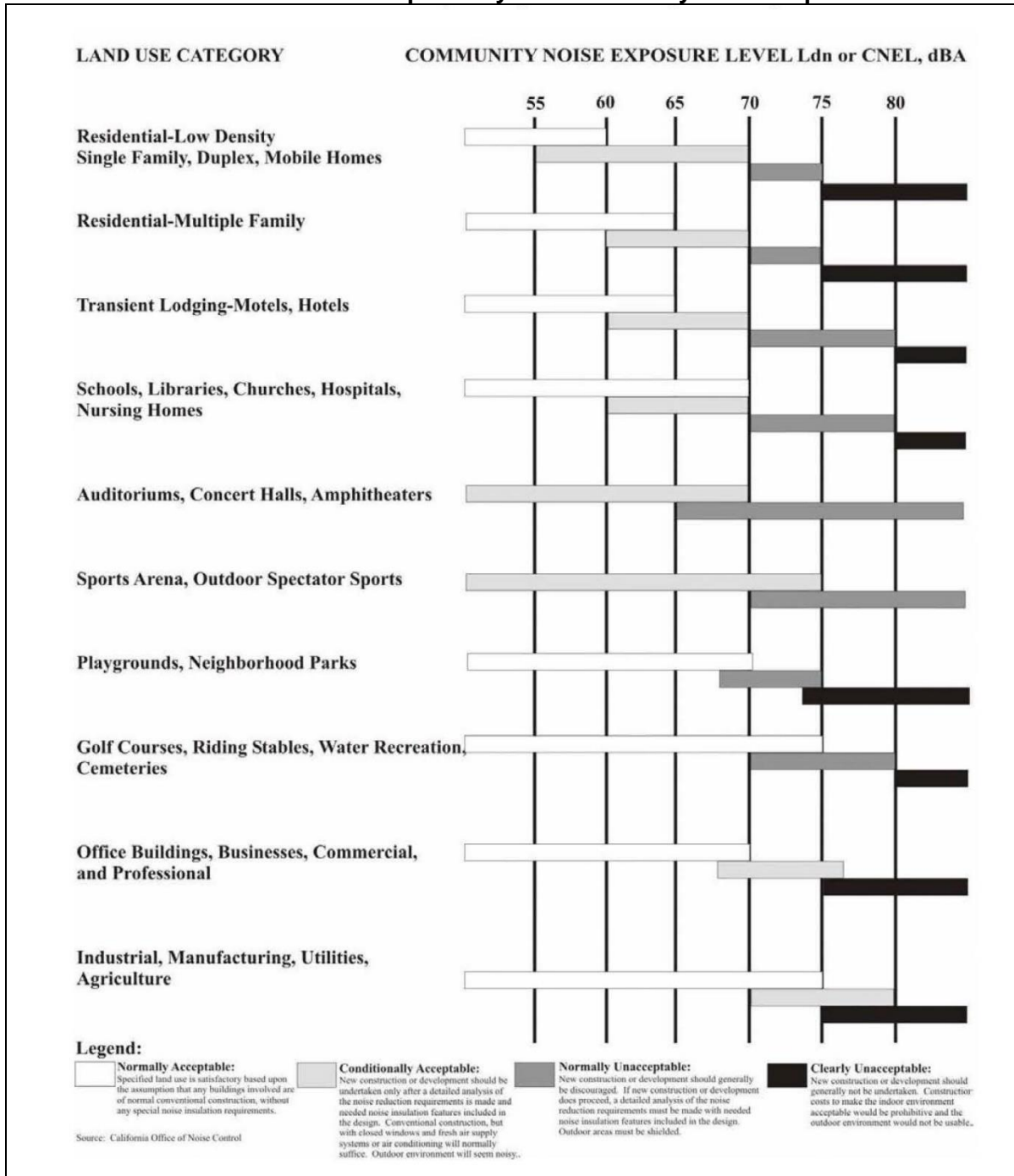
<https://rivcocob.org/sites/g/files/aldnop311/files/migrated/ords-800-847.pdf> (Accessed May 2024).

<sup>71</sup> Riverside County. 2015. General Plan, Chapter 7: Noise Element. Table N-1: Land Use Compatibility for Community Noise Exposure. Website:

[https://planning.rctlma.org/Portals/14/genplan/general\\_Plan\\_2017/elements/OCT17/Ch07\\_Noise\\_120815.pdf?v=2017-10-11-102104-080](https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch07_Noise_120815.pdf?v=2017-10-11-102104-080) (Accessed November 30, 2022).

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

**Table I: Land Use Compatibility for Community Noise Exposure**



Source: County of Riverside General Plan Noise Element, Table N-1 (December 2015).

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
<b>27. Noise Effects by the Project</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Noise and Vibration Impact Analysis Memorandum for the 42500 Washington Street Project in Riverside County, California (Appendix F)

Findings of Fact:

a) **Less Than Significant Impact with Mitigation Incorporated.** The following section describes how the short-term construction noise impacts of the proposed project would be less than significant with mitigation, and long-term operational impacts would be less than significant.

**Short-Term Construction Noise Impact.** Project construction would result in short-term noise impacts on the nearby sensitive receptors. Maximum construction noise would be short-term, generally intermittent depending on the construction phase, and variable depending on receiver distance from the active construction zone. The duration of noise impacts generally would be from one day to several days depending on the phase of construction. The level and types of noise impacts that would occur during construction are described below.

Short-term noise impacts would occur during grading and site preparation activities. Table J lists typical construction equipment noise levels ( $L_{max}$ ) recommended for noise impact assessments, based on a distance of 50 feet between the equipment and a noise receptor, obtained from the Federal Highway Administration (FHWA) Roadway Construction Noise Model. Construction-related short-term noise levels would be higher than existing ambient noise levels currently in the project area but would no longer occur once construction of the proposed project is completed.

Two types of short-term noise impacts would occur during project construction. The first type would be from construction crew commutes and the transport of construction equipment and materials to the site, which would incrementally raise noise levels on roadways leading to the site. As shown in Table J, there would be a relatively high single-event noise exposure potential at a maximum level of 84 dBA  $L_{max}$  with trucks passing at 50 feet. Although there would be a relatively high single-event noise exposure potential, the effect on longer-term ambient noise levels would be small because the number of daily construction-related vehicle trips is small compared to existing daily traffic volume on Washington Street. The building construction phase would generate the most trips out of all of the construction phases, at 86 trips per day based on the CalEEMod report (Version 2020.4.0) included in Appendix A. The roadway that would be used to access the project site is Washington Street, which has an estimated existing daily traffic volume of 22,980 near the project site. Construction-related traffic would represent an increase of 0.02 dBA from existing traffic noise levels. A noise level increase of less than 3 dBA would not be perceptible to the human ear in an outdoor environment. Therefore, no short-term construction-related impacts associated with worker commutes and transport of construction equipment and material to the project site would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The second type of short-term noise impact is related noise generated from construction activities. Construction is performed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. The proposed project anticipates site preparation, grading, building construction, paving, and architectural coating phases of construction. These various sequential phases change the character of the noise generated on a project site. Therefore, the noise levels vary as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase.

**Table J: Typical Construction Equipment Noise Levels**

Equipment Description	Acoustical Usage Factor <sup>1</sup> (%)	Maximum Noise Level (L <sub>max</sub> ) at 50 feet <sup>2</sup>
Backhoe	40	80
Compactor (ground)	20	80
Compressor	40	80
Crane	16	85
Dozer	40	85
Dump Truck	40	84
Excavator	40	85
Flatbed Truck	40	84
Man Lift (Forklift)	20	85
Front-End Loader	40	80
Generator	50	82
Grader	40	85
Jackhammer	20	85
Pavement Scarifier	20	85
Paver	50	85
Pickup Truck	40	55
Pneumatic Tools	50	85
Pump	50	77
Rock Drill	20	85
Roller	20	85
Scraper	40	85
Tractor	40	84
Welder	40	73

Source: Table 9.1, *FHWA Highway Construction Noise Handbook* (FHWA 2006).

Note: The noise levels reported in this table are rounded to the nearest whole number.

<sup>1</sup> Usage factor is the percentage of time during a construction noise operation that a piece of construction equipment is operating at full power.

<sup>2</sup> Maximum noise levels were developed based on Specification 721.560 from the CA/T program to be consistent with the City of Boston, Massachusetts, Noise Code for the "Big Dig" project.

CA/T = Central Artery/Tunnel

L<sub>max</sub> = maximum instantaneous noise level

FHWA = Federal Highway Administration

Table J lists maximum noise levels recommended for noise impact assessments for typical construction equipment, based on a distance of 50 feet between the equipment and a noise receptor. Table K lists the anticipated construction equipment for each construction phase based on the CalEEMod report in Appendix A. As shown in Table K, the noisiest construction phase would be the paving phase, when construction noise levels would reach up to 92.3 dBA L<sub>max</sub> at a distance of 50 feet.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table K: Summary of Construction Phase, Equipment, and Noise Levels**

Construction Phase	Construction Equipment	Quantity	Reference Noise Level at 50 ft (dBA L <sub>max</sub> )	Acoustical Usage Factor <sup>1</sup> (%)	Noise Level at 50 ft (dBA)		Combined Noise Level at 50 ft (dBA)	
					L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>
Site Preparation	Grader	1	85	40	85.0	81.0	88.6	84.7
	Front-End Loader	1	80	40	80.0	76.0		
	Scraper	1	85	40	85.0	81.0		
Grading	Grader	1	85	40	85.0	81.0	89.2	85.2
	Bulldozer	1	85	40	85.0	81.0		
	Front-End Loaders	2	80	40	83.0	79.0		
Building Construction	Crane	1	85	16	85.0	77.0	91.0	85.1
	Forklifts	2	85	20	88.0	81.0		
	Generator	1	82	50	82.0	79.0		
	Front-End Loader	1	80	40	80.0	76.0		
	Welders	3	73	40	77.8	73.8		
Paving	Paver	1	85	50	85.0	82.0	92.3	87.1
	Paving Equipment	1	85	20	85.0	78.0		
	Rollers	2	85	20	88.0	81.0		
	Front-End Loader	1	80	40	80.0	76.0		
	Concrete Mixer Truck	1	85	40	85.0	81.0		
Architectural Coating	Air Compressors	1	80	40	80.0	76.0	80.0	76.0

Source: Compiled by LSA Associates, Inc. (2022).

<sup>1</sup> The acoustical usage factor is the percentage of time during a construction noise operation that a piece of construction equipment operates at full power.

dBA = A-weighted decibels  
ft = foot/feet

L<sub>eq</sub> = equivalent continuous sound level  
L<sub>max</sub> = maximum instantaneous noise level

As shown in Table L below, the closest residential property lines are located approximately 320 feet to the east and 80 feet and 200 feet to the south from the center of the project site. Table L shows that the closest sensitive receptors would be subject to short-term construction noise levels of 76.2 dBA L<sub>max</sub> (71.0 dBA L<sub>eq</sub>), 88.2 dBA L<sub>max</sub> (83.0 dBA L<sub>eq</sub>), and 80.3 dBA L<sub>max</sub> (75.1 dBA L<sub>eq</sub>), respectively. Although noise generated by project construction activities would be higher than the ambient noise levels at other residences in the project area, construction noise levels would not exceed the FTA construction noise standard of 80 dBA L<sub>eq</sub> for residential land uses except for the residence south of the project at 42605 Byron Place. Therefore, noise impacts from project construction activities would be potentially significant. Construction of a temporary 10-foot-high construction barrier along the southern project construction boundary, as required by Mitigation Measure NOI-1 listed below, would reduce construction noise levels by a minimum of 8 dBA and would reduce construction noise levels to 75 dBA L<sub>eq</sub> (83 dBA – 8 dBA = 75 dBA) at the residence south of the project at 42605 Byron Place, reducing the impact to a less than significant level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table L: Construction Noise Level**

Land Use	Direction	Reference Noise Level at 50 ft (dBA)		Distance <sup>1</sup> (ft)	Distance Attenuation (dBA)	Noise Level (dBA)	
		L <sub>max</sub>	L <sub>eq</sub>			L <sub>max</sub>	L <sub>eq</sub>
Residential (78135 Calcio Glen Drive)	East	92.3	87.1	320	16.1	76.2	71.0
Residential (42605 Byron Place)	South	92.3	87.1	80	4.1	88.2	83.0
Residential (42780 Washington Street)	South	92.3	87.1	200	12.0	80.3	75.1

Source: Compiled by LSA Associates, Inc. (2024).

<sup>1</sup> Distance from the center of the project site to the residential property line.

dBA = A-weighted decibels

ft = foot/feet

L<sub>eq</sub> = equivalent continuous sound level

L<sub>max</sub> = maximum instantaneous noise level

Therefore, the proposed project would result in a **less-than-significant impact with mitigation incorporated** associated with the generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, State, or federal standards.

**MM NOI-1:** The following measures would minimize construction noise:

- The construction contractor shall limit construction activities to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May, pursuant to Section 2(l) of the County’s Ordinance No. 847. Construction is prohibited outside these hours.
- The construction contractor shall install a minimum 10 ft high temporary construction barrier along the southern construction boundary to shield the residence at 42605 Byron Place. The temporary construction barrier may be any material that has a minimum Sound Transmission Class (STC) rating of 28.
- During all project site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and the noise-sensitive receptors nearest the project site during all project construction.
- The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the project site.

**Long-Term Operational Noise Impacts.** The following section addresses possible noise level increases in the project vicinity resulting from implementation of the proposed project, including mobile and stationary noise sources. Mobile noise sources include traffic noise. Stationary noise sources

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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include noise associated with heating, ventilation, and air conditioning (HVAC) equipment and the proposed playground for the daycare-preschool facility. A 3 dBA increase would be considered a significant increase in ambient noise.

**Traffic Noise.** Motor vehicles with their distinctive noise characteristics are the dominant noise source in the project vicinity. The amount of noise varies according to many factors, such as volume of traffic, vehicle mix (percentage of cars and trucks), average traffic speed, and distance from the observer. Implementation of the proposed project would result in new daily trips on local roadways in the project site vicinity. The FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77 108) was used to evaluate traffic-related noise conditions along roadway segments in the project vicinity. This model requires various parameters, including traffic volumes, vehicle mix, vehicle speed, and roadway geometry, to compute typical equivalent noise levels during daytime, evening, and nighttime hours. The resultant noise levels are weighted and summed over 24-hour periods to determine the CNEL values. The existing (2022), opening year (2024), cumulative (2024), and horizon year (2045) without and with project ADT volumes were obtained from the *Traffic Analysis Report for the 42500 Washington Street Project* (Appendix G). The Riverside County vehicle mix was used for traffic on these roadway segments.

As shown in the Noise and Vibration Impact Analysis (Appendix F), the project-related traffic would increase noise levels by up to 0.6 dBA. A characteristic of sound is that a doubling of a noise source is required in order to result in a perceptible (3 dBA or greater) increase in the resulting noise level. Although traffic noise levels may exceed the County’s noise standard, the ambient noise level increase would not be substantial because noise level increases less than 3 dBA would not be perceptible to the human ear in an outdoor environment. Therefore, traffic noise impacts from project-related traffic on off-site sensitive receptors would be **less than significant**. No mitigation measures are required.

**Stationary Noise Sources.** Noise impacts associated with the long-term operation of the project must comply with the noise standards specified in the County’s General Plan and Ordinances. HVAC equipment and the proposed playground for the daycare-preschool facility could affect existing off-site sensitive land uses. A detailed noise analysis and discussion for these stationary sources is provided below.

HVAC Equipment. The project would include rooftop HVAC units with approximately 3.5 feet high parapets at the proposed multifamily residential building and the daycare/preschool building, based on the roof plan and project plans. The HVAC equipment could operate 24 hours per day. Each residential and daycare/preschool HVAC unit would generate a noise level of 44.4 dBA at 50 feet. It is estimated that there would be a total of 41 HVAC units. As shown in Table M below, noise generated from HVAC units would not exceed the County’s daytime noise standard of 65 dBA  $L_{eq}$  (10 minutes) and the increase in daytime ambient noise levels would reach up to 1.2 dBA. Also, noise generated from HVAC units would not exceed the County’s nighttime noise standard of 45 dBA  $L_{eq}$  (10 minutes) except for the residence east of the project site and the increase in nighttime ambient noise levels would reach up to 3.1 dBA. This ambient noise level increase is not considered substantial because the increase is less than 5 dBA when the average nighttime ambient noise level is below 60 dBA. Therefore, noise impacts from on-site HVAC equipment would be less than significant. No mitigation measures are required.

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

**Table M: Rooftop HVAC Noise Levels**

Land Use	Direction	Number of HVAC Units	Reference Noise Level at 50 ft (dBA L <sub>eq</sub> )	Combined Noise Level (dBA L <sub>eq</sub> )	Daytime/Nighttime Noise Standard (dBA L <sub>eq</sub> )	Exceed?	Average Daytime/Nighttime Ambient Noise Level (dBA L <sub>eq</sub> )	Daytime/Nighttime Ambient Noise Level Increase (dBA)
Residential	East	41	44.4	47.0	65/45	No/Yes	51.8/46.9	1.2/3.1
Residential	South	41	44.4	39.4	65/45	No/No	53.2/48.6	0.2/0.5
Residential	South	41	44.4	39.3	65/45	No/No	53.2/48.6	0.2/0.5

Source: Compiled by LSA Associates, Inc. (2024).  
 dBA = A-weighted decibels  
 HVAC = heating, ventilation, and air conditioning  
 L<sub>eq</sub> = equivalent continuous sound level

**Playground Noise.** The project would include a playground associated with the daycare/preschool building on the west side of the project site. Typical noise generated at the playground would include children conversing, children playing, and shouting that would potentially impact off-site adjacent land uses. Normal human conversations generate a noise level of 65 dBA L<sub>max</sub> at 3 feet based on measurements conducted by LSA. Noise levels from continuous talking for 1 hour at 65 dBA L<sub>max</sub> would be equivalent to 65 dBA L<sub>eq</sub>. Shouting generates noise levels of 90 dBA L<sub>max</sub> at 3 feet. Noise levels from shouting at 90 dBA L<sub>max</sub> are intermittent and would be equivalent to 79.2 dBA L<sub>eq</sub>, assuming that the shouting would occur for a cumulative period of 5 minutes in any hour. Based on the daycare/preschool capacity of 166 children, it is assumed that there would be up to 83 children conversing and 83 children shouting. The existing property walls along the eastern and southern boundary of the project site are approximately 6 feet and 6.5 feet high and would provide a minimum noise reduction of 5 dBA and 6 dBA, respectively.

Table N summarizes the noise levels generated from the playground at the closest residential sensitive receptors to the east and south of the project site. As shown in Table N, noise generated from playground activities would not exceed the County’s daytime noise standard of 65 dBA L<sub>eq</sub> (10 minutes). In addition, the increase in daytime ambient noise levels would reach up to 4.5 dBA. This ambient noise level increase is not considered substantial because the increase is less than 5 dBA when the average daytime ambient noise level is below 60 dBA. No noise impacts would occur during nighttime hours because the daycare/preschool would not operate during nighttime hours. As such, the proposed project would result in a **less-than-significant** impact associated with the generation of a substantial permanent increase in ambient stationary source noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, State, or federal standards.



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

**Table N: Playground Noise**

Land Use	Direction	No. of Children	Reference Noise Level at 3 ft (dBA L <sub>eq</sub> )	Combined Noise Level (dBA L <sub>eq</sub> )	Daytime Noise Standard (dBA L <sub>eq</sub> )	Exceed?	Average Daytime Ambient Noise Level (dBA L <sub>eq</sub> )	Ambient Noise Level Increase (dBA)
Residence	East	83	65.0	52.0	65	No	51.8	3.1
		83	79.2					
Residence	South	83	65.0	51.9	65	No	53.2	2.4
		83	79.2					
Residence	South	83	65.0	55.9	65	No	53.2	4.5
		83	79.2					

Source: Compiled by LSA Associates, Inc. (2024).  
 dBA = A-weighted decibels  
 ft = foot/feet  
 L<sub>eq</sub> = equivalent continuous sound level

**b) Less Than Significant Impact.** Vibration refers to groundborne noise and perceptible motion. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors. Vibration energy propagates from a source, through intervening soil and rock layers, to the foundations of nearby buildings. The vibration then propagates from the foundation throughout the remainder of the structure. Building vibration may be perceived by the occupants as the motion of building surfaces, rattling of items on shelves or hanging on walls, or as a low-frequency rumbling noise. The rumbling noise is caused by the vibrating walls, floors, and ceilings radiating sound waves. Annoyance from vibration often occurs when the vibration exceeds the threshold of perception by 10 dB or less. This is an order of magnitude below the damage threshold for normal buildings.

Typical sources of groundborne vibration are construction activities (e.g., pavement breaking and operating heavy-duty earthmoving equipment), and occasional traffic on rough roads. In general, groundborne vibration from standard construction practices is only a potential issue when within 25 feet of sensitive uses. Groundborne vibration levels from construction activities very rarely reach levels that can damage structures; however, these levels are perceptible near the active construction site. With the exception of old buildings built prior to the 1950s or buildings of historic significance, potential structural damage from heavy construction activities rarely occurs. When roadways are smooth, vibration from traffic (even heavy trucks) is rarely perceptible.

**Short-Term Construction Vibrations Impacts.** Construction of the proposed project could result in the generation of groundborne vibration. This construction vibration impact analysis discusses the level of human annoyance using vibration levels in VdB and assesses the potential for building damages using vibration levels in peak particle velocity (PPV) (in/sec) because vibration levels calculated in root-mean-square (RMS) velocity are best for characterizing human response to building vibration, while vibration level in PPV is best used to characterize potential for damage.

The Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment guidelines<sup>72</sup> indicate that a vibration level up to 102 VdB (an equivalent to 0.5 in/sec in PPV) is considered safe for buildings consisting of reinforced concrete, steel, or timber (no plaster), and would not result in any

<sup>72</sup> Federal Transit Administration. 2018. Transit Noise and Vibration Impact Assessment Manual. September 2018. Website: [https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123\\_0.pdf](https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf) (Accessed November 30, 2022).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction vibration damage. For a non-engineered timber and masonry building, the construction vibration damage criterion is 94 VdB (0.2 in/sec in PPV).

Table O shows reference PPV and VdB vibration values at 25 feet for a variety of construction vibration sources. Project construction is expected to require the use of large bulldozers and loaded trucks, which, as shown in Table O, would generate ground-borne vibration levels of up to 87 VdB (0.089 PPV [in/sec]) and 86 VdB (0.076 PPV [in/sec]) respectively when measured at 25 feet.

**Table O: Vibration Source Amplitudes for Construction Equipment**

Equipment	Reference PPV/L <sub>v</sub> at 25 ft	
	PPV (in/sec)	L <sub>v</sub> (VdB) <sup>1</sup>
Pile Driver (Impact), Typical	0.644	104
Pile Driver (Sonic), Typical	0.170	93
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
<b>Large Bulldozer<sup>2</sup></b>	<b>0.089</b>	<b>87</b>
Caisson Drilling	0.089	87
<b>Loaded Trucks<sup>2</sup></b>	<b>0.076</b>	<b>86</b>
Jackhammer	0.035	79
Small Bulldozer	0.003	58

Source: Transit Noise and Vibration Impact Assessment Manual (FTA 2018).

<sup>1</sup> RMS vibration velocity in decibels (VdB) is 1 μin/sec.

<sup>2</sup> The equipment shown in **bold** is expected to be used on site.

μin/sec = microinches per second

L<sub>v</sub> = vibration velocity in decibels

ft = foot/feet

PPV = peak particle velocity

FTA = Federal Transit Administration

RMS = root-mean-square

in/sec = inches per second

VdB = vibration velocity decibels

The greatest levels of vibration are anticipated to occur during the site preparation and grading phase. All other phases are expected to result in lower vibration levels. The distance to the nearest buildings for vibration impact analysis is measured between the nearest off-site buildings and the project boundary (assuming the construction equipment would be used at or near the project boundary) because vibration impacts occur normally within the buildings. The formula for vibration transmission is provided below.

$$L_v dB (D) = L_v dB (25ft) - 30 \log \left( \frac{D}{25} \right)$$

$$PPV_{equip} = PPV_{ref} \times \left( \frac{25}{D} \right)^{1.5}$$

Table P lists the projected vibration levels from various construction equipment expected to be used on the project site in the active construction area to the nearest buildings in the project vicinity. As shown in Table P, the closest non-residential building and residential building are located approximately 205 feet to the north and 220 feet to the south from the center of the project site and would experience a vibration level of up to 60 VdB and 59 VdB, respectively. These vibration levels would not result in community annoyance because they would not exceed the FTA community annoyance threshold of 78 VdB for sensitive residential uses and 84 VdB for uses that are not as sensitive to vibration. Other building structures that surround the project site would experience lower vibration levels because they are farther away from the project site.

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

**Table P: Potential Construction Vibration Annoyance**

Land Use	Direction	Equipment/ Activity	Reference Vibration Level (VdB) at 25 ft	Distance to Structure (ft) <sup>1</sup>	Vibration Level (VdB)
Commercial (42430 Washington Street)	North	Large bulldozers	87	205	60
		Loaded trucks	86	205	59
Residential (78135 Calico Glen Drive)	East	Large bulldozers	87	330	53
		Loaded trucks	86	330	52
Utility (42540 Washington Street)	South	Large bulldozers	87	215	59
		Loaded trucks	86	215	58
Residential (42605 Byron Place)	South	Large bulldozers	87	295	55
		Loaded trucks	86	295	54
Residential (42780 Washington Street)	South	Large bulldozers	87	220	59
		Loaded trucks	86	220	58
Healthcare Clinic (42540 Washington Street)	Southwest	Large bulldozers	87	450	49
		Loaded trucks	86	450	48
Dental Office (42505 Washington Street)	West	Large bulldozers	87	435	50
		Loaded trucks	86	435	49

Source: Compiled by LSA Associates, Inc. (2024).

Note: The FTA-recommended annoyance threshold of 84 VdB for offices (and other similar areas not as sensitive to vibration) and 78 VdB for daytime residence was used to assess potential construction vibration annoyance.

<sup>1</sup> Distance from center of the project site to the building structure.

ft = foot/feet

FTA = Federal Transit Administration

VdB = vibration velocity decibels

Table Q measures potential construction vibration damage resulting from various construction equipment expected to be used on the project site at the project construction boundary to the nearest buildings in the project vicinity. As shown in Table Q, the commercial, residential, and utility buildings to the north, east, and south of the project site are located approximately 6 feet, 6 feet, and 8 feet from the project construction boundary and would experience a vibration level of up to 0.757 PPV (in/sec), 0.757 PPV (in/sec), and 0.492 PPV (in/sec), respectively. These vibration levels would have the potential to result in building damage because these buildings are constructed equivalent to non-engineered timber and masonry buildings, and vibration levels exceed the FTA vibration damage threshold of 0.20 PPV (in/sec) for non-engineered timber and masonry buildings. The implementation of Mitigation Measure NOI-2 would restrict the use of heavy construction equipment (e.g., large bulldozers) or require the use of light construction equipment (e.g., small bulldozers and trucks) within 15 feet from off-site receptors and would reduce construction vibration levels to 0.191 in/sec (PPV) or below. Other structures that surround the project site would experience lower vibration levels because they are farther away from the construction area, and would not experience construction vibration damage. Therefore, short-term vibration construction impacts would be **less-than-significant impacts with mitigation incorporated**.

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

**Table Q: Potential Construction Vibration Damage**

Land Use	Direction	Equipment/ Activity	Reference Vibration Level at 25 ft	Distance to Structure (ft) <sup>1</sup>	Vibration Level
			PPV (in/sec)		PPV (in/sec)
Commercial (42430 Washington Street)	North	Large bulldozers	0.089	6	0.757
		Loaded trucks	0.076	6	0.646
Residential (78135 Calico Glen Drive)	East	Large bulldozers	0.089	6	0.757
		Loaded trucks	0.076	6	0.646
Utility (42540 Washington Street)	South	Large bulldozers	0.089	8	0.492
		Loaded trucks	0.076	8	0.420
Residential (42605 Byron Place)	South	Large bulldozers	0.089	150	0.006
		Loaded trucks	0.076	150	0.005
Residential (42780 Washington Street)	South	Large bulldozers	0.089	110	0.010
		Loaded trucks	0.076	110	0.008
Healthcare Clinic (42540 Washington Street)	Southwest	Large bulldozers	0.089	115	0.009
		Loaded trucks	0.076	115	0.008
Dental Office (42505 Washington Street)	West	Large bulldozers	0.089	110	0.010
		Loaded trucks	0.076	110	0.008

Source: Compiled by LSA Associates, Inc. (2022).

Note: The FTA-recommended building damage threshold is 0.20 PPV [in/sec] at the receiving non-engineered timber and masonry building.

<sup>1</sup> Distance from the project construction boundary to the building structure.

ft = foot/feet

in/sec = inches per second

FTA = Federal Transit Administration

PPV = peak particle velocity

**MM NOI-2:** The following vibration reduction measure would reduce short-term construction-related vibration impacts resulting from the proposed project:

- The construction contractor shall restrict heavy construction (e.g., large bulldozers and loaded trucks) or require the use of light construction equipment (e.g., small bulldozers and pick-up trucks) within 15 feet from adjacent off-site buildings.

**Long-Term Operational Vibration Impacts.** The proposed daycare/pre-school facility and multifamily housing develop would not generate excessive groundborne vibration. In addition, it is unlikely that project-related traffic on adjacent roadway (Washington Street) would generate significant levels of groundborne vibration because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Vibration generated from project-related traffic on adjacent roadways would be **less than significant**. No mitigation is required.

Mitigation:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MM NOI-1:** The following measures would minimize construction noise:

- The construction contractor shall limit construction activities to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May, pursuant to Section 2(l) of the County’s Ordinance No. 847. Construction is prohibited outside these hours.
- The construction contractor shall install a minimum 10 ft high temporary construction barrier along the southern construction boundary to shield the residence at 42605 Byron Place. The temporary construction barrier may be any material that has a minimum Sound Transmission Class (STC) rating of 28.
- During all project site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and the noise-sensitive receptors nearest the project site during all project construction.
- The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from the sensitive receptors nearest the project site.

**MM NOI-2:** The following vibration reduction measure would reduce short-term construction-related vibration impacts resulting from the proposed project:

- The construction contractor shall restrict heavy construction (e.g., large bulldozers and loaded trucks) or require the use of light construction equipment (e.g., small bulldozers and pick-up trucks) within 15 feet from adjacent off-site buildings.

Monitoring: Monitoring for Mitigation Measure NOI-1 and Mitigation Measure NOI-2 shall be subject to the timing detailed in the project-specific Conditions of Approval established by Riverside County.

**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 Figure OS-8 “Paleontological Sensitivity,”<sup>73</sup>

<sup>73</sup> Riverside County. 2015. General Plan, Chapter 5: Multipurposed Open Space Element. Figure OS-8: Paleontological Sensitivity. Website:

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

a) **Less Than Significant Impact with Mitigation.** Paleontological resources are afforded protection under CEQA Guidelines, Appendix G. A project would have a significant impact on paleontological resources if it would disturb or destroy a unique paleontological resource or site, or a unique geologic feature. Section 5097.5 of the California Public Resources Code also specifies that the unauthorized removal or damage of paleontological remains is a misdemeanor. The California Penal Code Section 622.5 also sets penalties for removal or damage of paleontological resources.

According to Figure OS-8 in the County’s General Plan, the project site is mapped as having a “Low Potential” for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrate a low potential for sediments to contain significant paleontological resources which could be subject to significant impacts. Additionally, the project site is an infill site that has experienced periodical disturbance in the form of site maintenance and as such, the probability of finding paleontological resource on the site is very low. However, if a paleontological resource is inadvertently or accidentally discovered within the project site, implementation of Mitigation Measure PALEO-1 would serve to protect the accidental discovery of paleontological resources. As such, a less-than-significant impact with mitigation would occur. Therefore, impacts would be less than significant.

**MM PALEO-1**

If any potentially significant paleontological resources be discovered during grading activities, all construction activities shall stop within 50 feet of the find, the County Geologist shall be notified, and a certified professional paleontologist shall provide recommendations and mitigation measures to protect the resource. The paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development. The determination shall be formally documented in writing and submitted to the County as verification that the provisions for managing unanticipated discoveries have been met.

If the resource is determined to be significant, mitigation measures could include 1) total avoidance of the resource or 2) total data recovery. Additionally, if a paleontological resources is found, the County Geologist shall recommend directing them to a facility within Riverside County for their curation, including the Western Science Center in the City of Hemet, in a case-by-case basis.

Mitigation:

**MM PALEO-1**

If any potentially significant paleontological resources be discovered during grading activities, all construction activities shall stop within 50 feet of the find, the County Geologist shall be notified, and a certified professional paleontologist shall provide recommendations and mitigation measures to protect the resource. The paleontologist shall document the extent and potential significance of the paleontological resources on the

[https://planning.rctlma.org/Portals/14/genplan/general\\_Plan\\_2017/elements/OCT17/Ch05\\_MOSE\\_120815.pdf?ver=2017-10-11-102103-833](https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch05_MOSE_120815.pdf?ver=2017-10-11-102103-833) (Accessed November 15, 2022).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site and establish appropriate mitigation measures for further site development. The determination shall be formally documented in writing and submitted to the County as verification that the provisions for managing unanticipated discoveries have been met.

If the resource is determined to be significant, mitigation measures could include 1) total avoidance of the resource or 2) total data recovery. Additionally, if a paleontological resources is found, the County Geologist shall recommend directing them to a facility within Riverside County for their curation, including the Western Science Center in the City of Hemet, in a case-by-case basis.

**Monitoring:** Monitoring for Mitigation Measure PALEO-1 shall be subject to the timing detailed in the project-specific Conditions of Approval established by Riverside County.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

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

**Source(s):** 2016-2040 Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy Table 3.1 "Proposed 2016–2040 RTP/SCS Growth Forecast"<sup>74</sup>; Riverside County General Plan Appendix F-1 "Population and Employment Forecasts"<sup>75</sup>; United States Census Bureau QuickFacts, Bermuda Dunes CDP, California<sup>76</sup>

**Findings of Fact:**

a) **No Impact.** The project site is a vacant, infill site located in the community of Bermuda Dunes, in Western Coachella Valley. There is no existing housing in the project site, and as such, development of the proposed project would not displace a substantial number of people or housing or necessitate construction of replacement off-site. As such, there would be **no impact**.

<sup>74</sup> Southern California Association of Governments. 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy. Table 3.1: Proposed 2016–2040 RTP/SCS Growth Forecast. Website: <https://scag.ca.gov/sites/main/files/file-attachments/f2016rtpscs.pdf?1606005557> (Accessed November 15, 2022).

<sup>75</sup> Riverside County. General Plan Appendix F-1: Population and Employment Forecasts. Website:

<sup>76</sup> United States Census Bureau. QuickFacts, Bermuda Dunes CDP, California. Website: <https://www.census.gov/quickfacts/bermudadunescdpcalifornia> (Accessed: November 15, 2022).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) **Less Than Significant Impact.** The proposed project would result in the development of a one-story 9,990 square-foot daycare/pre-school building and a 43-unit four-floor apartment building and associated uses and infrastructure on the 2.44-acre project site. Construction of the proposed project would result in the creation of temporary jobs during the construction period. Operation of the proposed project would create employment opportunities, including administrative positions for the proposed multifamily housing development, teachers/caretakers for the proposed daycare/pre-school facility, as well as support positions for landscaping and janitorial services in both facilities. The proposed daycare/pre-school facility would count with 24 staff members. The proposed multifamily housing development is expected to have minimal administrative and janitorial staffing onsite on a part-time basis.

The employment-to-housing ratio of the Southern California Associated Governments (SCAG) region was forecast to be approximately 1.33 jobs for every household in 2020 in SCAG’s 2020-2045 RTP/SCS. This standard is used because most residents of the region are employed somewhere in the SCAG region. A City or sub-region with a jobs-to-housing ratio lower than the overall standard of 1.33 jobs for every household would be considered a “jobs poor” area, indicating that many of the residents must commute to places of employment outside the sub-region and additional jobs would be needed to balance the ratio. Appendix F-1 of the Riverside County General Plan “Population and Employment Forecasts” forecasts that the employment-to-housing ratio in the incorporated and unincorporated Western Coachella Valley area for 2020 is of 0.84 and 0.59 respectively, indicating a “jobs poor” condition in Western Coachella Valley. These employment-to-housing ratios indicate that Western Coachella Valley trends towards a “jobs poor” scenario compared to the SCAG region, and that there is more housing than jobs in this area. Since the project would provide employment opportunities in a sub-region of SCAG that is considered “jobs poor,” the project would contribute towards the balance of the jobs-to-housing ration and would not create the need for new housing. Impacts would be **less than significant**.

c) **Less Than Significant Impact.** The proposed project would result in the development of a daycare/pre-school facility, a multifamily housing development, and associated open space uses (i.e., playground and recreation areas) and infrastructure. The project site is currently designated High Density Residential and Medium Density Residential and zoned General Residential (R-3-2000) and One-Family Dwelling (R-1-12000). The project site would require a rezoning to Mixed-Use (MU) and a General Plan Amendment (GPA) to change land use designation to Mixed Use Area. The Project Applicant would comply with applicable County requirements and fees for rezoning and GPA of the project site.

The proposed multifamily housing development would include 43 dwelling units, which would introduce up to 102 residents to the project site<sup>77</sup>. This number is a conservative estimate, and the actual number of residents at the project site is expected to be lower based on the unit mix and floor plans of the proposed apartment units, as well as the limited parking space proposed for the facility. An increase of 102 residents would represent a negligible population increase of approximately 0.004 percent in Riverside County based on existing population (2,458,395 individuals)<sup>78</sup>, and would also represent a negligible increase of approximately 0.003 percent in the County’s projected 2040 population as presented in the jurisdictional growth forecasts in SCAG’s 2020-2045 RTP/SCS (estimated to be 3,252,200 individuals). As such, the proposed project would not result in substantial unplanned population growth, and impacts would be **less than significant**.

<sup>77</sup> Based on United States Census Bureau “persons per household” ratio of 2.37 for Bermuda Dunes CDP, California [2016-2020].

<sup>78</sup> Based on United States Census Bureau “Population Estimates” for Riverside County [July 1, 2021 (V2021)].



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.

**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; California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zone Maps<sup>79</sup>; Riverside County Ordinance No. 787 (Fire Code Standards)<sup>80</sup>; Riverside County Ordinance No. 659 (Development Impact Fees)<sup>81</sup>; Riverside County Ordinance No. 348 (Land Use Planning and Zoning Regulations)<sup>82</sup>

**Findings of Fact: Less Than Significant Impact.** The Riverside County Fire Department (RCFD) provides fire protection services within unincorporated Riverside County. The nearest fire station to the project site is Riverside County Fire Department Station 81, located at 37955 Washington St, Palm Desert, CA 92211, approximately 2 miles north of the project site. The project site and project vicinity are not located in a local or state responsibility Very High Fire Hazard Severity Zone (VHFHSZ) mapped by CAL FIRE or identified in Figure 6 of the County’s General Plan Safety Element.

To ensure adequate fire protection for all residents of Riverside County, the Riverside County Department of Building and Safety and the RCFD enforce fire standards as they review building plans and conduct building inspection and review structures for compliance with the California Code, including Public Resources Code Sections 4290-4299 and California Government Code Section 51178 that address fire safety and Riverside County Ordinance No. 787 (Fire Code Standards). Project design features incorporated into the structural design and layout would keep service demand increases to a minimum. Additionally, although the proposed project would increase demand for fire services, the population increase associated with the project would be negligible and would not impact the RCFD’s response times or require the construction of a new fire station or physical alteration of an existing fire station. Existing RCFD facilities would be able to service the proposed project. The Project Applicant would be required to comply with Riverside County Ordinance No. 659, which requires a fee payment by developers for the funding of public facilities, including fire protection facilities. Therefore, impacts would be **less than significant**.

<sup>79</sup> California Department of Forestry and Fire Protection (CAL FIRE). 2007. Western Riverside County. Fire Hazard Severity Zones in SRA. Website: [https://osfm.fire.ca.gov/media/6752/fhszs\\_map60.pdf](https://osfm.fire.ca.gov/media/6752/fhszs_map60.pdf) (Accessed November 15, 2022).

<sup>80</sup> Riverside County. Ordinance No. 787. Website: <https://www.rivcocob.org/wp-content/uploads/2019/11/787.9.pdf> (Accessed November 15, 2022).

<sup>81</sup> Riverside County. Ordinance No. 659. Website: <https://www.rivcocob.org/wp-content/uploads/2009/10/659.13.pdf> (Accessed November 15, 2022).

<sup>82</sup> Riverside County. Ordinance No. 348. Website: <https://planning.rctlma.org/Portals/14/Ord348Update/348.4978/Ord.%20348%20Clean%20Version.pdf?ver=2022-03-02-162154-373> (Accessed November 15, 2022).

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.

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**31. Sheriff Services**

**Source(s):** Riverside County General Plan Safety Element Figure 7 "Fire Hazard Severity Zones (West County) and Emergency Service Facilities"<sup>83</sup>; Riverside County Ordinance No. 659 (Development Impact Fees)

**Findings of Fact: Less Than Significant Impact.** The proposed project would have law enforcement services available from the Riverside County Sheriff's Department. The closest Sheriff's Department station that provides services to the community of Bermuda Dunes is the Thermal Station located at 86625 Airport Boulevard, in the City of Thermal, approximately 11 miles southeast of the project site. Similar to Checklist Question 30, the proposed project is expected to incrementally increase demand for sheriff protection services in the project site and vicinity. However, due to the proposed project's relatively limited size and scale, and the negligible population growth associated with construction of the project, the project would not require the construction of a new Sheriff station or physical alteration of an existing Sheriff station. Existing Sheriff facilities would be able to provide services to the project site. The Project Applicant would be required to comply with Riverside County Ordinance No. 659, which requires a fee payment by developers for the funding of public facilities, including Sheriff service facilities. Therefore, impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**32. Schools**

**Source(s):** DSUSD, "Fee Justification Study for New Residential and Commercial/Industrial Development"<sup>84</sup>

**Findings of Fact: Less Than Significant Impact.** The Desert Sands Unified School District (DSUSD) provides public education services to the project area. The DSUSD currently has school capacity to house approximately 28,031 students. The proposed project would include the construction of a daycare/pre-school facility and a multifamily housing development in the project site. The proposed daycare/pre-school facility would provide childcare services to existing residents in the project vicinity. The proposed daycare/pre-school facility would not include a residential component that could increase demand for services of the DSUSD. The proposed multifamily housing development would introduce approximately 102 residents to the project site, which would increase the demand for services of the

<sup>83</sup> Riverside County. 2021. General Plan, Chapter 6: Safety Element. Figure 7: Fire Hazard Severity Zones (West County) and Emergency Service Facilities. Website: [https://planning.rctlma.org/Portals/14/genplan/2021/elements/Ch06\\_Safety\\_092821.pdf](https://planning.rctlma.org/Portals/14/genplan/2021/elements/Ch06_Safety_092821.pdf) (Accessed November 15, 2022).

<sup>84</sup> Desert Sands Unified School District. 2020. Fee Justification Study for New Residential and Commercial/Industrial Development. February 27. Website: <https://www.dsusd.us/common/pages/DisplayFile.aspx?itemId=24853158> (Accessed November 29, 2022).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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DSUSD. The Project Applicant would be required to pay applicable school impact fees per Government Code Section 65995 et seq. to fund the development of additional school facilities and expansion of school services needed in the County. Through payment of applicable school impact fees, the proposed project would not result in significant impacts to the DSUSD services. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**33. Libraries**

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**Source(s)**: Riverside County General Plan; Riverside County General Plan EIR, Section 4.15.6 “Libraries”; Riverside County Ordinance No. 659 (Development Impact Fees)

**Findings of Fact: Less Than Significant Impact.** The County of Riverside operates a system of 35 libraries and 2 book mobiles to serve unincorporated populations. The nearest public library to the project site is the Riverside County Library – Indio Branch at 200 Civic Center Drive in the City of Indio, located approximately 5 miles southeast from the project site. The proposed project would include the development of a daycare/pre-school center with capacity for 166 students and 24 staff members, and the construction of a 43-unit multifamily housing development that would introduce approximately 102 residents to the project site.

As stated in Section 4.15.6 “Libraries” of the Riverside County General Plan EIR, the American Library Association suggests that an appropriate service criteria for library facilities and reserves should be 0.5 square foot of library space and 2.5 volumes per County resident. The proposed project is expected to incrementally increase demand for library services in the project site and vicinity. Due to the proposed project’s relatively limited size and scale, and the negligible population growth associated with construction of the project, the project is not expected to require the construction of a new libraries or physical alteration of an existing library facility. However, the Project Applicant would be required to consult with the County to ensure that development of the proposed project does not exceed the County’s ability to adequately provide supporting infrastructure and services for libraries. The Project Applicant would be required to comply with Riverside County Ordinance No. 659, which requires a fee payment by developers for the funding of public facilities, including library facilities. Therefore, impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**34. Health Services**

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**Source(s)**: Riverside County General Plan EIR, Section 4.15. 7 “ Medical Facilities”

**Findings of Fact: Less Than Significant Impact.** The County of Riverside operates one hospital facility in Moreno Valley. The hospital is licensed for 364 beds within the 520,000-square foot facility. It is estimated that the facility can provide 200,000 annual patient visits in specialty outpatient services and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the hospital’s emergency room/trauma unit has the capacity to manage 100,000 annual patient visits. Additionally, the County operates nine separate clinics that are located throughout the County.

The proposed project would include the development of a daycare/pre-school center with capacity for 166 students and 24 staff members, and the construction of a multifamily housing development with capacity for approximately 102 residents. The proposed project is expected to incrementally increase demand for health services in the project site and vicinity. According to Mitigation Measure 4.15.7B of the County General Plan EIR, Riverside County is required to fund the new construction and/or expansion of existing medical facilities according to the level of demand for medical services. The level of demand will be based on and determined by the outcome of the periodic medical needs assessments. The Project Applicant would be required to confirm with the County whether existing medical facilities would have sufficient capacity to serve the project site. If additional capacity is needed, the County would arrange the construction of new facilities or expansion of existing facilities to accommodate increasing demand. Therefore, impacts would be **less than significant**.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s)**: Riverside County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications)<sup>85</sup>, Riverside County Ordinance No. 659 (Development Impact Fees), Riverside County Office of Economic Development, County Service Areas, CSA 121 “Bermuda Dunes”<sup>86</sup>; Riverside County General Plan Multipurpose Open Space Element Figure OS-3a “Forestry

<sup>85</sup> Riverside County. Ordinance No. 460. Website: <https://www.rivcocob.org/wp-content/uploads/2009/10/Final-Ordinance-No.-460.pdf> (Accessed November 16, 2022).

<sup>86</sup> Riverside County Office of Economic Development. County Service Areas. CSA 121 – Bermuda Dunes. Website: [https://static1.squarespace.com/static/58765b0020099e329dde3dcf/t/587f9a22414fb56f5c11ee1b/1484757552489/CSA+121+Map+2014\\_Bermuda+Dunes\\_Lighting%2C+Drainage+Basin.pdf](https://static1.squarespace.com/static/58765b0020099e329dde3dcf/t/587f9a22414fb56f5c11ee1b/1484757552489/CSA+121+Map+2014_Bermuda+Dunes_Lighting%2C+Drainage+Basin.pdf) (Accessed November 16, 2022).

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Resources Western Riverside County Parks, Forests, and Recreation Areas”<sup>87</sup>; Western Coachella Valley Area Plan Figure 3 “Western Coachella Valley Area Plan Land Use Plan”<sup>88</sup>

Findings of Fact:

a) and b) **Less Than Significant Impact.** The Board of Supervisors of Riverside County requires that 3 acres of land for each 1,000 persons residing within the County of Riverside shall be devoted to neighborhood and community park and recreational facilities. The proposed project includes the development of a daycare/pre-school facility with capacity for 166 students and 24 staff-members, and a multifamily housing development with capacity for approximately 102 residents. The proposed daycare/pre-school facility would include 20,607 square feet of recreational uses for students, including a playground, a basketball court, and soccer field. Additionally, the multifamily housing development would have 7,357 square feet of recreational uses including a community roof deck, multiple seating areas, a courtyard, a pool and a dog park. The proposed facilities would be constructed pursuant to applicable requirements of the California Building Code, the Riverside County Ordinance No. 348 (Land Use Planning and Zoning Regulations), Riverside County Ordinance No. 787 (Fire Code Standards), as well as discharge and water quality control requirements of the NPDES permit, and as such, would not result in significant environmental effects.

The proposed recreational facilities for the multifamily housing development and daycare/pre-school facility would be of exclusive use for residents and students at the site respectively and would reduce the need for using recreational facilities in the vicinity of the project site. Additionally, since the project would introduce residential densities into the project site, the Project Applicant would be required to pay applicable in-lieu fees in compliance with Section 10.35 of the Riverside County Ordinance No. 460 prior to the issuance of building permits to mitigate potential project impacts related to increased demand for recreational facilities. As such, the proposed project would not result in substantial physical deterioration of existing recreational facilities or require the construction or expansion of public recreational facilities that would result in significant environmental impacts. Impacts would be less than significant.

c) **No Impact.** The nearest CSA to the proposed project is the CSA No. 121, Bermuda Dunes. CSAs are an alternative method of providing governmental services by the County within unincorporated areas to provide extended services. However, the proposed project is not located within a CSA and would not be subject to payment of associated fees. Additionally, the project is not located within a Community Park or Recreation Plan identified in the Multipurpose Open Space Element of the General Plan or the West Coachella Valley Area Plan. As such, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<sup>87</sup> Riverside County. 2015. General Plan, Chapter 5: Multipurposed Open Space Element. Figure OS-3a: Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas. Website: [https://planning.rctlma.org/Portals/14/genplan/general\\_Plan\\_2017/elements/OCT17/Ch05\\_MOSE\\_120815.pdf?ver=2017-10-11-102103-833](https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch05_MOSE_120815.pdf?ver=2017-10-11-102103-833) (Accessed November 15, 2022).

<sup>88</sup> Riverside County. 2021. Western Coachella Valley Area Plan. Figure 3: Western Coachella Valley Area Plan Land Use Plan. Website: [https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP\\_4-2022%20rev.pdf?ver=2022-06-27-145216-590](https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP_4-2022%20rev.pdf?ver=2022-06-27-145216-590) (Accessed November 15, 2022).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**36. Recreational Trails**

a) Include the construction or expansion of a trail system?

**Source(s):** Riverside County General Plan Figure C-6 “Trails and Bikeway System”<sup>89</sup>, Western Coachella Area Plan Figure 8 “Western Coachella Area Plan Trails and Bikeway System”<sup>90</sup>

**Findings of Fact: No Impact.** There are currently no trails identified on the project site and no trails are proposed as a part of the project development. No trails identified in Figure C-6 of the Circulation Element of the General Plan, or Figure 8 of the Western Coachella Area Plan are located within or in the vicinity of the project site. As such, the proposed project would not result in the construction or expansion of trails. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION** Would the project:

**37. Transportation**

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

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

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

e) Cause an effect upon circulation during the project’s construction?

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

**Source(s):** Transportation Analysis for 42500 Washington Street Project, Riverside County, California (Appendix G)<sup>91</sup>; Riverside County General Plan Safety Element Table 3 “Evacuation Routes by Unincorporated Community”<sup>92</sup>

<sup>89</sup> Riverside County. 2020. General Plan, Chapter 4: Circulation Element. Figure C-6: Trails and Bikeway System. Website: [https://planning.rctlma.org/Portals/14/genplan/2019/elements/Ch04\\_Circulation\\_072720v2.pdf](https://planning.rctlma.org/Portals/14/genplan/2019/elements/Ch04_Circulation_072720v2.pdf) (Accessed November 15, 2022).

<sup>90</sup> Riverside County. 2021. Western Coachella Valley Area Plan. Figure 8: Western Coachella Area Plan Trails and Bikeway System. Website: [https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP\\_4-2022%20rev.pdf?ver=2022-06-27-145216-590](https://planning.rctlma.org/Portals/14/genplan/GPA%202022/Compiled%20WCVAP_4-2022%20rev.pdf?ver=2022-06-27-145216-590) (Accessed November 15, 2022).

<sup>91</sup> LSA. 2023. Transportation Analysis for 42500 Washington Street Project, Riverside County, California. August 2023.

<sup>92</sup> Riverside County. 2021. General Plan, Chapter 6: Safety Element. Table 3: Evacuation Routes by Unincorporated Community. Website:

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

a) **Less than Significant Impact.** On December 28, 2018, updates to the CEQA Guidelines were approved by the Office of Administrative Law (OAL). As part of the updates to the CEQA Guidelines, thresholds of significance for evaluation of impacts to transportation have changed. As required by SB 743, new Threshold b. of the CEQA Guidelines for Transportation requires an evaluation of impacts due to Vehicle Miles Traveled (VMT), which replaced the Level of Service (LOS) criteria (i.e., automobile delay) and Congestion management Program (CMP) consistency criteria that have been utilized in the past to evaluate potential effects to transportation under CEQA. Accordingly, pursuant to State CEQA Guidelines section 15064.3(a), "...a project's effect on automobile delay shall not constitute a significant environmental impact." Notwithstanding, and in order to fulfill requirements established in the *Riverside County Transportation Analysis Guidelines for Levels of Service and Vehicle Miles Traveled*, dated December 2020, a Transportation Analysis (TA) including vehicle miles traveled (VMT) analysis, project trip generation, and LOS analysis methodologies was prepared by LSA for the proposed project.

The proposed project would consist of a daycare/pre-school facility with capacity for 166 students with a maximum of 24 staff and a 43-unit multifamily housing development. The TA developed trip generation rates for the daycare/pre-school facility by surveying two similar existing daycare facilities in the County and comparing trip generation rates at these facilities with rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) for Land Use 565 – "Day Care Center". Trip generation rates for the proposed 43-unit multifamily housing development were developed using rates from the ITE Trip Generation Manual for Land Use 220 – "Multifamily Housing (Low Rise) Not Close to Rail Transit." As such, the proposed project was estimated to generate 969 net daily trips with 157 net trips occurring the a.m. peak hour and 153 net trips occurring during the p.m. peak hour.

An intersection LOS analysis was conducted at study intersections for existing conditions, project completion (2024) plus project conditions, cumulative (2024) plus project conditions, horizon year (2045) without project conditions and horizon year (2045) plus project conditions scenarios. The LOS analysis for all scenarios indicated that the study intersections would operate at a satisfactory LOS. As such, the proposed project would not result in any deficiencies in LOS.

SunLine Transit Agency provides transit services in Coachella Valley. Sunline Transit bus stops for Sunline Transit Route 7 are located on both sides of Washington Street. Existing and proposed bicycle lanes are located along Hovley Lane East and Fred Waring Drive. Paved pedestrian sidewalks currently exist on both sides of Washington Street between Hovley Lane East and Mountain View, including along the project site frontage. The proposed project would not include the construction of any bicycle or transit plans along the project frontage with Washington Street and would not conflict with the construction of any planned bicycle, transit, or pedestrian infrastructure in the vicinity of the project site.

The analysis in the TA determined that the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. As such, impacts would be less than significant.

b) **Less than Significant Impact.** The TA for the proposed project included a VMT analysis as required by State CEQA Guidelines section 15064.3, subdivision (b) and the County's TA Guidelines. Since the proposed project is considered a mixed use, as per the County's TA Guidelines the project's land uses

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[https://planning.rctlma.org/Portals/14/genplan/2021/elements/Ch06\\_Safety\\_092821.pdf](https://planning.rctlma.org/Portals/14/genplan/2021/elements/Ch06_Safety_092821.pdf) (Accessed November 15, 2022).

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(daycare/pre-school facility and multifamily housing development) were analyzed separately. As per the County's TA Guidelines, multi-family (low-rise) housing projects less than or equal to 147 dwelling units are presumed to cause a less-than significant VMT impact due to being classified as small projects. As such, the proposed multifamily housing development, which includes 43 dwelling units, can be screened out from a VMT analysis. Additionally, the County's TA Guidelines allow for local essential services including day care centers to be screened out from a detailed VMT analysis, as the introduction of new Local Essential Services results in an overall reduction in VMT by putting those services closer to residents, thereby shortening non-discretionary trips. Therefore, based on the County's TA Guidelines, the project's day care center facility can be screened out from detailed VMT analysis due to it qualifying as a Local Essential Service. In summary, as per the County's TA Guidelines, the project would be eligible to be screened out from a detailed VMT analysis. Impacts to VMT would be less than significant.

c) **Less than Significant Impact.** The proposed project would result in the construction of a daycare/pre-school facility and a multifamily housing development, along with associated recreation uses, parking, and infrastructure, on the project site. Construction of the proposed project would be limited to the boundaries of the project site. Additionally, the proposed residential and commercial uses included in the project would be consistent with existing uses in the project vicinity and would comply with applicable federal, state, and local regulations for project construction and design, as well as during project operation.

A sight distance analysis was conducted at the project driveway along Washington Street to evaluate safe access in and out of the project driveway. Both stopping and corner sight distance were evaluated. The stopping sight distance is the minimum sight distance along a roadway required to allow a driver to decrease their speed from the design speed to a complete stop. The corner sight distance is the minimum sight distance in which a driver at a stop-controlled approach can see oncoming traffic on the major street to safely maneuver onto the roadway. Based on speed limit for Washington Street (50 mph), minimum stopping and corner sight distances for the project driveway have been considered as 430 feet and 555 feet respectively. Based on the corner sight distance analysis, the proposed project driveway would achieve adequate corner sight distance (and therefore stopping sight distance) and have clear sight triangles for drivers accessing the project site.

Furthermore, a queuing analysis was conducted at the intersection adjacent to the project driveway to assess the project's potential effects on traffic safety and operations. The project driveway is located approximately 190 feet south of the intersection of Washington Street/Avenue of the States. Synchro 11 was used to determine 95<sup>th</sup> percentile back-of-queue lengths at the intersection under Horizon Year (2045) plus project conditions (worst case scenario). The worst-case queue under the a.m. peak hour is 150 feet for the northbound left turn movement and 95 feet for the northbound through-right movement. The worst-case queue under the p.m. peak hour is 125 feet for the northbound left turn movement and 55 feet for the northbound through-right movement. Therefore, based on the queuing analysis, the queues at the intersection of Washington Street/Avenue of the States are not anticipated to block any egress movements from the project driveway. As such, there is no anticipated effects on traffic safety and operations at the project driveway due to queuing concerns.

Additionally, the delivery/waste disposal truck access analysis in the TA determined that the project would provide adequate turning radii for trucks circulating and egressing from the project site. As such, the proposed project would not increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. Impacts would be **less than significant**.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) **Less than Significant Impact.** As described in Checklist Question 37.a, the proposed project would not result in LOS impacts at any study intersection identified in the TA. As such, the TA does not recommend any roadway improvements or payment of impact fees pursuant to the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fee (TUMF) program or the County’s Development Impact Fees (DIF) program. Therefore, the proposed project would not cause an effect upon, or a need for new or altered maintenance of roads. Impacts would be **less than significant**.

e) **Less than Significant Impact.** The project would not adversely affect any roadways in the vicinity of the site during construction. As described in Checklist Question 37.a, traffic volume counts were developed for without- and with-project scenarios to determine potential LOS impacts at study intersections. The LOS of these intersections under without- and with-project scenarios was determined to be acceptable, meaning that the project’s construction-related traffic is not expected to exceed the capacity of the project’s circulation network, and that surrounding roadways are anticipated to have sufficient capacity to accommodate the project’s construction vehicle traffic traveling to and from the site. As such, impacts would be less than significant.

f) **Less than Significant Impact.** The project would not alter existing emergency access or evacuation routes in the County, as identified in the County’s General Plan Safety Element, or emergency access to nearby uses. Compliance with Riverside County Fire Department’s development standards in terms of length of access driveway, turnaround, slope, and gate width and opening will ensure that adequate emergency access into and out of the project site is available. Therefore, impacts would be **less than significant** with incorporation of RCFD’s development standards and conditions of approval.

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):** Transportation Analysis for 42500 Washington Street Project, Riverside County, California (Appendix G)<sup>93</sup>

**Findings of Fact: No Impact.** The TA for the proposed project identifies planned bike lanes in the vicinity of the project along Fred Waring Drive. However, no planned bike lanes or trails have been identified along the project frontage on Washington Street. As such, the proposed project would not include the construction or expansion of a bike system or lane. As such, there would be **no impact**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<sup>93</sup> LSA. 2023. Transportation Analysis for 42500 Washington Street Project, Riverside County, California. August 2023.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39. Tribal Cultural Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Phase I Cultural Resources Assessment “42500 Washington Street Project, APN 609-020-024/Numbers: GPA210003, TPM38113, PPT210015, and CUP 210010” November 2022<sup>94</sup>., AB52 Tribal Consultation

Findings of Fact:

a) and b) **Less Than Significant Impact.** Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on April 19, 2021. There were no responses from any of the tribes. The project was subsequently placed on hold and on January 28, 2022, a revised notification with an updated project description was sent to Augustine Band of Cahuilla Mission Indians, Torres-Martinez Desert Cahuilla Indians, Soboba Band of Mission Indians, Santa Rosa Band of Mission Indians, Ramona Band of Cahuilla, Quechan Tribe of the Fort Yuma Reservation, Morongo Band of Mission Indians, Cahuilla Band of Indians, Twenty Nine Palms Band of Mission Indians, Cabazon Band of Mission Indians, and the Agua Caliente Band of Cahuilla Indians. The only response was received from the Agua Caliente Band of Cahuilla Indians on February 9, 2022. No response was received from the rest of the notified tribes. Agua Caliente Band of Cahuilla Indians requested to consult in a letter dated February 22, 2022, where the tribe also requested to be provided with the cultural report and any other documentation. The cultural report was sent to them the same day. The project Advisory Notification Document was sent to the tribe on March 28, 2022, and the tribe concluded consultation on April 08, 2022. As such, AB52 consultation requirements have been fulfilled.

<sup>94</sup> LSA. 2022. Phase I Cultural Resources Assessment for 42500 Washington Street Project, APN 609-020-024/Numbers: GPA210003, TPM38113, PPT210015, and CUP 210010, Riverside County, California. November 2022.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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On April 06, 2021, pursuant to Senate Bill 18 (SB 18), a Sacred Lands File Search and consultation list request was sent to the Native American Heritage Commission (NAHC). A response was received on April 20, 2021, with a list of 13 contacts of Native American tribes traditionally and culturally affiliated with the project area.

The County of Riverside mailed updated notices with the revised project description of the proposed project to each of these tribes on January 28, 2022. No response was received from Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Campo Band of Mission Indians, Fort Yuma Quechan Indian Nation, Los Coyotes Band of Mission Indians, Manzanita Band of Kumeyaay Nation, Morongo Band of Mission Indians, Ramona Band of Cahuilla Mission Indians, San Manuel Band of Mission Indians, Santa Rosa Band of Mission Indians, Soboba Band of Mission Indians, Torres-Martinez Desert Cahuilla Indians, or the Twenty-Nine Palms Band of Mission Indians. As such, SB18 requirements have been fulfilled.

As described in Checklist Questions 8 and 9, no cultural resources were identified on the project site through preliminary research, records search, field survey, and Native American scoping conducted for the project’s Phase I Cultural Resource Assessment. However, Mitigation Measures CUL-1 and CUL-2 would be implemented to reduce potential impacts to buried, previously unidentified cultural resources or remains through consultation with a qualified archeologist and compliance with the State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, as applicable. As such, the project would not cause a substantial adverse change in the significance of a Tribal Cultural Resource. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>UTILITIES AND SERVICE SYSTEMS</b> Would the project:				
<b>40. Water</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials; 2020 Coachella Valley Regional Urban Water Management Plan<sup>95</sup>

Findings of Fact:

<sup>95</sup> Coachella Valley Water District, Coachella Water Authority, Desert Water Agency, Indio Water Authority, Mission Springs Water District, and Myoma Dunes Mutual Water Company. 2021. 2020 Coachella Valley Regional Urban Water Management Plan. Website: <http://www.cvwd.org/DocumentCenter/View/5482/Coachella-Valley-RUWMP> (Accessed November 15, 2022).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) and b) **Less Than Significant Impact.** According to the 2020 Coachella Valley Regional Urban Water Management Plan (CV RUWMP), CVWD’s domestic water system has 64 pressure zones and consists of approximately 97 groundwater production wells, 2,000 miles of pipe, and 133 million gallons of storage in 65 enclosed reservoirs. The CVWD uses the Coachella Valley Groundwater Basin as a primary source of water supply for meeting municipal water demands (water used for typical household, business, and local government use). CVWD has rights to receive Colorado River water delivered through the Coachella Canal, a branch of the All-American Canal. Additionally, CVWD is a State Water Project (SWP) contractor. As such, it has rights to receive water from the SWP, which conveys water from northern California south to Lake Perris and other endpoints for groundwater replenishment. CVWD operates and maintains groundwater recharge facilities at three locations in the Coachella Valley: the Whitewater River Groundwater Replenishment Facility (WWR-GRF), the Thomas E. Levy GRF (TEL-GRF), and the Palm Desert GRF (PD-GRF). CVWD’s wastewater reclamation system collects and treats approximately 17 million gallons per day (MGD) from approximately 95,000 user accounts. The system consists of approximately 1,100 miles of collection piping and five wastewater reclamation plants (WRPs).

The proposed project would result in the construction of a daycare/pre-school facility and a multifamily housing development in the project site, which would bring approximately 292 people (102 residents, 166 students and 24 staff members) into the project site. The project would connect to an existing water main on Washington Street through onsite water connection pipelines. The installation of the project’s proposed infrastructure is inherent to the project’s construction phase, which impacts are analyzed throughout this EA. As concluded herein, impacts associated with the project’s construction phase would be less than significant or would be mitigated to less-than-significant levels with the mitigation measures identified in this EA. Additionally, the project’s proposed on-site water connection lines would be designed and installed in accordance with CVWD and County standards. The CVWD establishes a target water use of 412 Gallons per Capita per Day (GCPD) for 2020, according to the CV RUWMP. Accordingly, the proposed project’s anticipated water demand is calculated to be approximately 120,304 gallons per day. The existing water system infrastructure in the CVWD is expected to have sufficient capacity to provide service to the project site subject to the fulfillment of CVDW’s connection requirements. As such, CVWD would have sufficient capacity to provide service to the project site without the need of constructing additional facilities.

The reliability of the CVWD’s water supply is dependent on the reliability of groundwater supplies, which are supplemented by imported surface water from the Colorado River and SWP used for groundwater replenishment. Water allocations from the SWP and the Colorado River are depended on the hydrologic forecast for the year. The California Urban Water Management Planning Act (Act) requires urban water suppliers to assess water supply reliability by comparing total projected water use with the expected water supply over the next 20 to 25 years in five-year increments. The Act also requires an assessment for a single dry year and multiple dry years. The 2020 CV RUWMP provides CVWD’s projected water supplies and demands in a normal year, single dry year, and multiple dry years. As identified in Table 4-25, Table 4-26 and Table 4-27 of the CV RUWMP, CVWD has the ability to meet current and projected water demands through 2045 during normal, single-dry, and multiple-dry year periods using a combination of groundwater, imported water and recycled water supplies. Therefore, sufficient water resources are available to accommodate the project’s water demand from CVWD, and no construction of new or expansion of existing water and wastewater treatment facilities would be required. Impacts would be **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.

<b>41. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s)**: 2020 Coachella Valley Regional Urban Water Management Plan<sup>96</sup>

**Findings of Fact**:

a) and b) **Less Than Significant Impact**. The wastewater and sewage services provider for the project would be the CVWD. CVWD's wastewater collection system consists of approximately 1,160 miles of 6-inch through 36-inch diameter sewers and includes 28 sewage lift stations and associated force mains. The system contains trunk sewers, generally 10 inches in diameter and larger, that convey the collected wastewater flows to the District's treatment facilities. CVWD operates five wastewater reclamation plants (WRPs), two of which generate recycled water for irrigation of golf courses and large landscaped areas. The WRP that would serve the proposed project is WRP-7, a 5.0 million gallons per day (MGD) secondary treatment facility with current tertiary treatment capacity of 2.5 MGD located in north Indio.

The CVWD assigns wastewater production estimates for residential uses in Equivalent Sewer Units (ESU)<sup>97</sup>. ESUs are based on the estimated amount of water returned to the sewer system as wastewater for residential uses. Residential customers are assigned 1 ESU for each household. This unit is equal to the indoor domestic water budgets, which is approximately 50 gallons per person per day for a four-person household, or 8 hundred cubic feet (ccf) per month.<sup>98</sup> The proposed project would construct a 43-unit multifamily apartment building in the project site. Using the CVWD wastewater production estimate of 200 gallons per person per day for a four-person residential household, the proposed 43-unit multifamily housing development would produce approximately 8,600 gallons of wastewater per day. This number is an overestimate, as the actual population per household in the project site is estimated to be closer to the Census Bureau's "persons per household" ratio of 2.37 for the community of Bermuda Dunes.

<sup>96</sup> Coachella Valley Water District, Coachella Water Authority, Desert Water Agency, Indio Water Authority, Mission Springs Water District, and Myoma Dunes Mutual Water Company. 2021. 2020 Coachella Valley Regional Urban Water Management Plan. Website: <http://www.cvwd.org/DocumentCenter/View/5482/Coachella-Valley-RUWMP> (Accessed November 15, 2022).

<sup>97</sup> Coachella Valley Water District. Proposed Sewer Rate Restructure. Fact Sheet for Residential Customers. Website: <http://www.cvwd.org/DocumentCenter/View/3397/Residential-Sewer-Rate-Restructure-Fact-Sheet?bidId=> (Accessed November 29, 2022).

<sup>98</sup> Coachella Valley Water District. 2021. Domestic Water Cost of Service Rate Study. Report and Recommendations for Fiscal Years 2022 to 2026. Website: <http://www.cvwd.org/ArchiveCenter/ViewFile/Item/769> (Accessed November 29, 2022).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Commercial customers' wastewater production estimates are based on estimated indoor water budgets for the individual customers, which are developed based on the number of equivalent dwelling units (EDU) for that use. EDUs are a common benchmark for measuring the demands from commercial and other non-residential customers. The EDU puts water demands in terms of demand from a single-family residence (SFR). One EDU is equal to 8 ccf (approximately 5984 gallons) per month based on the residential indoor budget.<sup>99</sup> CVWD's Development Services Department gathers data on potential water demands and determines the number of EDUs for each commercial customer at the time the business establishes service to determine wastewater service rates. However, in order to obtain a general estimate on wastewater production for the proposed daycare/pre-school use, the CVWD's indoor water budget for residential uses of 50 gallons per person per day can be used. The proposed daycare/pre-school facility would introduce approximately 190 people (166 students and 24 staff members) to the project site. As such, a general daily wastewater production estimate for the proposed facility is 9,500 gallons. This number is likely an overestimate, given that the students and staff members of the day care/pre-school facility would only occupy the project site during the facility's operation hours.

As such, the estimated daily wastewater production for the project would be 18,100 gallons. As discussed above, the wastewater reclamation plant that serves the project site, WRP-7, has a secondary treatment capacity of 5.0 million gallons per day (MGD) and a tertiary treatment capacity of 2.5 MGD. As such, the project's wastewater production would represent approximately 0.3 percent of the plant's secondary treatment capacity or 0.7 percent of the plant's tertiary treatment capacity. Due to the minimal wastewater treatment demand that would be generated by the project and the existing capacity of wastewater treatment facilities in the CVWD service area, existing wastewater treatment infrastructure in the CVWD would have sufficient capacity to provide service to the project site, subject to fulfillment of CVWD's connection requirements. As such, CVWD would have sufficient capacity to provide service to the project site without the need of constructing additional facilities. Impacts would be **less than significant**.

The proposed project would result in the construction of a daycare/pre-school facility and a multifamily housing development. The proposed project would require the installation of sewer pipelines, designed per County requirements, to connect to existing wastewater collection infrastructure located on Washington Street. Construction of these on-site and site-adjacent improvements is inherent to the project's construction phase, which impacts have been evaluated throughout this EA. As concluded herein, impacts associated with the project's construction phase would be less than significant or would be mitigated to less-than-significant levels with the mitigation measures identified in this EA. As such, potential impacts associated with construction of sewer line connections would be **less than significant**.

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,

<sup>99</sup> Coachella Valley Water District. Proposed Sewer Rate Restructure. Fact Sheet for RV/Trailer Parks, Businesses, Institutions & Commercial Customers. Website: <http://www.cvwd.org/DocumentCenter/View/3398/Business-Sewer-Rate-Restructure-Fact-Sheet?bidId=> (Accessed November 30, 2022).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or otherwise impair the attainment of solid waste reduction goals?

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan EIR, Section 4.15.3 “ Solid Waste Management”<sup>100</sup>, Riverside County Department of Waste Resources <sup>101 102</sup>

**Findings of Fact:**

a) and b) **Less Than Significant Impact.** The project site would be serviced by Burrtec Waste Industries for solid waste collection services. The nearest Riverside County operated landfill to the project site is the Salton City Landfill located at 935 West Highway 86 in Salton City. Additionally, there are two transfer stations (i.e., local collection points for commercial, residential, and industrial waste) in Coachella Valley: the Coachella Valley Transfer Station (87011 Landfill Road in Coachella) and Edom Hill Transfer Station (70-100 Edom Hill Road in Cathedral City).

The Salton City Solid Waste Site has a cease-operation date of January 1st, 2038. The maximum permitted throughput is 6,000 tons per day with a remaining capacity of 65,100,000 tons of solid waste. The project proposes a mixed-used development that includes a daycare/pre-school facility that would serve 166 students and employ 24 staff members, and a 43-unit apartment building that would house approximately 102 residents. The CalEEMod report prepared for Appendix A of this EA identifies that the project would produce 32.83 tons of waste per year, or approximately 0.09 tons per day. This would represent approximately 0.001 percent of the daily permitted capacity for the Salton City Solid Waste Site. Due to the negligible waste generation percentage associated with the proposed project compared to the existing capacity of local landfills, the project’s solid waste generation rates are not expected to exceed the capacity of local landfills.

The California Integrated Waste Management Act under Public Resource Code Section 41780 requires local jurisdictions to divert at least 50 percent of all solid waste generated, which is in accordance with the Riverside County Integrated Waste Management Plan. In addition, the California Green Building Code requires all developments to divert 65 percent of non-hazardous construction and demolition debris for all projects and 100 percent of excavated soil and land clearing debris for all non-residential projects.<sup>103</sup> The proposed project would comply with Public Resource Code Section 41780, the

<sup>100</sup> Riverside County. 2003. General Plan Final Program Environmental Impact Report Volume I. Section 4.15.3: Solid Waste Management. Website: <https://planning.rctlma.org/Portals/0/genplan/content/eir/volume1.html#4.15> (Accessed November 16, 2022).

<sup>101</sup> Riverside County. Department of Waste Resources. Riverside County Waste Hauler Franchise Area Lookup. Website:

<https://countyofriverside.maps.arcgis.com/apps/InformationLookup/index.html?appid=1915d0754a1040e8be4bac8518edcdf9> (Accessed November 16, 2022).

<sup>102</sup> Riverside County. Department of Waste Resources. Countywide Integrated Waste Management Plan. Website: <https://www.rcwaste.org/business/planning/ciwmp> (Accessed November 16, 2022).

<sup>103</sup> California Department of Resources Recycling and Recovery (CalRecycle). CALGreen Construction Waste Management Requirements. Website: <https://calrecycle.ca.gov/lgcentral/library/canddmodel/instruction/newstructures/> (Accessed November 16, 2022).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County Integrated Waste Management Plan, and the California Green Building Code. As such, the project will not conflict with any federal, State, or local regulations related to solid waste. As a result, there would be a **less than significant impact** related to landfill capacity and regulation of solid waste.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s)**: Project Application Materials, Utility Companies

Findings of Fact:

a) to f) **Less Than Significant Impacts**. The proposed project would include connections to existing electricity, natural gas, and communications infrastructure that already exist in the area, and all such connections would be accomplished in conformance with the rules and standards enforced by the applicable service provider. Impacts associated with the construction and operation of electricity, natural gas, communications systems, street lighting, maintenance of public facilities, and other governmental services are part of the proposed project’s construction process and operational characteristics, and the environmental effects associated with the project’s construction and operation have been evaluated throughout this EA. Mitigation measures have been identified to reduce construction- and operational-related impacts to the maximum feasible extent. There are no unique conditions associated with the proposed project’s utility service connections and on-site infrastructure that would result in impacts to the environment that have not already been addressed by this EA. Impacts would be **less than significant**.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**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 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
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Safety Element; California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazards Severity Zones Map<sup>104</sup>; Riverside County General Plan Safety Element Figure 7 "Fire Hazard Severity Zones (West County) and Emergency Service Facilities"<sup>105</sup>; Project Application Materials

Findings of Fact:

a) **Less Than Significant Impact.** Refer to Checklist Question 21.c regarding project compliance with the County's emergency evacuation plans and RCFD requirements . Additionally, all internal circulation roadways in the project site, as well as the primary ingress and egress driveway would be designed to meet Riverside County Fire Code (Ordinance 787) requirements addressing access for fire apparatus. As such, the project would comply with emergency response and evacuation requirements and plans, and impacts would be **less than significant**.

b) **Less Than Significant Impact.** The proposed project is relatively flat, located in an urban area of the County, and is not located within or in the vicinity of a VHFHSZ. As such, the proposed project would not expose people to wildfire risks. Impacts would be **less than significant**.

c) **Less Than Significant Impact.** As described above in Checklist Question 43, impacts associated with the construction of infrastructure to serve the project have been evaluated throughout this EA. Mitigation measures have been identified to reduce construction- and operational-related impacts to the maximum feasible extent. Additionally, the proposed project is not located in a VHFHSZ. As such, the proposed project would not exacerbate fire risk or that may result in temporary or ongoing environmental impacts. Impacts would be **less than significant**.

<sup>104</sup> California Department of Forestry and Fire Protection (CAL FIRE). 2007. Western Riverside County. Fire Hazard Severity Zones in SRA. Website: [https://osfm.fire.ca.gov/media/6752/fhszs\\_map60.pdf](https://osfm.fire.ca.gov/media/6752/fhszs_map60.pdf) (Accessed November 16, 2022).

<sup>105</sup> Riverside County. 2021. General Plan, Chapter 6: Safety Element. Figure 7: Fire Hazard Severity Zones (West County) and Emergency Service Facilities. Website: [https://planning.rctlma.org/Portals/14/genplan/2021/elements/Ch06\\_Safety\\_092821.pdf](https://planning.rctlma.org/Portals/14/genplan/2021/elements/Ch06_Safety_092821.pdf) (Accessed November 16, 2022).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) **Less Than Significant Impact.** As discussed in this section, the project site is relatively flat, located in an urban area of the County and its not located within a VHFHSZ. As such, the proposed project would not expose people or structures to post-fire hazards. As such, impacts would be **less than significant**.

e) **Less Than Significant Impact.** As discussed in this section, the project site is s not located within a VHFHSZ, and the site does not contain or is surrounded by factors that would exacerbate wildfire risks. As such, the project would not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Impacts would be **less than significant**.

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 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):** Staff Review, Project Application Materials

Findings of Fact **Less Than Significant With Mitigation Incorporated.** With implementation of Mitigation Measures **BIO-1** and **BIO-2**, **PALEO-1**, and **CUL-1** and **CUL-2**, implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be **less than significant**.

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):** Staff Review, Project Application Materials; Transportation Analysis for 42500 Washington Street Project, Riverside County, California (Appendix G) ; Air Quality and Greenhouse Gas Technical Memorandum for the 42500 Washington Street Project in Riverside County, California (Appendix A)

Findings of Fact: **Less Than Significant Impact.** The project TA evaluated cumulative scenarios (see response to Checklist Question 37.a), and the associated analysis determined the project would not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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generate cumulative traffic impacts. According to the Air Quality and Greenhouse Gas Impact Report, air pollutant and greenhouse gas emissions would be less than significant and would not result in cumulative impacts. The project's design features, and related construction elements were determined to be consistent with the 2016 AQMP and County CAP, and therefore impacts from Air Quality and GHG emissions were determined to be less than significant. The project does not have impacts which are individually limited, but cumulatively considerable. In addition, there are no other projects for which impacts would combine with the proposed project and create a cumulatively significant impact over what has been identified in this Environmental Assessment. Cumulative impacts from development of the proposed project would be **less than significant**.

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"/>
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**Source(s):** Staff Review, Project Application Materials

**Findings of Fact: Less Than Significant With Mitigation Incorporated.** Refer to the impact analysis for each Checklist Question in this EA. As indicated under the analysis of the Air Quality section, the proposed project would not result in air quality emissions that could adversely affect surrounding sensitive receptors with implementation of mitigation measures. There are no components of the project's design that could result in significant impacts due to geological hazards affecting surrounding properties. With mandatory compliance with State and federal laws that regulate the storage, handling, or transport of hazardous materials, the proposed project would not result in the emission of hazardous materials that could adversely affect human beings. The project would not increase the risk of flood hazards for downstream properties. Additionally, noise levels associated with the proposed project would not be substantial compared to existing conditions, with the implementation of mitigation measures. Furthermore, the proposed project would not adversely affect public services, such as police/sheriff and fire protection services, in a manner that could have adverse impacts to humans. Therefore, the project has no reasonable potential to cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be **less than significant** with implementation of the mitigation measures identified throughout this EA.

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

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

Location: County of Riverside Planning Department  
 4080 Lemon Street 12<sup>th</sup> Floor  
 Riverside, CA 92501

Revised: 5/24/2024 11:48 AM  
 Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS\_Template.docx

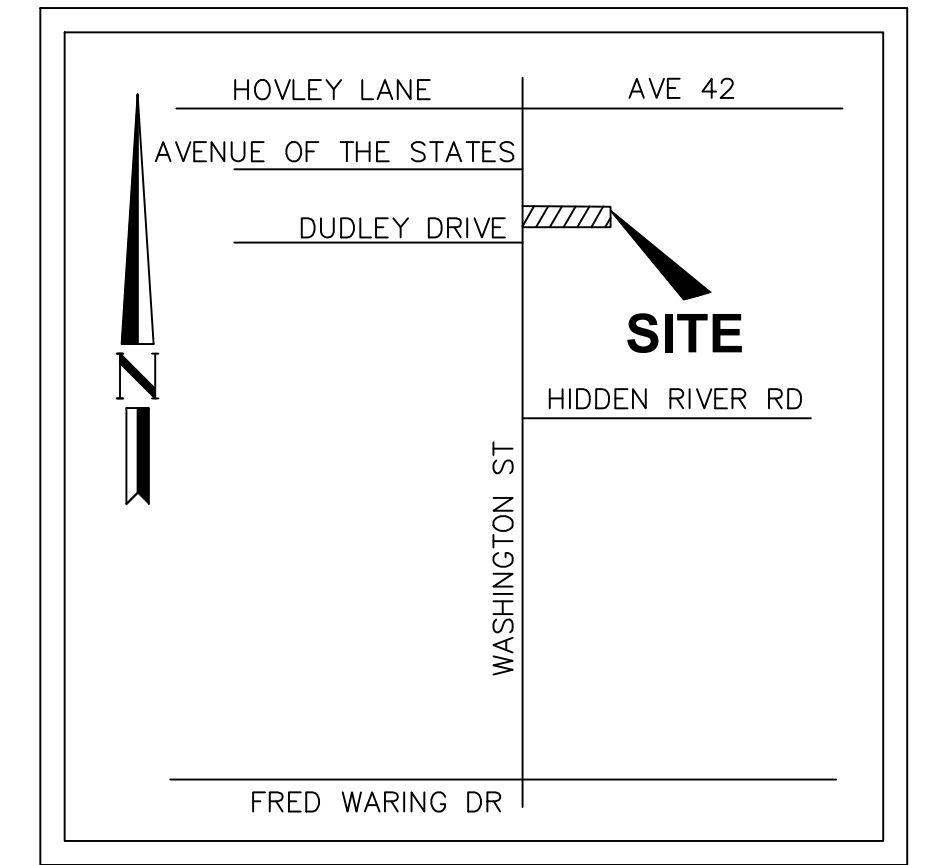
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# TENTATIVE PARCEL MAP 38113

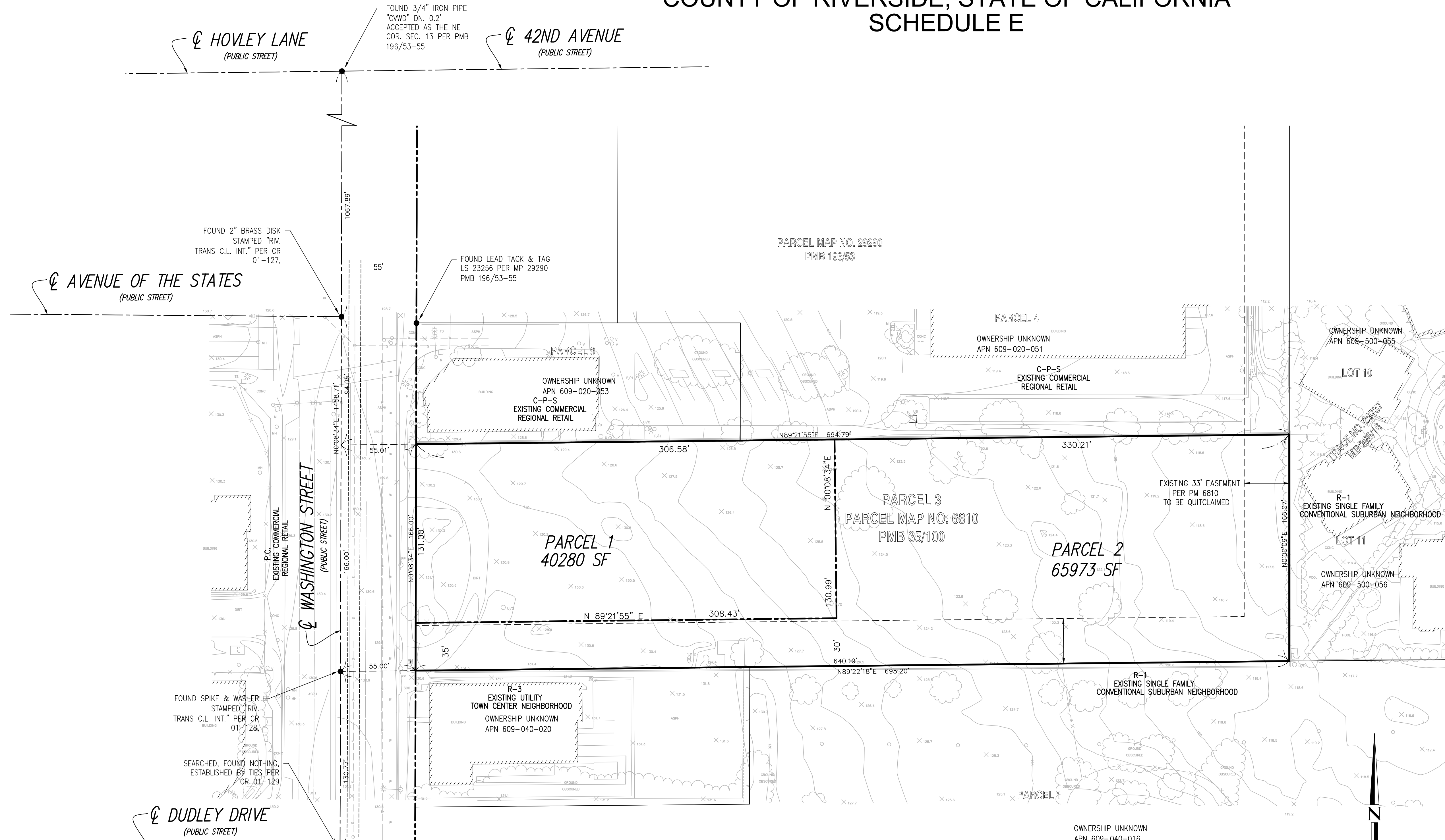
## BERMUDA DUNES

### COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

#### SCHEDULE E



VICINITY MAP  
NOT TO SCALE



**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP NO. 6810, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 100 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, AND OTHER MINERAL DEPOSITS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE SAME, RESERVED PURSUANT TO THE PROVISION OF AN ACT APPROVED JUNE 01, 1938 (52 STAT. 609) IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED FEBRUARY 13, 1953 IN BOOK 1441, PAGE 129 OF OFFICIAL RECORDS.

**TITLE INFORMATION**

CHICAGO TITLE ORDER NO. 00110388-021-PS4-JC4  
DATED: OCTOBER 21, 2020 AT 7:30 AM

**TITLE TO SAID ESTATE OR INTEREST VESTED IN**

DENSE M. GOODMAN, TRUSTEE OF THE GOODMAN TRUSTEE DATED OCTOBER 1994

**ASSESSOR'S PARCEL NUMBERS**

609-020-024-3

**ZONING**

EXISTING: R-3-2000(GENERAL RESIDENTIAL) & R-1-2000 (ONE-FAMILY DWELLING)  
PROPOSED: MU (MIXED USE)  
GENERAL PLAN: FROM COMMUNITY DEVELOPMENT: HIGH DENSITY RESIDENTIAL AND COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL TO COMMUNITY DEVELOPMENT: MIXED-USE

**CURRENT SITE CONDITIONS**

CURRENT SITE IS VACANT OF ANY IMPROVEMENTS

**FLOOD ZONE INFORMATION**

THE SUBJECT PROPERTY LIES WITHIN THE UNINCORPORATED RIVERSIDE COUNTY, CALIFORNIA AREA OF FLOOD INSURANCE RATE MAP PANEL NUMBER 06065C2231H, HAVING AN EFFECTIVE DATE OF 04/19/2017 IN THE COUNTY RIVERSIDE, CALIFORNIA. FLOOD ZONE IS "X" AREA OF MINIMAL FLOOD HAZARD.

**AREA-GROSS**

106,254.54 SQUARE FEET OR 2.44 ACRES± NET AND GROSS

**PROPOSED PARCEL AREAS**

PARCEL 1 - 40280 SF - 0.93 AC  
PARCEL 2 - 65973 SF - 1.51 AC

**DATE PREPARED**

REVISED OCTOBER, 2023

**MAP NOTE:**

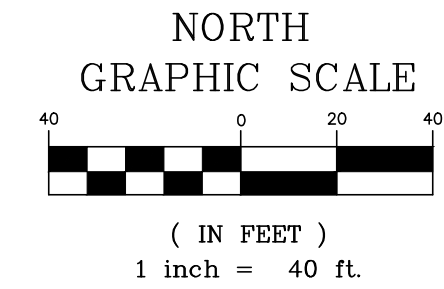
SUBDIVISION INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

**SOILS NOTE:**

SUBJECT SITE NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS

**ABBREVIATIONS**

AB	AGGREGATE BASE	N/A	NOT APPLICABLE
ABAN	ABANDON	N/LY	NORTHERLY
AC	ASPHALTIC CONCRETE	N	NORTH
AVE	AVENUE	NTS	NOT TO SCALE
BC	BEGIN CURVE	OC	ON CENTER
BFF	BASEMENT FINISHED	OD	OUTSIDE DIAMETER
BCR	FLOOR	OD	OUTSIDE DIAMETER
BLVD	BEGIN CURB RETURN	PAD	PAD ELEVATION
BW	BOULEVARD	PH	PORTLAND CEMENT CONCRETE
C L	BACK OF WALK	~P	PHASE
CB	CENTER LINE	PVC	PROPERTY LINE
CSP	CATCH BASIN	R	POLY VINYL CHLORIDE
CY	CORRUGATED STEEL	RCP	PIPE RADIUS
DW	PIPE	RT	REINFORCED CONCRETE
DWY	CUBIC YARDS	RW	RIGHT
EA	DOMESTIC WATER	R/W	RETAINING WALL
EC	DRIVEWAY EACH	R.O.W.	RIGHT OF WAY
EOR	END CURVE	S	RECLAIMED WATER
E	END CURB RETURN	SD	RIGHT OF WAY
EL	EAST	SF	STATION
E'LY	ELEVATION	S'LY	STORM DRAIN
EX	EXISTING	SL	SQUARE FEET
FF	EXISTING	SS	SOUTHERLY
FL	FINISHED FLOOR	ST	STREET LIGHT
FG	FINISHED GRADE	STA	SANITARY SEWER
FNC	FLOW LINE	STD	STREET
FS	TOP OF FENCE	SW	STATION
FG	FINISHED SURFACE	TC	STANDARD
GFF	FINISH GRADE	TF	SIDEWALK
HP	CATCH BASIN	TR	TOP OF CURB
HT	FLOOR	TRW	TOP OF FOOTING
ID	HIGH POINT	TS	TOP OF GRATE
INV	HEIGHT	TSW	TOP OF RETAINING
IS	INSIDE DIAMETER	W	WATER
LA	INVERT	TYP	TRAFFIC SIGNAL
LP	JUNCTION STRUCTURE	ULT	TOP OF SCREEN/SOUND
LT	LANDSCAPED AREA	W	WALL
MAX	LOW POINT	W'	TOP OF WALL
LEFT	LEFT	WM	TYPICAL
MIN	MINIMUM	W'LY	ULTIMATE
MISC	MISCELLANEOUS	2:1	WEST WITH
MH	MANHOLE		WATER METER
			WESTERLY
			SLOPE OF ONE FOOT
			MEASURED VERTICALLY
			FOR EVERY TWO FEET
			MEASURED HORIZONTALLY



**UTILITY PURVEYORS:**  
WATER AND SEWER: COACHELLA VALLEY WATER DISTRICT 760-398-2651  
GAS: SOUTHERN CALIFORNIA GAS COMPANY 800-427-2200  
ELECTRIC: SOUTHERN CALIFORNIA EDISON 800-655-4555  
WASTE: BURRTEC WASTE INDUSTRIES 760-340-2113  
TV/INTERNET/VOICE:  
SPECTRUM - 844-805-3559  
DIRECTV - 855-297-8595  
AT&T - 800-288-2020

**SCHEDULE B EXCEPTIONS**

ITEM A	INTENTIONALLY DELETED.
ITEM B	PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS: TAX IDENTIFICATION NO.: 609-020-024-3 FISCAL YEAR: 2020-2021 1ST INSTALLMENT: \$3,796.62, UNPAID (DELINQUENT AFTER DECEMBER 10, 2020) 2ND INSTALLMENT: \$3,796.62, UNPAID (DELINQUENT AFTER APRIL 10, 2021) HOMEOWNERS EXEMPTION: \$0.00 CODE AREA: 075-069
ITEM C	THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
ITEM 1	WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

**PROPOSED EASEMENT NOTE:**  
EASEMENT SHALL BE PLACED OVER ALL VEHICULAR ACCESS WAYS FOR EMERGENCY EGRESS AND INGRESS PURPOSES AND FOR SEWER AND GENERAL UTILITY PURPOSES.

**SCHEDULE B EXCEPTIONS**

ITEM 2	RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING DATE: FEBRUARY 13, 1953 RECORDING NO: BOOK 1441, PAGE 129 OF OFFICIAL RECORDS WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: THE RIGHT TO PROSPECT FOR, MINE AND REMOVE ALL OIL, GAS AND OTHER MINERAL DEPOSITS. A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA. A RIGHT OF WAY NOT EXCEEDING 33 FEET IN WIDTH, FOR ROADWAY AND FOR PUBLIC UTILITY PURPOSES, LOCATED ALONG THE BOUNDARY(S) OF THE LAND, ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS. THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.
ITEM 3	NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS NO. CV1703574, AND THE LIEN OF ANY ASSESSMENT ARISING THEREFROM BY THE DEPARTMENT OF BUILDING AND SAFETY OF THE COUNTY OF RIVERSIDE, IN THE MATTER OF UNLAWFUL OR UNSAFE CONDITIONS ON THE HEREIN DESCRIBED LAND. PROPERTY OWNER: DENSE GOODMAN RECORDING DATE: JANUARY 19, 2018 RECORDING NO.: 2018-021764 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

**SCHEDULE B EXCEPTIONS**

ITEM 4	AN ABSTRACT OF JUDGMENT FOR THE AMOUNT SHOWN BELOW AND ANY OTHER AMOUNTS DUE: AMOUNT: \$6,184.58 DEBTOR: DENSE GOODMAN CREDITOR: PORTFOLIO RECOVERY ASSOCIATES, LLC DATE ENTERED: MAY 27, 2014 COUNTY: RIVERSIDE COURT: SUPERIOR COURT OF CALIFORNIA CASE NO.: RC 1402805 RECORDING DATE: JUNE 18, 2014 RECORDING NO.: 2014-0223837 OF OFFICIAL RECORDS
ITEM 5	PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
ITEM 6	ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEE(S) IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT, IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

**SCHEDULE B EXCEPTIONS**

ITEM 7	ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS, THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THEREO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
ITEM 8	ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
ITEM 9	MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
ITEM 10	A LIEN FOR THE AMOUNT SHOWN BELOW AND ANY OTHER AMOUNTS DUE, AMOUNT: \$1,388.10 CLAIMANT: COUNTY OF RIVERSIDE NATURE OF CLAIM: ACCUMULATED RUBBISH RECORDING DATE: SEPTEMBER 25, 2020 RECORDING NO.: 2020-0456158, OF OFFICIAL RECORDS.

**REVISIONS**

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

**BENCH MARK :**  
131 OF PALM DESERT BENCHMARK BM 131, DESCRIBED AS :  
2" BRASS CAP LOCATED AT THE SOUTHWEST CORNER OF WASHINGTON ST AND HOWLEY LN. EAST, 79 FT. SOUTH OF EOR, IN TOP OF CURB, FLUSH  
ELEVATION: 120.607 FEET (NAVD '88)  
BASIS OF BEARINGS:  
BASIS OF BEARINGS IS THE CENTERLINE OF WASHINGTON STREET AS SHOWN ON PARCEL MAP NO. 35100  
BEING: NORTH 0°08'34" EAST

**OWNER OR DEVELOPER :**  
HI BERMUDA DUNES, LLC  
20 NORTH RAYMOND AVE, STE 300  
PASADENA, CA 91103  
PHONE: (626) 774-7700

**SOILS ENGINEER :**  
KRAZAN & ASSOCIATES INC.  
1100 OLYMPIC DRIVE STE 100  
CORONA CA 92881  
PHONE: (951) 273-1011

**PREPARED BY :**  
**KES TECHNOLOGIES INC**  
CIVIL ENGINEERING  
LAND PLANNING AND SURVEYING  
1 VENTURE STE 130  
IRVINE, CALIFORNIA 92618  
PHONE (949) 339-5330



I hereby certify that :  
1. These plans have been prepared under my supervision;  
2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;  
3. Existing ground contours and elevations were obtained by field survey performed on DECEMBER, 2020.

ENGINEER: RCE 67674  
DATE: EXP. DATE 6-30-21

**TENTATIVE PARCEL MAP**  
**TPM 38113**  
**PROPOSED LOTTING**

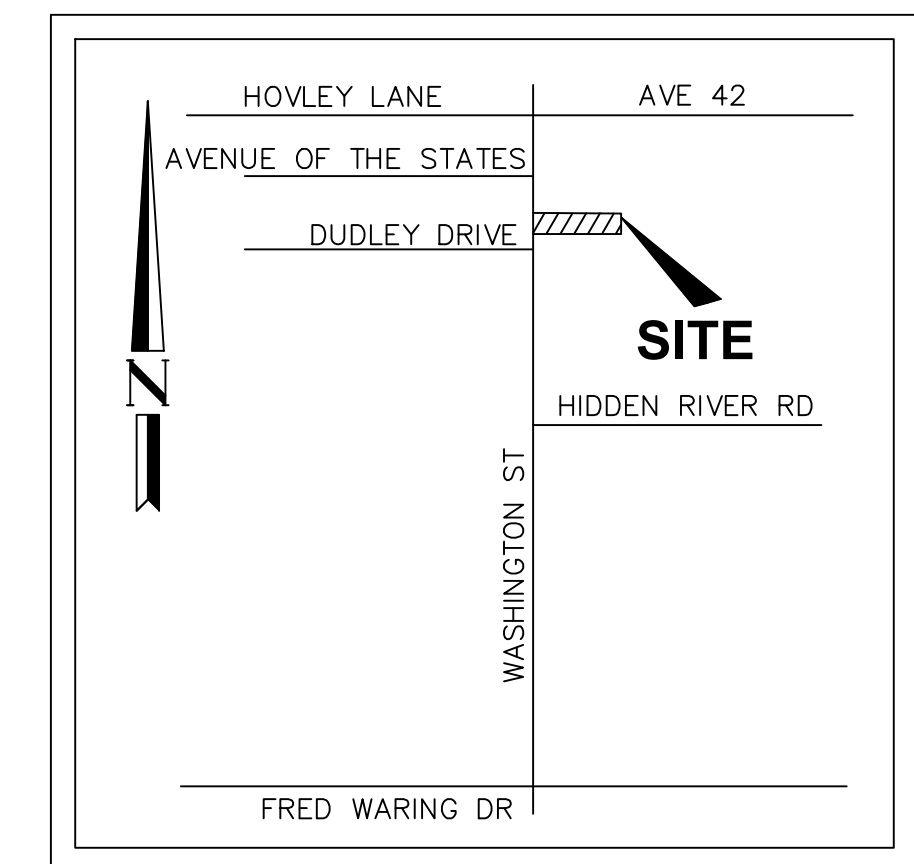
SHEET 1 OF 3

SCALE: AS SHOWN | DRAWN BY: DSK | CHECKED BY: AM

**COUNTY OF RIVERSIDE**

# THE LEARNING EXPERIENCE

PLOT PLAN NO. 210015  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**VICINITY MAP**  
 NOT TO SCALE

## PROJECT SUMMARY

### GOVERNING CODE

2023 CALIFORNIA BUILDING CODE (CBC)  
 2023 CALIFORNIA FIRE CODE (CFC)  
 2023 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)  
 2017 COUNTY OF RIVERSIDE DEVELOPMENT CODE

### AREA-GROSS

106,254.54 SQUARE FEET OR 2.44 ACRES± GROSS AND NET

### PROPOSED PARCEL AREAS

PARCEL 1 - 41,817 SF - 0.96 AC  
 PARCEL 2 - 64,437 SF - 1.48 AC

### ZONING

EXISTING: R-3-2000(GENERAL RESIDENTIAL) & R-1-2000 (ONE-FAMILY DWELLING)  
 PROPOSED: MU (MIXED USE)  
 GENERAL PLAN: FROM COMMUNITY DEVELOPMENT: HIGH DENSITY RESIDENTIAL AND COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL TO COMMUNITY DEVELOPMENT: MIXED-USE

### DATE PREPARED

REVISED OCTOBER, 2022

### ASSESSOR'S PARCEL NUMBERS

609-020-024-3

### BUILDING

BUILDING DATA (CBC TABLE 504.3, 504.4 AND 506.2)

THE LEARNING EXPERIENCE	OCCUPANCY CLASSIFICATION	CONSTRUCTION TYPE	PROP. BLDG AREA (SF)	FIRE SPRINKLERS	ALLOWABLE HEIGHT	PROP. BLDG HEIGHT (FT)
	I-4	VB	9990 SF	NFPA-13	75'	31'-7"

## PROJECT SCOPE:

A REQUEST FOR GENERAL PLAN AMENDMENT NO. 210003, CHANGE OF ZONE NO. 2100010, TENTATIVE PARCEL MAP NO. 38113 AND PLOT PLAN NO. 210015 TO ALLOW FOR CHANGE OF GENERAL PLAN LAND USE FROM COMMUNITY DEVELOPMENT: HIGH DENSITY RESIDENTIAL AND COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL TO COMMUNITY DEVELOPMENT: MIXED-USE, CHANGE OF ZONE FROM R-1-12000 AND R-3-2000 TO MU, THE SUBDIVISION OF ONE LOT INTO TWO LOT, AND THE CONSTRUCTION OF NEW, SINGLE-STORY DAYCARE CENTER FOR CHILDREN.

### PROPOSED EASEMENT NOTE:

EASEMENT SHALL BE PLACED OVER ALL VEHICULAR ACCESS WAYS FOR EMERGENCY EGRESS AND INGRESS PURPOSES AND FOR SEWER AND GENERAL UTILITY PURPOSES.

## PARKING CALCULATIONS

THE LEARNING EXPERIENCE	CODE	REQUIRED STALLS	PROVIDED STALLS	ADA REQUIRED	EV REQUIRED
	1 SPACE PER 500 SF	20	35	(1) 3 PROVIDED	1

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP NO. 6810, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 100 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, AND OTHER MINERAL DEPOSITS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE SAME, RESERVED PURSUANT TO THE PROVISION OF AN ACT APPROVED JUNE 01, 1938 (52 STAT. 609) IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED FEBRUARY 13, 1953 IN BOOK 1441, PAGE 129 OF OFFICIAL RECORDS.

## UTILITY PURVEYORS:

WATER AND SEWER: COACHELLA VALLEY WATER DISTRICT 760-398-2651

GAS: SOUTHERN CALIFORNIA GAS COMPANY 800-427-2200

ELECTRIC: SOUTHERN CALIFORNIA EDISON 800-655-4555

WASTE: BURRTEC WASTE INDUSTRIES 760-340-2113

TV/INTERNET/VOICE:

SPECTRUM - 844-805-3559  
 DIRECTV - 855-297-8595  
 AT&T - 800-288-2020

## SCHOOL DISTRICT:

DESERT SANDS UNIFIED SCHOOL DISTRICT - 760-777-4200

## ACCESSIBLE PATH NOTE:

PATH OF TRAVEL AS SHOWN IS PROPOSED ON PCC SURFACE, ALL SLOPES IN DIRECTION OF TRAVEL DOES NOT EXCEED 3%, ALL CROSS FALL IS 1.5% MAX.

## PARKING NOTE:

ALL PARKING SPACES SHOWN HEREON SHALL HAVE PCC PARKING BUMPER/WHEEL STOPS INSTALLED

(8) PROPOSED PARKING STALLS ON PARCEL 2 ARE IN FAVOR OF USE OF PARCEL 1 USE. RECIPROCAL PARKING AND ACCESS WILL BE ACCOMPLISHED BY RECORDATION OF INSTRUMENT DURING FINAL MAP PROCESS.

## LIGHTING NOTE:

ALL LIGHT FIXTURES WILL ABIDE BY ORDINANCE NO. 655 AND NO. 915

### OWNER

HI BERMUDA DUNES, LLC  
 20 NORTH RAYMOND AVE, STE 300  
 PASADENA, CA 91103  
 PHONE: (626) 774-7700

### ARCHITECT

JEROME LESLIE EBEN  
 FAIA  
 26 WALKER ROAD  
 WEST ORANGE, NEW JERSEY 07052  
 PHONE: (973) 902-4900

### DESIGN CONSULTANT

JARMEL KIZEL  
 42 OKNER PARKWAY  
 LIVINGSTON, NEW JERSEY 07039  
 PHONE: (973) 994-9669

### CIVIL ENGINEER

KES TECHNOLOGIES INC.  
 1 VENTURE STE 130  
 IRVINE, CA 92618  
 PHONE: (949) 339-5331

### GEOTECHNICAL ENGINEER

KRAZAN & ASSOCIATES INC.  
 1100 OLYMPIC DRIVE STE 100  
 CORONA, CA 92881  
 PHONE: (951) 273-1011

### SHEET INDEX:

SHEET 1: TITLE SHEET  
 SHEET 2: TECHNICAL SITE PLAN  
 SHEET 3: TECHNICAL SITE PLAN  
 SHEET 4: TLE SPACE PLAN  
 SHEET 5: TLE ELEVATIONS

REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER OR DEVELOPER :  
 HI BERMUDA DUNES, LLC  
 20 NORTH RAYMOND AVE, STE 300  
 PASADENA, CA 91103  
 PHONE: (626) 774-7700

SOILS ENGINEER : KRAZAN & ASSOCIATES INC.  
 1100 OLYMPIC DRIVE STE 100  
 CORONA, CA 92881  
 PHONE: (951) 273-1011

PREPARED BY :  
**KES TECHNOLOGIES INC**  
 CIVIL ENGINEERING  
 LAND PLANNING AND SURVEYING  
 1 VENTURE STE 130  
 IRVINE, CALIFORNIA 92618  
 PHONE (949) 339-5330

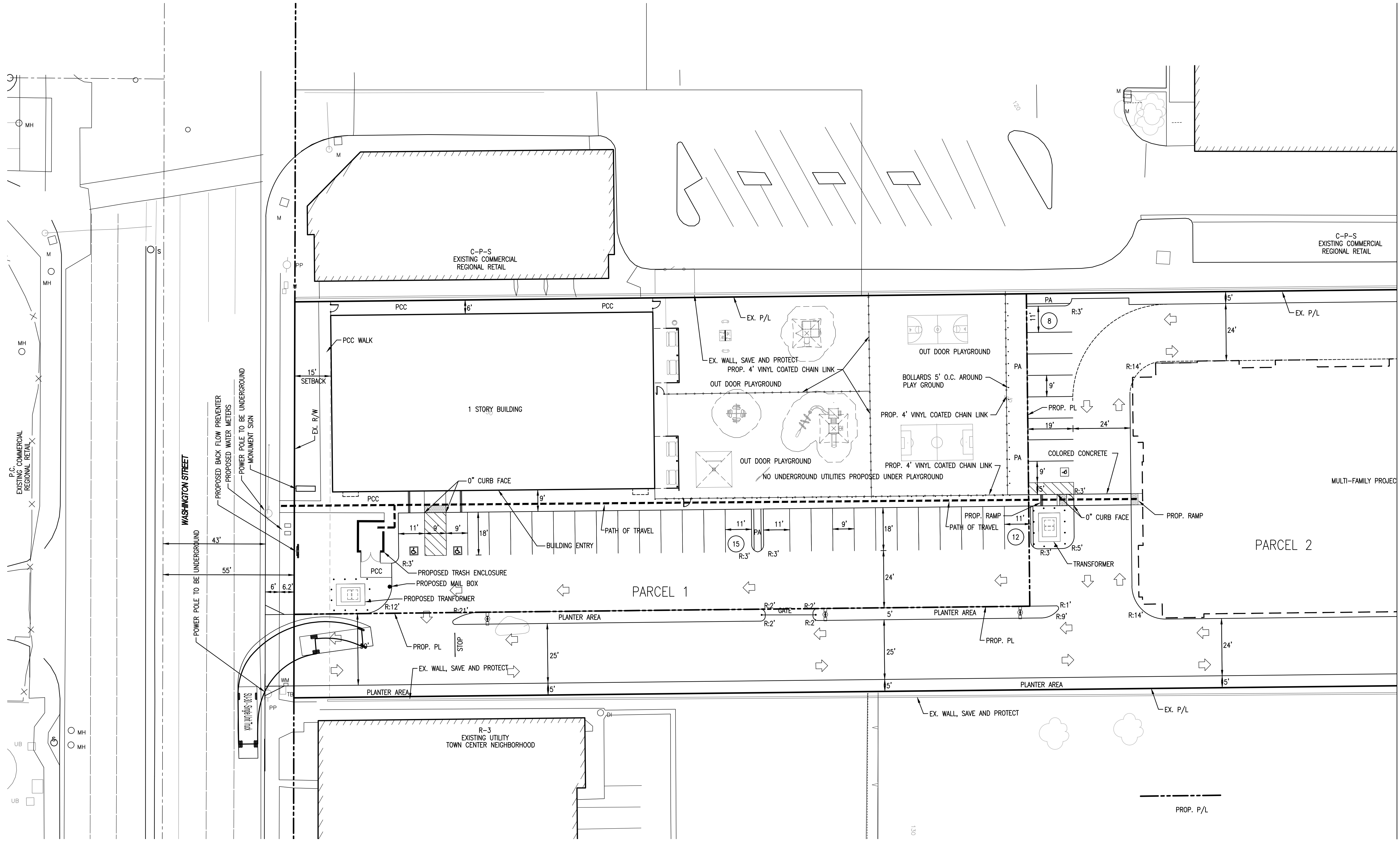


**TECHNICAL SITE PLAN  
 TITLE SHEET**

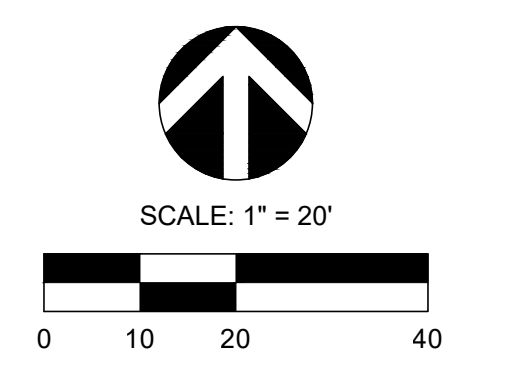
SHEET 1 OF 5

SCALE: AS SHOWN    DRAWN BY: DSK    CHECKED BY: AM

**COUNTY OF RIVERSIDE**



MATCH LINE

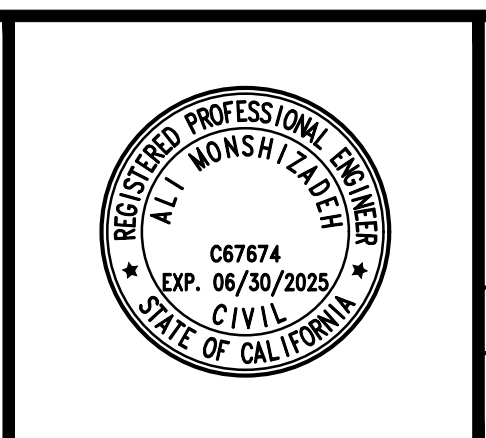


REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER OR DEVELOPER :  
 HI BERMUDA DUNES, LLC  
 20 NORTH RAYMOND AVE, STE 300  
 PASADENA, CA 91103  
 PHONE: (626) 774-7700

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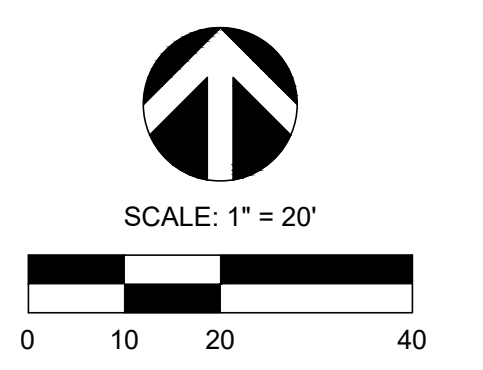
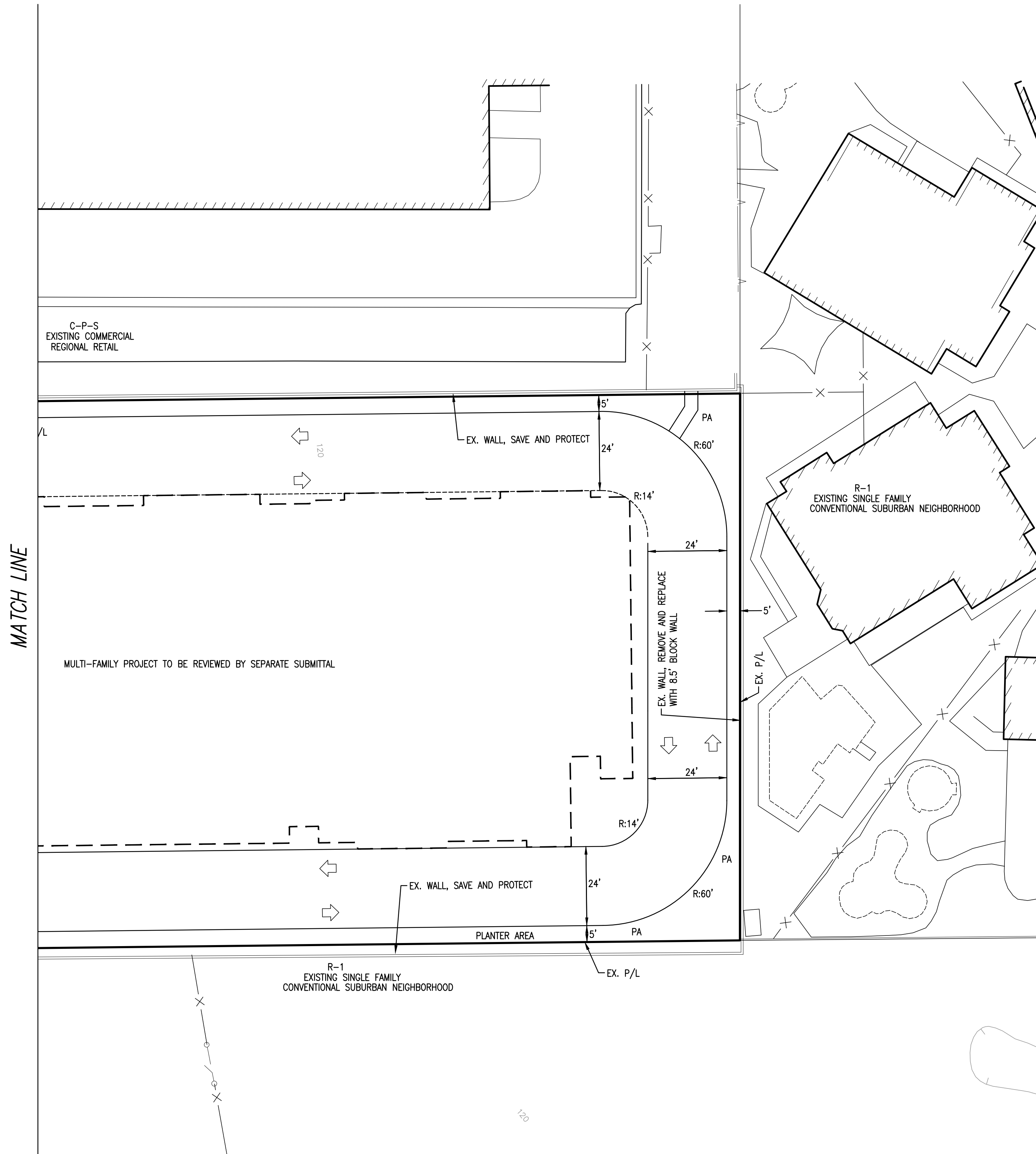
**TECHNICAL SITE PLAN**  
**TITLE SHEET**

SCALE: AS SHOWN    DRAWN BY: DSK    CHECKED BY: AM

**COUNTY OF RIVERSIDE**

SHEET 2 OF 5



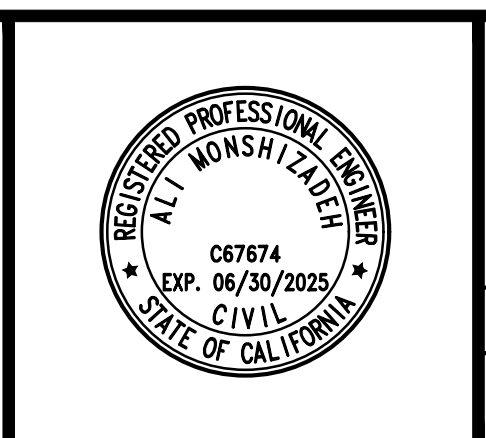


REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER OR DEVELOPER :  
 HI BERMUDA DUNES, LLC  
 20 NORTH RAYMOND AVE, STE 300  
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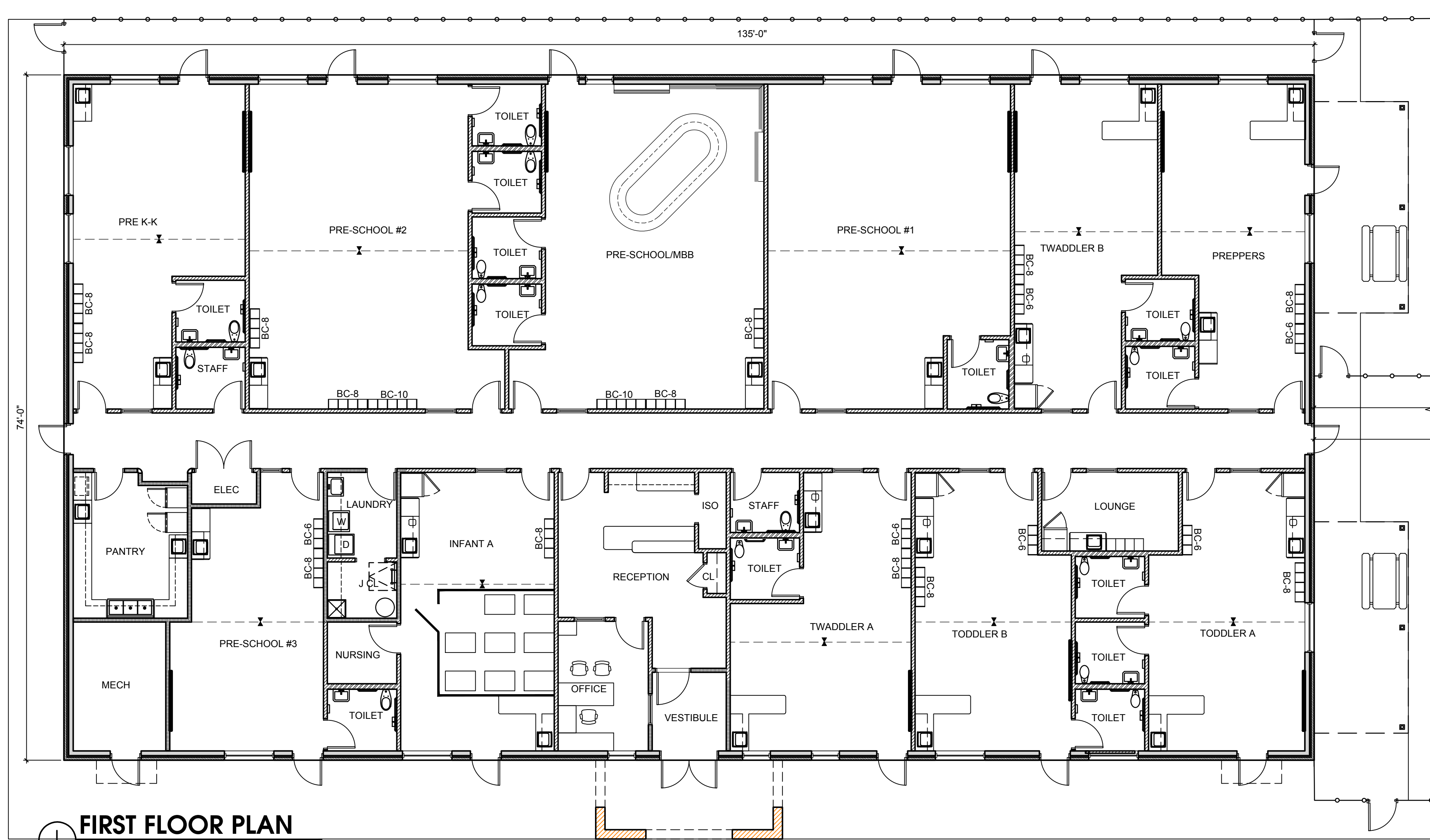


**TECHNICAL SITE PLAN  
 TITLE SHEET**

SCALE: AS SHOWN    DRAWN BY: DSK    CHECKED BY: AM

**COUNTY OF RIVERSIDE**

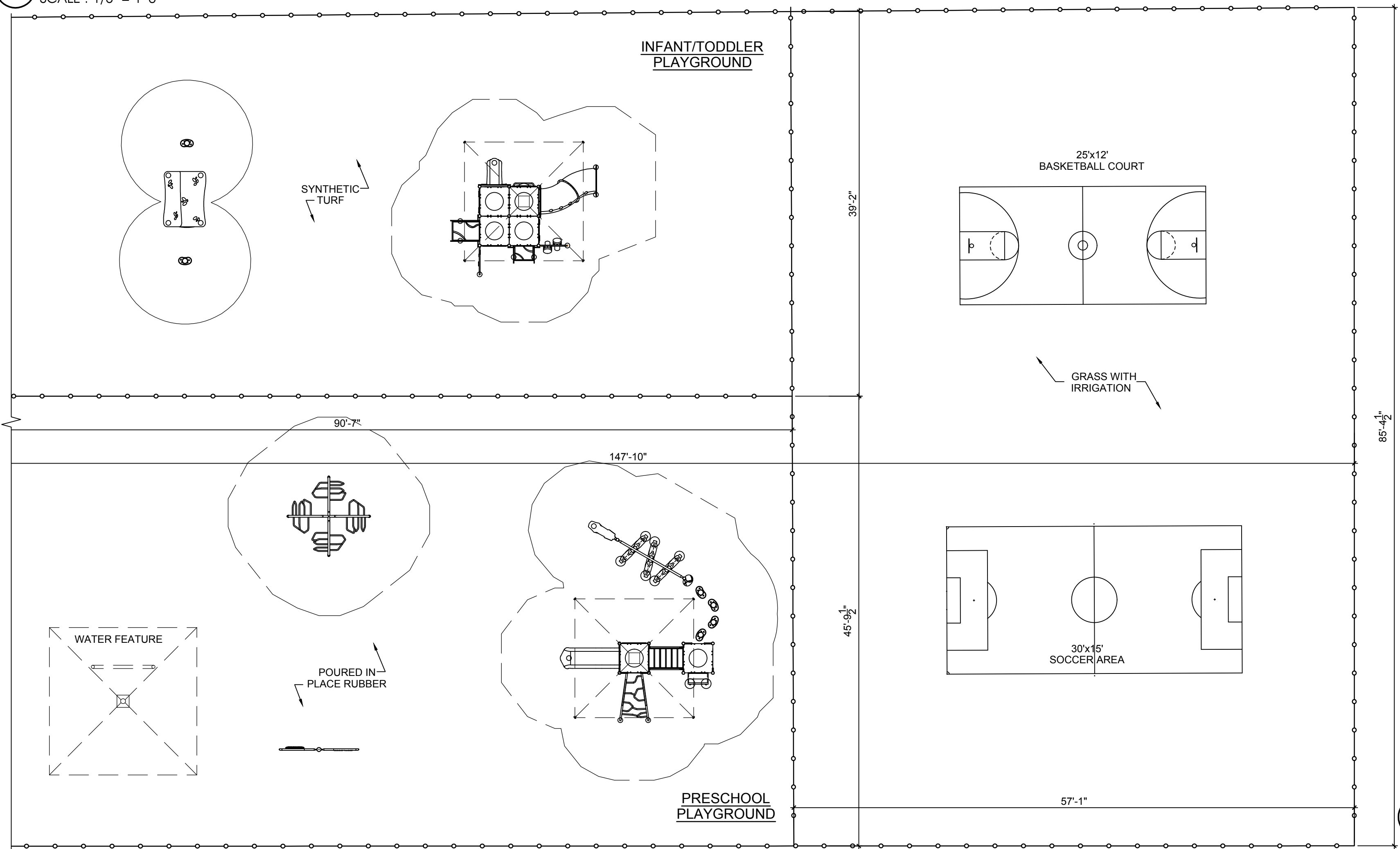
SHEET **3** OF 5



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**PICNIC PAD AWNINGS-SAMPLE PHOTO**  
SCALE: 1/8" = 1'-0"



**PLAYGROUND PLAN**  
SCALE: 1/8" = 1'-0"

**LICENSING CALCULATIONS**  
The Learning Experience, Bermuda Dunes, California

ROOM	STATE REQUIRED S.F. (35 S.F. PER CHILD)	NET* S.F.	ACTUAL S.F.	RATIO CHILD PER S.F.	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO	AGE GROUP	
INFANT	440	444	498	1/55	8	2	1/4	6 WK-18 MO.	
TODDLER A	420	421	475	1/35	12	2	1/6	18-24 MO.	
TODDLER B	420	421	475	1/35	12	2	1/6	18-24 MO.	
TWADDLER A	420	421	475	1/35	12	2	1/6	24-30 MO.	
TWADDLER B	420	432	486	1/35	12	2	1/6	24-30 MO.	
PREPPERS	420	437	485	1/35	12	2	1/6	30-36 MO.	
PRE-SCHOOL #1	840	847	859	1/35	24	2	1/12	3-5 YRS.	
PRE-SCHOOL #2	840	840	852	1/35	24	2	1/12	4-5 YRS.	
PRE-SCHOOL #3	420	424	436	1/35	12	1	1/12	3-5 YRS.	
PRE K-K	490	490	538	1/35	14	1	1/14	5-6 YRS.	
PRE-SCHOOL/MBB	840	840	852	1/35	24	2	VARIES	VARIES	
TOTALS	--	--	--	--	166	20	--	--	
						+2 ADMIN. STAFF			
						TOTAL		188	

\* CALCULATED LESS BUILT-IN ITEMS  
GROSS AREA 9,990 S.F.  
PLAY AREA 13,050 S.F.

**Jarmel Kizel**  
ARCHITECTS AND ENGINEERS INC.  
42 OKNER PARKWAY  
LIVINGSTON, NEW JERSEY 07039  
TEL: 973-994-9669  
FAX: 973-994-4069  
www.jarmelkizel.com  
Architecture  
Engineering  
Interior Design  
Implementation Services

**THE LEARNING EXPERIENCE**  
**ACADEMY OF EARLY EDUCATION**  
BERMUDA DUNES, CALIFORNIA

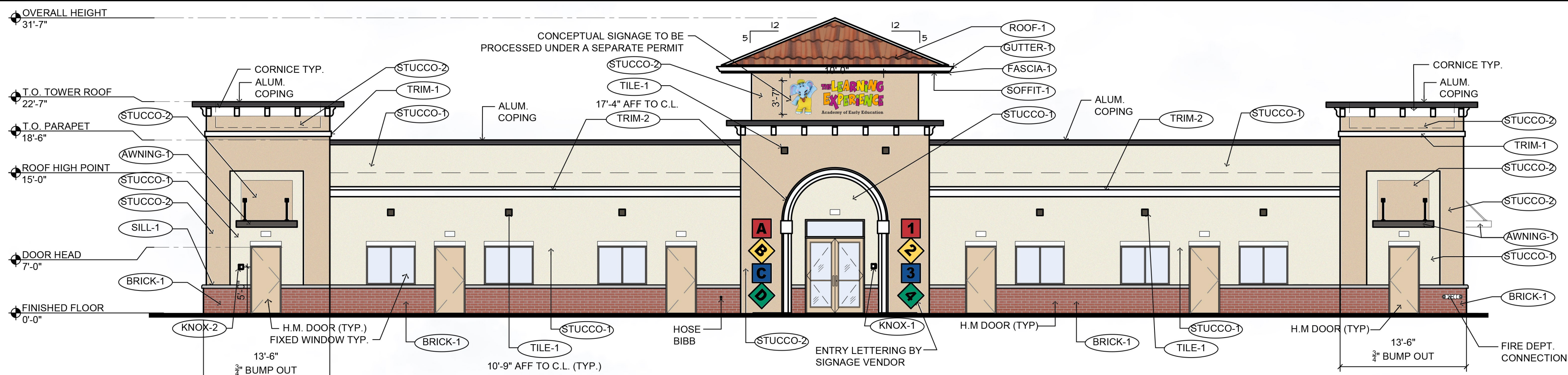
**ISSUE**

NO.	DATE	DESCRIPTION	INT.

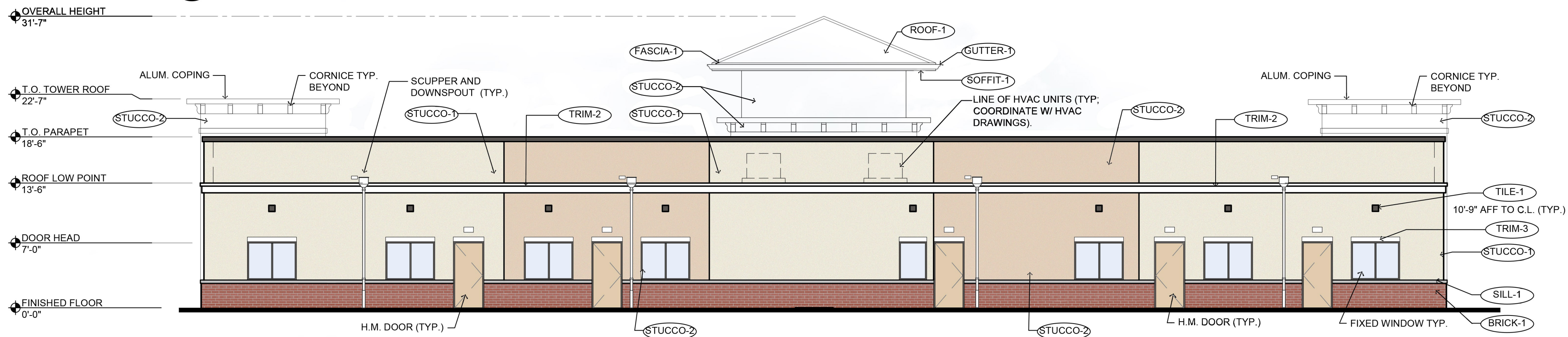
**REVISION**

NO.	DATE	DESCRIPTION	INT.

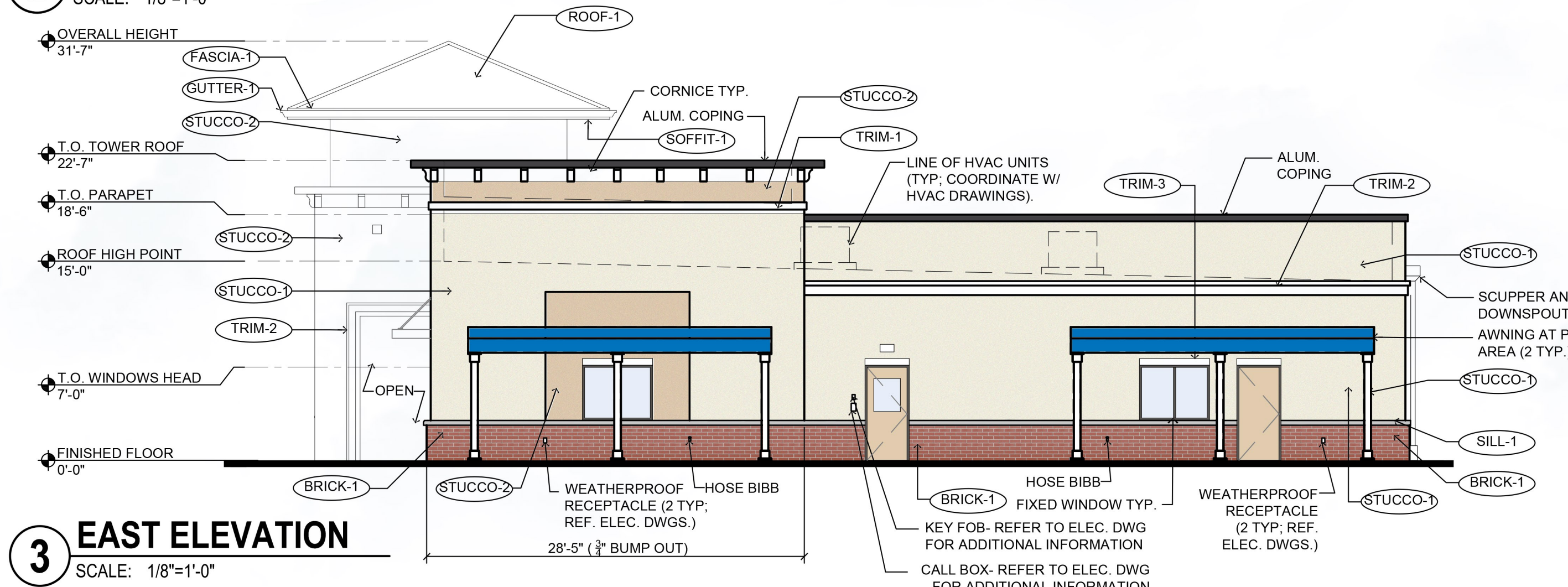
Project Number: **TLECA20-223** Scale: **AS NOTED**  
 Drawn By: **CS** Approved By: **MBJ**  
 Drawing Name: **SPACE PLAN**  
 Drawing Number: **SA-1.1**



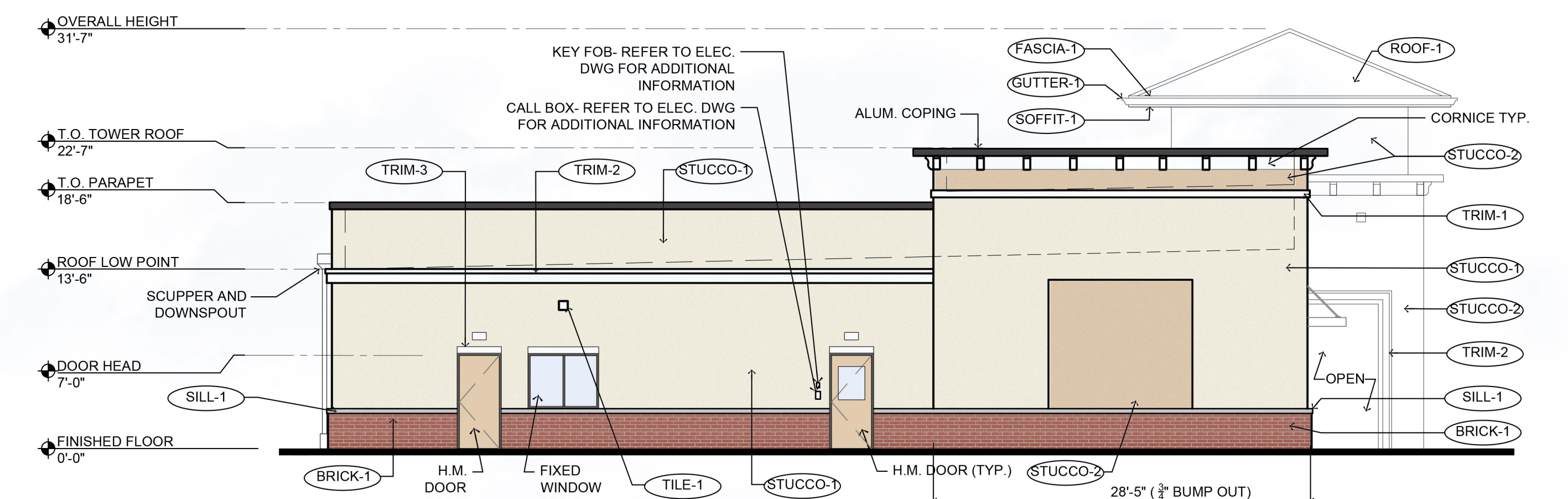
**1 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



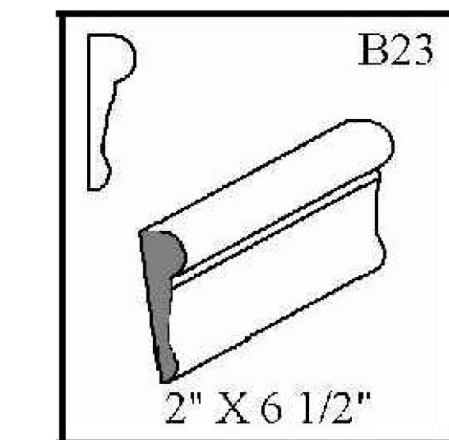
**3 EAST ELEVATION**  
SCALE: 1/8"=1'-0"



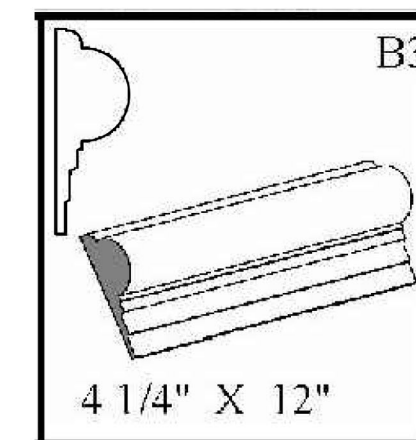
**4 WEST ELEVATION**  
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER OR APPROVED EQUAL	TRIFAB 451	DARK BRONZE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED FIELD PAINTED, DARK BRONZE FRAME, TRES NATURAL (SW9101) DOOR
FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	EXTERIOR: DARK BRONZE INTERIOR: WHITE
BRICK-1	PACIFIC CLAY	MODULAR THIN BRICK	RED WIRECUT
SILL-1	MODERN PRECAST	3 3/4"x6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
STUCCO-1	3-COAT	FIELD APPLIED / FIELD PAINTED- STUCCO FINISH	CLASSIC LIGHT BUFF (SW0050) REF. DETAIL 5/A-071
STUCCO-2	3-COAT	FIELD APPLIED / FIELD PAINTED- STUCCO FINISH	TRES NATURAL (SW9101) REF. DETAIL 5/A-071
TRIM-1	ARCHITECTURAL FOAM PRODUCT- BAND	EPS PLASTIC FOAM 2"x6 1/2" REF: DETAILS 5/A-051	PAINTED WHITE
TRIM-2	ARCHITECTURAL FOAM PRODUCT- BAND	EPS PLASTIC FOAM 4 1/4" X12" REF: DETAILS 5/A-051	PAINTED WHITE
TRIM-3 ( OVER ALL DOORS & WINDOWS)	ARCHITECTURAL FOAM PRODUCT- BAND	EPS PLASTIC FOAM FLAT STOCK 1" X6" (bullnosed ends on both sides)	PAINTED WHITE
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	MATCH FRIEZE BOARD
SOFFIT-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
FASCIA-1	PLASTICLAD	VINYL FRIEZE BOARD 5/4x10" (1"x9 1/4" NET)	WHITE (REF. NOTE 2 BELOW)
AWNING	HUDSON AWNINGS	CUSTOM ALUMINUM	DARK BRONZE
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
ALUM. COPING	PAC-CLAD	CUSTOM	MIDNIGHT BRONZE
TILE -1	DALTILE	CERAMIC ACCENT TILE	COLOR: CITY ELM
ROOF -1	BORAL	STEEL STONE COATED BARREL VAULT TILE	COLOR: SUNSET GOLD

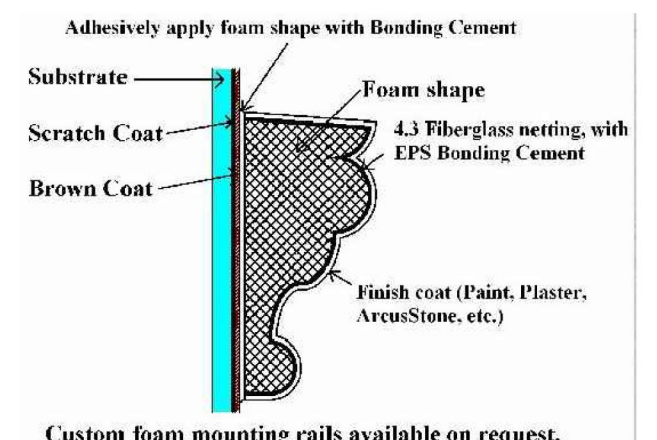
**FINISH SCHEDULE NOTES:**  
 1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.  
 2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.  
 3. IF BLOCKS ARE NOT PERMITTED, COLUMNS MUST MATCH EXTERIOR FINISH OF THE BUILDING.



TRIM-1 B23 BY ARCHITECTURAL FOAM PRODUCTS



TRIM-2 B3 BY ARCHITECTURAL FOAM PRODUCTS



TYPICAL CUSTOM INSTALLATION FOR ARCH OPENING @ ENTRY

**5 TRIM-1 & 2 EPS BAND BY ARCHITECTURAL FOAM PRODUCTS**  
SCALE: N.A.

DESIGN CONSULTANT

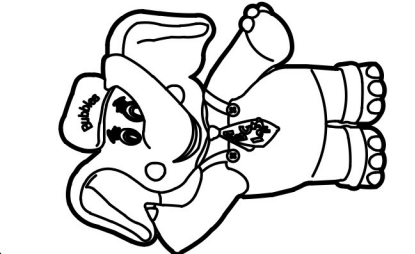


**Jarmel Kizel**

ARCHITECTS AND ENGINEERS INC.  
42 OKNER PARKWAY  
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Architecture  
Engineering  
Interior Design  
Implementation Services

THE LEARNING EXPERIENCE  
ACADEMY OF EARLY EDUCATION  
BERMUDA DUNES, CALIFORNIA



ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

Project Number: **TLECA20-223** Scale: **AS NOTED**

Drawn By: **JDB** Approved By: **MBJ**

Drawing Name: **SCHEMATIC ELEVATIONS**

Drawing Number: **SA-1.2**

PLANT LEGEND

**A WASHINGTON STREET FRONTAGE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
T-1	PROSOPIS PHOENIX	PHOENIX MESQUITE	48" BOX	AS SHOWN	LOW
T-2	PARKINSONIA MICROPHYLLUM	LITTLE LEAF PALO VERDE	48" BOX	AS SHOWN	LOW
S-1	LEUCOPHYLLUM SP. CANDIDUM	TEXAS SAGE	5 G.C.	4' O.C.	LOW
S-2	GREVILLEA 'NOELLI'	NOEL'S GREVILLEA	5 G.C.	4' O.C.	MEDIUM
S-3	PHLOMIS FRUTICOSA	JERUSELEM SAGE	5 G.C.	4' O.C.	MEDIUM
S-4	HESPERALOE PARVIFLORA	YELLOW YUCCA	5 G.C.	3' O.C.	LOW
S-5	FESTUCA (OVINA) GLAUCA	BLUE FESCUE	1 G.C.	10" O.C.	MEDIUM
S-6	TEUCRIUM COSSONII	MAJORCAN GERMANDER	1 G.C.	18" O.C.	LOW
S-7	BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	1 G.C.	4' O.C.	LOW
S-8	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	5 G.C.	4' O.C.	LOW
V-1	LONICERA JAPONICA 'HALLIANA'	HALL'S JAPANESE HONEYSUCKLE	5 G.C.	8' O.C.	MEDIUM

**B PARKING/FRONT DRIVEWAY**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
T-3	ACACIA SALICINA	WILLOW ACACIA	48" BOX	AS SHOWN	MEDIUM
T-4	ARBUTUS UNEDO	STRAWBERRY TREE	48" BOX	AS SHOWN	MEDIUM
S-9	LANTANA MONTEVIDENSIS (GOLD)	TRAILING LANTANA	5 G.C.	6' O.C.	MEDIUM
S-10	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 G.C.	6' O.C.	MEDIUM
S-4	HESPERALOE PARVIFLORA	YELLOW YUCCA	5 G.C.	3' O.C.	LOW

**C PLAY AREAS**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
T-5	GEJERA PARVIFLORA	AUSTRALIAN WILLOW	48" BOX	AS SHOWN	MEDIUM
S-11	MUHLENBERGIA RIGENS	DEER GRASS	5 G.C.	4' O.C.	MEDIUM
S-13	DIETES BICOLOR	FORTNIGHT LILY	5 G.C.	1' O.C.	MEDIUM
S-12	CRASSULA CAPITELLA 'CAMPFIRE'	CRASSULA	1 G.C.	2' O.C.	LOW
S-1	LEUCOPHYLLUM SP. CANDIDUM	TEXAS SAGE	5 G.C.	4' O.C.	LOW
V-2	CAMPIS RADICANS	COMMON TRUMPET CREEPER	5 G.C.	8' O.C.	MEDIUM

**D PERIMETER**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
T-4	ARBUTUS UNEDO	STRAWBERRY TREE	48" BOX	AS SHOWN	MEDIUM
S-7	BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	1 G.C.	4' O.C.	LOW
S-16	BACCHARIS HYBRID 'STARN'	THOMPSON BACCHARIS	5 G.C.	4' O.C.	LOW
S-17	LANTANA CAMARA 'CONFETTI'	BUSH LANTANA	5 G.C.	6' O.C.	MEDIUM
S-18	SENNA PHYLLODINEA	SILVER LEAF CASSIA	5 G.C.	3' O.C.	LOW
S-8	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	5 G.C.	4' O.C.	LOW
V-3	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 G.C.	8' O.C.	LOW

NOTES:

PLANTING AREAS PROTECTED BY CURB MINIMUM 6" HIGH.

ALL PLANT MATERIALS IN PARKING LOT PROTECTED FROM VEHICULAR ENCROACHMENT OR OVERHANG.

NO TREES WITHIN 10' OF DRIVEWAY, ALLEY OR STREET INTERSECTION.

ENTIRE PERIMETER HAS 3' WIDE PLANTER WITH SHRUBS MAINTAINED AT LEAST 3' TALL.

PLANTERS ARE MINIMUM 25 S.F. AND HAVE IRRIGATION.

PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO CURB, AND INTEGRAL WITH OR DOWELED INTO CURB.

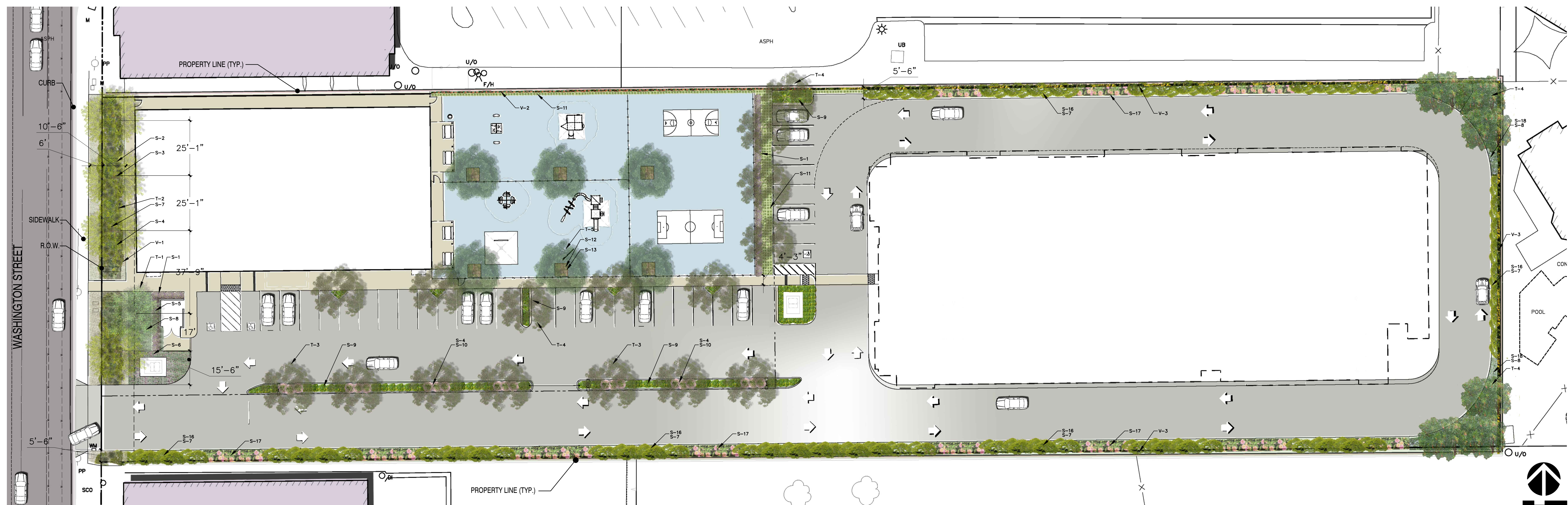
TREES ARE MINIMUM 25' O.C. AND PLANTED ALONG WITH OTHER PLANTINGS TO PROVIDE DENSE VISUAL SCREEN.

MINIMUM 4' WIDE WALKWAY TO PROVIDE ACCESSIBILITY WITH DIRECT ROUTES FROM SIDEWALK CURB RAMPS.

WHERE ADJACENT TO A PUBLIC R.O.W. OR PERIMETER, PLANTER SHALL BE 5' IN WIDTH.

NOTE:

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.2; ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.



Revisions:

Date	Description



APPLICANT:  
HI BERMUDA DUNES, LLC  
225 BELLA VISTA AVENUE  
PASADENA, CA 91107

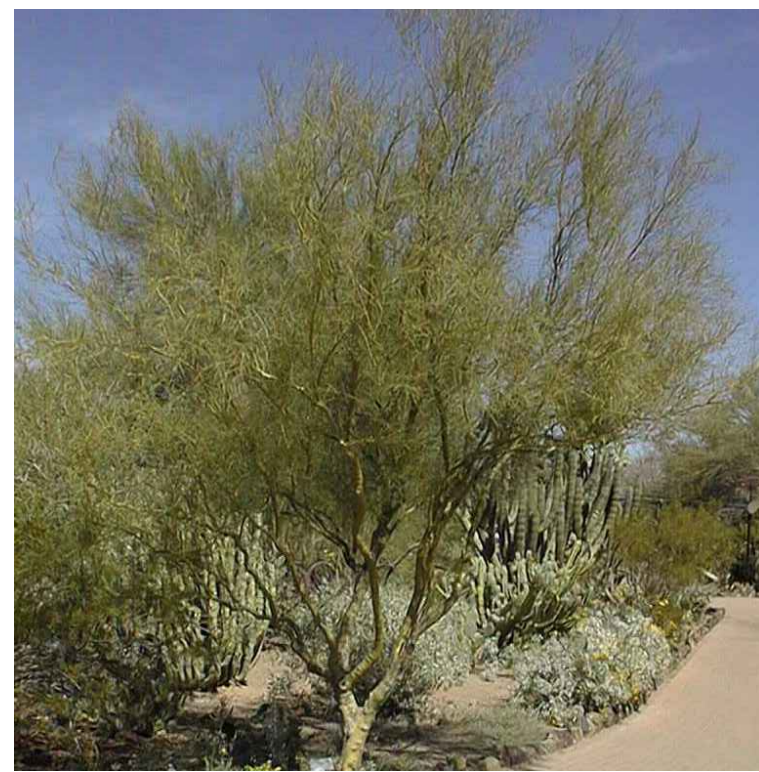
Sheet Title:  
**LANDSCAPE PLAN**

Date: 07-21-2023  
Scale: AS NOTED  
Sheet Number:

**A WASHINGTON STREET FRONTAGE**



*PROSOPIS PHOENIX*



*PARKINSONIA MICROPHYLLA*



*LEUCOPHYLLUM SPECIES CANDIDUM*



*GREVILLEA 'NOELLII'*



*PHLOMIS FRUTICOSA*



*HESPERALOE PARVIFLORA*



*FESTUCA (OVINA) GLAUCA*



*TEUCRIUM COSSONII*

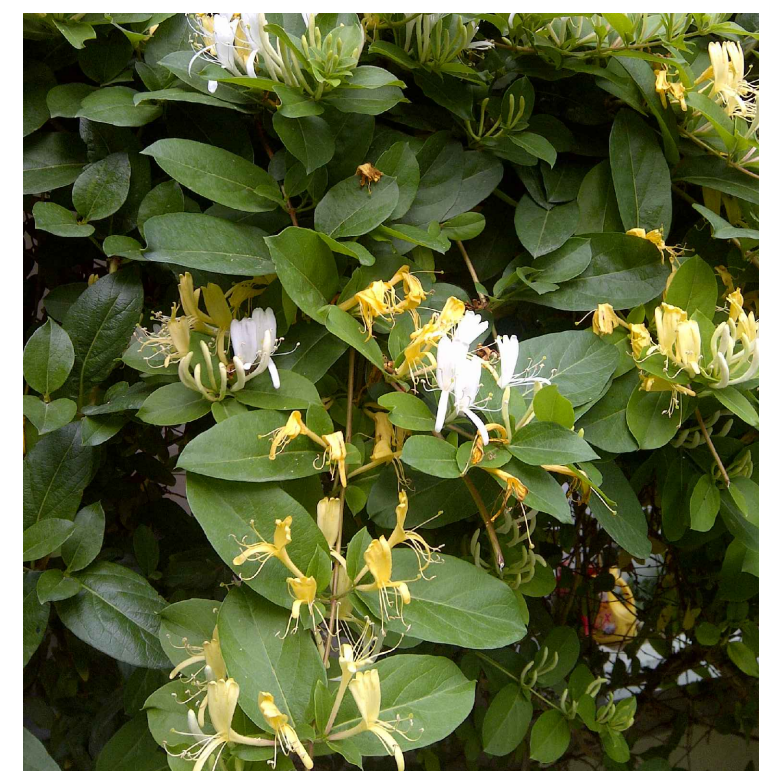
**B PARKING / FRONT DRIVEWAY**



*BACCHARIS 'CENTENNIAL'*



*ACACIA REDOLENS 'DESERT CARPET'*



*LONICERA JAP. 'HALLIANA'*



*ACACIA SALICINA*



*ARBUTUS UNEDO*



*LANTANA MONTEVIDENSIS*



*MUHLENBERGIA CAPILLARIS*



*HESPERALOE PARVIFLORA*

**C PLAY AREAS**



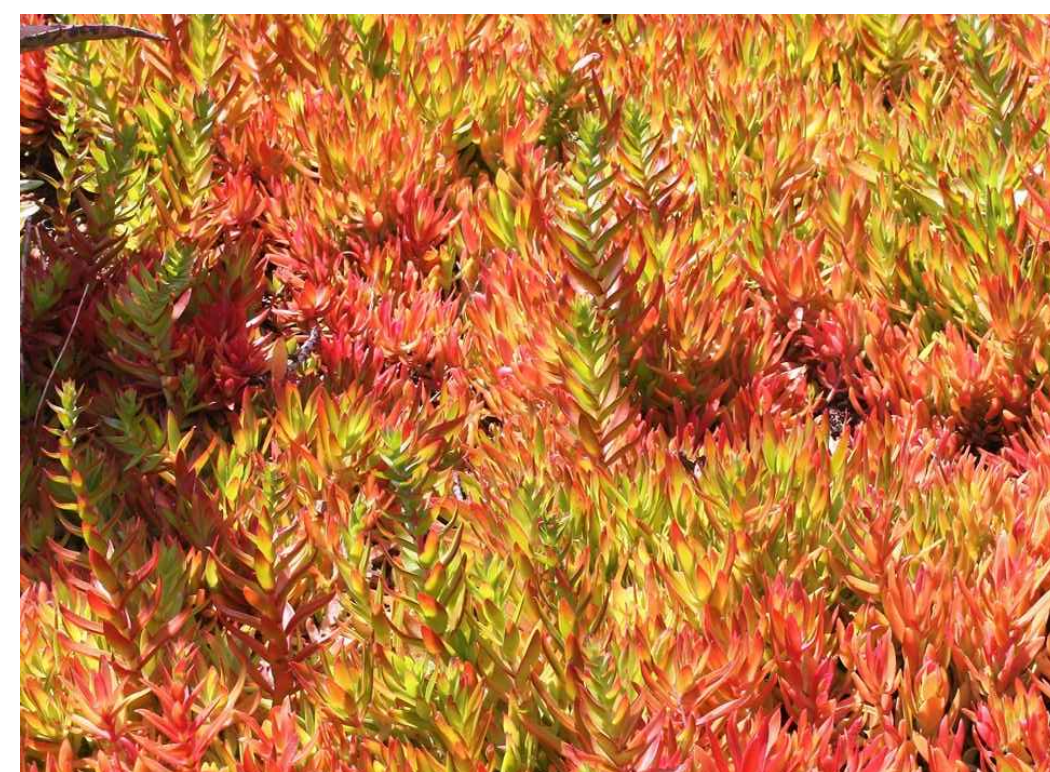
*GEIJERA PARVIFLORA*



*MUHLENBERGIA RIGENS*



*DIETS BICOLOR*



*CRASSULA CAPITELLA 'CAMPFIRE'*



*LEUCOPHYLLUM SPECIES CANDIDUM*



*CAMPSIS RADICANS*

**E PERIMETER**



*ARBUTUS UNEDO*



*BACCHARIS 'CENTENNIAL'*



*BACCHARIS HYBRID 'STARN'*



*LANTANA CAMARA 'CONFETTI'*



*SENNA PHYLLODINEA*



*ACACIA REDOLENS 'DESERT CARPET'*



*MACFADYENA UNGUIS-CATI*

Project Name:

**THE LEARNING EXPERIENCE**  
42500 WASHINGTON STREET  
BERMUDA DUNES, CA 92203

Revisions:

Date	Description



APPLICANT:  
HI BERMUDA DUNES, LLC  
225 BELLA VISTA AVENUE  
PASADENA, CA 91107

Sheet Title:

PLANTING IMAGES

Date: 07-21-2023

Scale: AS NOTED

Sheet Number:

Project Name:

**THE LEARNING EXPERIENCE**

42500 WASHINGTON STREET  
BERMUDA DUNES, CA 92203

Revisions:

Date	Description



APPLICANT:  
HI BERMUDA DUNES, LLC  
225 BELLA VISTA AVENUE  
PASADENA, CA 91107

Sheet Title:

SHADING PLAN

Date: 07-21-2023

Scale: AS NOTED

Sheet Number:

L1.2

PARKING AREA SHADE CALCULATIONS		
PARKING SPACES AREA	5,975 S.F.	
SHADE TREE TOTAL AREA (IN 15 YRS)	3,312 S.F.	SEE TREE LEGEND THIS SHEET
50+ PARKING SPACES (50% MINIMUM SHADING)	5,975 S.F. / 2 (50%) = 2,988 S.F. (MINIMUM) SHADE TREE TOTAL AREA (IN 15 YRS) = 3,312 S.F. (55%)	

LANDSCAPE AREA CALCULATIONS		
PARKING LOT AREA	42,287 S.F.	
LANDSCAPE TOTAL AREA	13,656 S.F.	
50+ PARKING SPACES (10% OF PARKING AREA)	42,287 S.F. X (10%) = 4,229 S.F. (MINIMUM) LANDSCAPE TOTAL AREA = 13,656 S.F. (32%)	

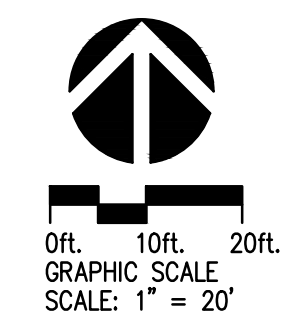
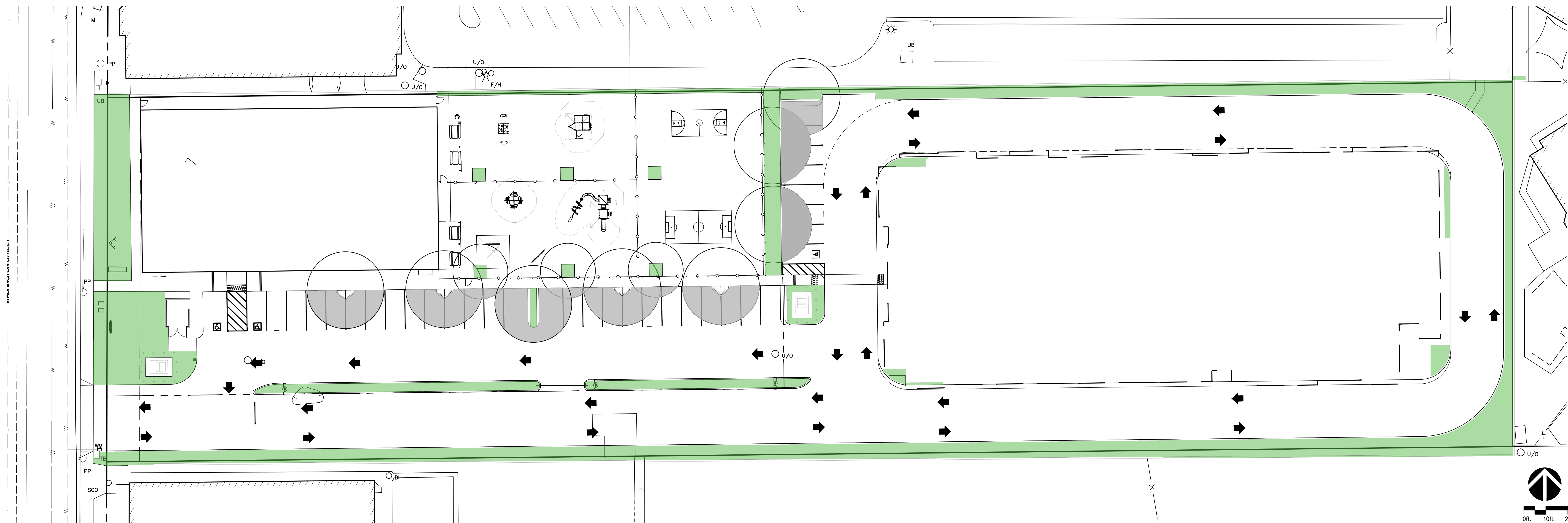
LANDSCAPE AREA

TREE LEGEND

Symbol	Genus Species Name	Box/Container Size	Height and Width at Planting	Height and Width at 15 years Maturity
T-4	ARBUTUS UNEDO	48" BOX	13-15' High X 7-8' Wide	30-35' High X 25-30' Wide
T-5	GEIJERA PARVIFLORA	48" BOX	12-14' High X 5-6' Wide	35-40' High X 20-25' Wide

PARKING AREA SHADED BY TREES

B LEGENDS



A SITE PLAN

Original sheet size: 30"x42"

Project Name:

**THE LEARNING EXPERIENCE**  
42500 WASHINGTON STREET  
BERMUDA DUNES, CA 92203

Revisions:

Date	Description



APPLICANT:  
HI BERMUDA DUNES, LLC  
225 BELLA VISTA AVENUE  
PASADENA, CA 91107

Sheet Title:

CONCEPTUAL  
IRRIGATION PLAN

Date: 07-21-2023

Scale: AS NOTED

Sheet Number:

L1.3

NOTES

1. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES
2. SUBSURFACE OR LOW-VOLUME IRRIGATION MUST BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH



Riverside County Ordinance 859 Landscape Water Use Calculations

Project Type Commercial  
The Learning Experience - Bermuda Dunes, CA  
0.45 ETo allowance

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone. Where "INPUT" is shown, applicant to enter project specific information. Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

**1 Maximum Annual Water Allowance (MAWA)**  
INPUT the total square footage of landscape = 13,502 S.F.  
INPUT the Hist. ETo for the area = 83.90  
MAWA = 42,253 cu ft / yr

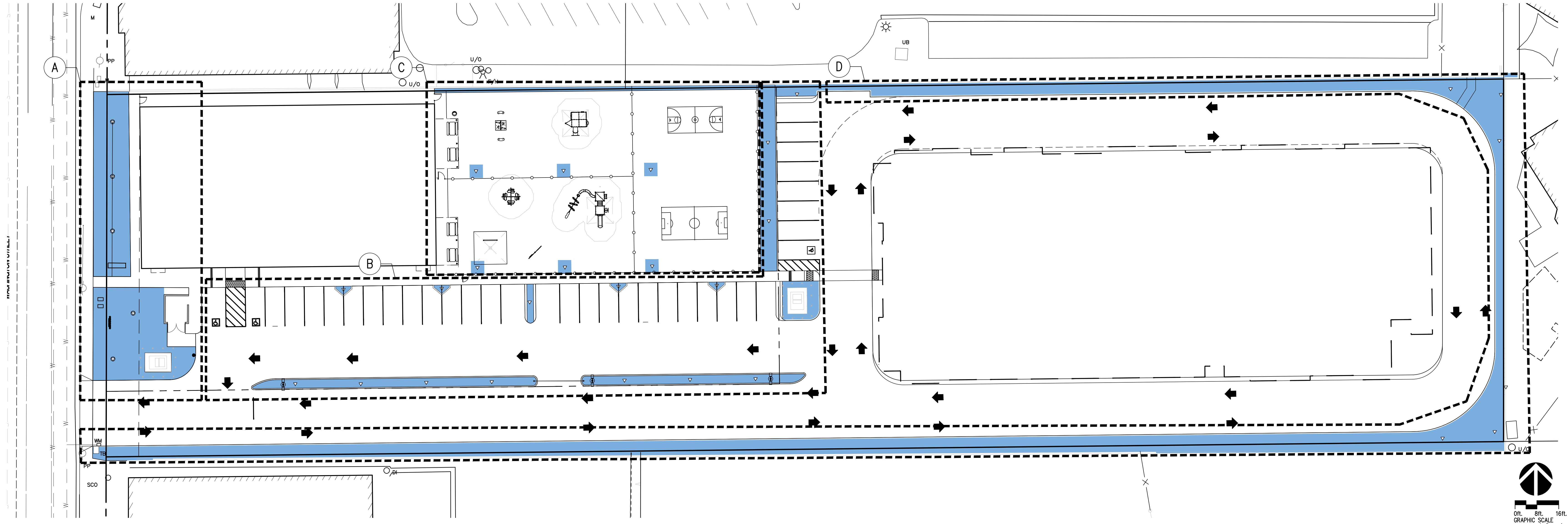
**2 Estimated Annual Water Use (EAWU)**

Hydrozone	Plant Factor	INPUT Square Foot Area of Hydrozone	Hydrozone Irrigation Efficiency	Plant Type	Water Use	EAWU
Hydrozone 'A'	0.2	2,155	0.90	Shrubs / Groundcover	Low	3,330
Hydrozone 'B'	0.5	1,539	0.85	Shrubs / Groundcover	Moderate	5,705
Hydrozone 'C'	0.5	417	0.85	Shrubs / Groundcover	Moderate	1,706
Hydrozone 'D'	0.2	8,660	0.85	Shrubs / Groundcover	Low	14,170
Hydrozone 'E'	0.2	80	0.85	Trees / Mulch	Low	131
Hydrozone 'F'	0.5	458	0.85	Trees / Mulch	Moderate	1,874
<b>SubTotal EAWU =</b>						27,916
<b>Input Irrigation System Operation Factor =</b>						0.85
<b>Total EAWU =</b>						32,842
<b>MAWA - EAWU =</b>						9,411
(this number must be positive)						

PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 22%

\* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

B LEGENDS



A SITE PLAN

Original sheet size: 30"x42"

# COAs TPM 38113



Plan: TPM38113

Parcel: 609020024

50. Prior To Map Recordation

Fire

050 - Fire. 1                                      Prior to Map Recordation                                      Not Satisfied

The following notes shall be included on the Environmental Constraint Sheet or equivalent:

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. Based on the application, with a proposed building area of 10,000 square feet, assuming construction type VB, the minimum required fire flow is 1,375 GPM at 20 psi. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.

Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Fire access driveways with a dead-end exceeding 150 feet in length shall be provided with an approved space to turnaround the fire apparatus. The access roads shall be capable of sustaining 75,000 lbs. in all-weather conditions. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1

There shall be an established easement between the two proposed parcels for emergency egress and ingress and for utility purposes such as the fire service water supply.

Survey

050 - Survey. 1                                      RCTD-MAP - Access Restriction                                      Not Satisfied

Lot access shall be restricted on Washington Street, with the exception of a 30 FT WIDE OPENING located at the project's southerly boundary.

050 - Survey. 2                                      RCTD-MAP - Survey Monumentation                                      Not Satisfied

It shall be the responsibility of the licensed professional legally authorized to practice land surveying work to install street centerline monuments as required by Riverside County Ordinance No. 461.11. If construction centerline differs, provide a tie to existing centerline of right-of-way. Prior to any construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be tied out and a pre-construction corner record or record of survey filed with the County Surveyor pursuant to Section 8771 of the Business & Professional Code.

In accordance with 6730.2 and 8771 (b) of the Business & Professional Code, survey monuments shall be preserved, and a permanent monument shall be reset at the surface of the new construction. Survey monuments destroyed during construction shall be tied out and reset, and a post-construction corner record filed for those points prior to completion and acceptance of the improvements. All existing survey monumentation in the proposed area of disturbance (on-site or off-site) shall be shown on the project plans.

050 - Survey. 3                                      RCTD-MAP-WQ - WQMP ACCESS AND MAINT                                      Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Plan: TPM38113

Parcel: 609020024

50. Prior To Map Recordation

Survey

050 - Survey. 3 RCTD-MAP-WQ - WQMP ACCESS AND MAINT (cont.) Not Satisfied

Transportation

050 - Transportation. 1 RCTD-MAP - Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

- (1) Landscaping.
- (2) Graffiti abatement of walls and other permanent structure(s).
- (3) Street sweeping.
- (4) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

050 - Transportation. 2 RCTD-MAP - Approved Maintenance Exhibit (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related

Plan: TPM38113

Parcel: 609020024

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 RCTD-MAP - Approved Maintenance Exhibit (ME) (cont.) Not Satisfied  
BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 3 RCTD-MAP - Coordination with Others Not Satisfied  
Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall comply with recommendations from the following:

\_Coordinate with PPT210015.

050 - Transportation. 4 RCTD-MAP - Landscaping Design Plans Not Satisfied  
Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461.11, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859 and shall require approval from the Transportation Department.

Landscaping plans shall be designed within the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 in x 36 in).

Landscaping plans shall be coordinated with the street improvement plans.

or as approved by the Director of Transportation.

050 - Transportation. 5 RCTD-MAP - Road Improvements (Plan) Not Satisfied  
Improvements plans for the following roadways shall be submitted for review and approval.

The project shall prepare street improvement plans to reflect the road improvements within the parkway, including but not limited to, utility undergrounding, installing a new commercial driveway per Std. No. 207A, and removing the existing driveway located at the northerly project boundary on Washington Street. If existing street improvement plans are available, a delta revision to the plans may be acceptable in-lieu of preparing new plans, subject to the discretion of the Transportation Department.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

050 - Transportation. 6 RCTD-MAP - Utility Plan Not Satisfied  
All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans in accordance with Ordinance No. 460 for subdivisions and/or Ordinance No. 461.11 for road improvements. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite

Plan: TPM38113

Parcel: 609020024

50. Prior To Map Recordation

Transportation

050 - Transportation. 6 RCTD-MAP - Utility Plan (cont.) Not Satisfied

overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

\_ The Street Improvement Plans are approved .

\_ Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 7 RCTD-MAP-WQ - Whitewater Region - FINAL WQMP R Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. Projects within an airport influence area may require 48-hour max drawdown times. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans and in the WQMP.

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.

Planning

060 - Planning. 1 MM BIO-2 MBTA Nesting Clearance Not Satisfied

Mitigation Measure BIO-2: If grubbing, grading or construction activities are planned during the

Plan: TPM38113

Parcel: 609020024

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      MM BIO-2 MBTA Nesting Clearance (cont.)                      Not Satisfied  
bird nesting season (January 15 through August 31), a pre-construction nesting bird survey shall be conducted prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required.

If active nests are found, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist dependent on the location of the nest and species and confirmed by the County of Riverside; non-raptor bird species nests shall be buffered between 100 to 300 feet, while raptor nests shall be buffered up to 500 feet. The buffer area will be staked or flagged for avoidance. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the County of Riverside and construction supervisor that activities may resume. This measure shall be implemented to the satisfaction of the County of Riverside.

060 - Planning. 2                      MM-BIO 1                      Not Satisfied  
A pre-construction survey for burrowing owl shall be conducted by a qualified biologist prior to beginning of ground disturbing activities, including grubbing, site clearing, and/or grading, to determine if the site is occupied by burrowing owl. The survey shall include 100 percent coverage of the project site, comprised of Assessor's Parcel Number [APN] 609-020-024-3, as well as any off-site areas up to a 500-foot buffer outside the project limits, and shall include inspection of all burrows that could be used by burrowing owls.

If the survey reveals the project site is not occupied by burrowing owl, no additional actions related to this measure are required. If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged and a 160-foot diameter buffer will be established during the non-breeding season or a 250-foot diameter buffer during the breeding season in accordance with CVMSHCP Species Conservation Guidelines. The buffer area around burrows will be staked and flagged. No development activities will be permitted within the buffer area until the biologist has determined the burrows are longer no longer active. This measure shall be implemented to the satisfaction of the County of Riverside.

Planning-EPD

060 - Planning-EPD. 1                      MBTA Nesting Bird Survey - EPD                      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 (February 1st through August 31st). If habitat 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.

Plan: TPM38113

Parcel: 609020024

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

Prior to issuance of a permit for grading, including grubbing and clearing, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

Transportation

060 - Transportation. 1 RCTD-MAP - Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

060 - Transportation. 2 RCTD-MAP - Sight Distance Analysis Not Satisfied

Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance No. 461.11 or as approved by the Director of Transportation.

060 - Transportation. 3 RCTD-MAP - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 in x 36 in) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

Plan: TPM38113

Parcel: 609020024

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3            RCTD-MAP - Submit Grading Plans (cont.)            Not Satisfied

NOTE:

1. Proposed gates shall be identified on the grading plans. Gates are to be located 35 FT from the flowline of the adjacent street.

2. Sight distance shall be provided per Standard No. 821, Ordinance No. 461.11.

or as approved by the Director of Transportation.

060 - Transportation. 4            RCTD-MAP-WQ - Whitewater Region - FINAL WQMP R~~E~~Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. Projects within an airport influence area may require 48-hour max drawdown times. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans and in the WQMP.

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1            ROUGH GRADE FINAL            Not Satisfied

Prior to grade permit final, the applicant shall obtain rough grade approval from the Building and Safety Department. Rough Grade final can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the 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 Transportation Department 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 County Inspector prior to receiving a rough grade permit final.

Planning

070 - Planning. 1            Mitigation Measures            Not Satisfied

Prior to grading final, Planning will verify that MM CUL-1 and CUL-2 were not triggered. If they were, Planning will defer to the County Archeologist for clearance of this COA.

80. Prior To Building Permit Issuance

Plan: TPM38113

Parcel: 609020024

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.

WATER AND SEWER

Potable water and sanitary sewer service shall be provided by Coachella Valley Water District (CVWD).

\*\*At time of building submittal, the applicant shall provide a copy of First Commitment/Development letter for water and sewer service from CVWD.

Transportation

080 - Transportation. 1 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 2 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

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).

Transportation

090 - Transportation. 1 RCTD-MAP - Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the



Plan: TPM38113

Parcel: 609020024

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD-MAP - Annexation into a Maintenance District (corNot Satisfied  
Transportation Department at (951) 955-6767, and/or any other maintenance district approved  
by the Transportation Department or by processing and filing a Landscape Maintenance  
Agreement as directed by the Transportation Department Plan Check Division. Said  
annexation may include the following:

- (1) Landscaping.
- (2) Graffiti abatement of walls and other permanent structure(s).
- (3) Street sweeping.
- (4) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD  
89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

090 - Transportation. 2 RCTD-MAP - Complete Landscaping Installation Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department  
standards and Ordinance No. 461.11 and shall require approval by the Transportation  
Department. Landscaping shall be installed along the streets associated with this  
development. Landscaping within public road right-of-way shall comply with Transportation  
Department standards, policies, guidelines, and Ordinance No. 461.11 and shall require the  
approval from the Transportation Department.

or as approved by the Director of Transportation.

090 - Transportation. 3 RCTD-MAP - Regional Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever  
occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time  
of payment:

\_All Transportation Uniform Mitigation Fees (TUMF)

090 - Transportation. 4 RCTD-MAP - Road Improvements (Installation) Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

The project shall construct and complete the road improvements as indicated on the approved  
plans prepared by the project.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental  
clearances, and signed approval of all street improvement plans for the above improvements.  
The limits of the improvements shall be consistent with the approved tentative map unless  
otherwise specified in these conditions. Should the applicant fail to acquire the necessary  
off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

Plan: TPM38113

Parcel: 609020024

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4            RCTD-MAP - Road Improvements (Installation) (cont.)    Not Satisfied

090 - Transportation. 5            RCTD-MAP - Utility Installation                                        Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance No. 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 6            RCTD-MAP-WQ - WQMP COMPLETION                                        Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department’s Business Storm Water Compliance Program Section.

# **COAs PPT 210015**

Plan: PPT210015

Parcel: 609020024

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      CURBS ALONG PLANTERS                      Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

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.

Fire

060 - Fire. 1                      Established Easement                      Not Satisfied

Prior to grading permit approval, provide documentation of an established easement between the two proposed parcels for emergency egress and ingress purposes and for utility purposes such as fire service water supply.

Planning

060 - Planning. 1                      Construction Noise                      Not Satisfied

Grading Plans shall note that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Grading Plans shall note that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Grading Plans shall note that the use of amplified music or sound is prohibited on the Project site during construction.

Plan: PPT210015

Parcel: 609020024

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      Fee Status    Not Satisfied

Prior to grading permit issuance, the Planning Department shall determine if the deposit based fees for PPT210015, TPM38113 are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

060 - Planning. 3                      MM BIO-1 Pre-Construction Survey    Not Satisfied

Mitigation Measure BIO-1: A pre-construction survey for burrowing owl shall be conducted by a qualified biologist prior to beginning of ground disturbing activities, including grubbing, site clearing, and/or grading, to determine if the site is occupied by burrowing owl. The survey shall include 100 percent coverage of the project site, comprised of Assessor's Parcel Number [APN] 609-020-024-3, as well as any off-site areas up to a 500-foot buffer outside the project limits, and shall include inspection of all burrows that could be used by burrowing owls.

If the survey reveals the project site is not occupied by burrowing owl, no additional actions related to this measure are required. If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged and a 160-foot diameter buffer will be established during the non-breeding season or a 250-foot diameter buffer during the breeding season in accordance with CVMSHCP Species Conservation Guidelines. The buffer area around burrows will be staked and flagged. No development activities will be permitted within the buffer area until the biologist has determined the burrows are longer no longer active. This measure shall be implemented to the satisfaction of the County of Riverside.

060 - Planning. 4                      MM BIO-2    Not Satisfied

Mitigation Measure BIO-2: If grubbing, grading or construction activities are planned during the bird nesting season (January 15 through August 31), a pre-construction nesting bird survey shall be conducted prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required.

If active nests are found, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist dependent on the location of the nest and species and confirmed by the County of Riverside; non-raptor bird species nests shall be buffered between 100 to 300 feet, while raptor nests shall be buffered up to 500 feet. The buffer area will be staked or flagged for avoidance. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the County of Riverside and construction supervisor that activities may resume. This measure shall be implemented to the satisfaction of the County of Riverside.

060 - Planning. 5                      Required Applications    Not Satisfied

No grading permits shall be issued until GPA210003 has been approved and adopted by the Board of Supervisors and has been made effective.

Planning-EPD

060 - Planning-EPD. 1                      MBTA Nesting Bird Survey - EPD    Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California

Plan: PPT210015

Parcel: 609020024

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

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 (February 1st through August 31st). If habitat 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 issuance of a permit for grading, including grubbing and clearing, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

Survey

060 - Survey. 1 RCTD-USE - Survey Monumentation Not Satisfied

It shall be the responsibility of the licensed professional legally authorized to practice land surveying work to install street centerline monuments as required by Riverside County Ordinance No. 461.11. If construction centerline differs, provide a tie to existing centerline of right-of-way. Prior to any construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be tied out and a pre-construction corner record or record of survey filed with the County Surveyor pursuant to Section 8771 of the Business & Professional Code.

In accordance with 6730.2 and 8771 (b) of the Business & Professional Code, survey monuments shall be preserved, and a permanent monument shall be reset at the surface of the new construction. Survey monuments destroyed during construction shall be tied out and reset, and a post-construction corner record filed for those points prior to completion and acceptance of the improvements. All existing survey monumentation in the proposed area of disturbance (on-site or off-site) shall be shown on the project plans.

Transportation

060 - Transportation. 1 RCTD-MAP-WQ - Whitewater Region - FINAL WQMP R Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 2 RCTD-USE - Annexation into a Maintenance District Not Satisfied

Plan: PPT210015

Parcel: 609020024

## 60. Prior To Grading Permit Issuance

### Transportation

060 - Transportation. 2 RCTD-USE - Annexation into a Maintenance District (conNot Satisfied

In the event that the project requires a grading permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

- (1) Landscaping.
- (2) Graffiti abatement of walls and other permanent structure(s).
- (3) Street sweeping.
- (4) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

060 - Transportation. 3 RCTD-USE - Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit, the Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and

Plan: PPT210015

Parcel: 609020024

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 RCTD-USE - Approved Maintenance Exhibit (ME) (cont.) Not Satisfied  
fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

060 - Transportation. 4 RCTD-USE - Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall comply with recommendations from the following:

\_Coordinate with TPM38113.

060 - Transportation. 5 RCTD-USE - Sight Distance Analysis Not Satisfied

Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance No. 461.11 or as approved by the Director of Transportation.

060 - Transportation. 6 RCTD-USE - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 in x 36 in) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

NOTE:

1. Proposed gates shall be identified on the grading plans. Gates are to be located 35 FT from the flowline of the adjacent street.

or as approved by the Director of Transportation.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough 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.



Plan: PPT210015

Parcel: 609020024

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      ROUGH GRADE APPROVAL (cont.)                      Not Satisfied

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.

WATER AND SEWER

Potable water and sanitary sewer service shall be provided by Coachella Valley Water District (CVWD).

\*\*At time of building submittal, the applicant shall provide a copy of First Commitment/Development letter for water and sewer service from CVWD.

Fire

080 - Fire. 1                      Prior to Building Permit Issuance                      Not Satisfied

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. Based on the application, with a proposed building area of 10,000 square feet, assuming construction type VB, the minimum required fire flow is 1,375 GPM at 20 psi. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.

Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Fire access driveways with a dead-end exceeding 150 feet in length shall be provided with an approved space to turnaround the fire apparatus. The access roads shall be capable of sustaining 75,000 lbs. in all-weather conditions. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1

Construction Permits: Building construction plans shall be submitted to the Office of the Fire Marshal for review and approval. Additional fire and life safety conditions may be determined during this review.

Planning

080 - Planning. 1                      CC&R Reciprocal Access/Parking/Landscape Maintenance                      Not Satisfied

The applicant shall notify the Planning Department that the following documents will be

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 CC&R Reciprocal Access/Parking/Landscape Maintenance Not Satisfied  
submitted to the Office of the County Counsel for approval along with the current fee:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions, and restrictions;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'landscape area, more particularly described on Exhibit 'A' attached hereto.

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Assistant TLMA Director - Community Development of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'landscape area' or any reciprocal easement established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

NOTE: This may have already been satisfied by the condition incorporated in the COA for Parcel Map No. TPM38113 prior to recordation of the Map.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      CEQA Filing (cont.)                      Not Satisfied

Prior to building permit issuance, the applicant shall confirm filing of an NOC/NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

080 - Planning. 3                      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 EXHIBIT B. All architectural treatments and banding on tower elements shall be applied to all elevations of the buildings.

080 - Planning. 4                      Construction Noise                      Not Satisfied

Building Plans shall note and construction shall comply that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Building Plans shall note and construction shall comply that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Building Plans shall note and construction shall comply that the use of amplified music or sound is prohibited on the Project site during construction.

080 - Planning. 5                      EV Charging Stations                      Not Satisfied

County Ordinance No.348, Section 18.12 c. (1) c. & d., states that all development projects that require fifty (50) or more parking spaces will be required to designate three (3) parking spaces for electrical vehicles and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. Based on the parking spaces required 20 the applicant would be required to provide one (1) EV parking spaces. Each electrical vehicle parking space shall have a charging station. Charging stations if capable may service more than one electrical vehicle. The applicant's site plan will illustrate the location of these spaces and charging stations.

080 - Planning. 6                      Fee Status                      Not Satisfied

Prior to issuance of building permits for PPT210015 and TPM38113, 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. 7                      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                      Map - 2nd District Wall Anti-Graffiti                      Not Satisfied

All required walls shall be subject to the approval of the Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the

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Planning

080 - Planning. 8                      Map - 2nd District Wall Anti-Graffiti (cont.)                      Not Satisfied  
    developer shall be provided to both the Planning Department.

080 - Planning. 9                      Renewable Energy Generation R2-CE1                      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. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change.

Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

[ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this project.]

080 - Planning. 10                      Required Applications                      Not Satisfied

No building permits shall be issued until GPA210003 and CZ2100010 has been approved and adopted by the Board of Supervisors and has been made effective.

080 - Planning. 11                      Roof Equipment Shielding                      Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 12                      School Mitigation                      Not Satisfied

Impacts to the (Desert Sands School District) shall be mitigated in accordance with California State law.

080 - Planning. 13                      Wall/Fencing Plan Required                      Not Satisfied

A wall and fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable. This plan shall be in substantial conformance with the wall/fence locations and designs shown on APPROVED EXHIBIT B.

Survey

080 - Survey. 1                      RCTD-USE - Access Restrictions                      Not Satisfied

Lot access shall be restricted on Washington Street, with the exception of a 30 FT WIDE OPENING located at the project's southerly boundary.

080 - Survey. 2                      RCTD-USE - Survey Monumentation                      Not Satisfied

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 2                      RCTD-USE - Survey Monumentation (cont.)                      Not Satisfied

It shall be the responsibility of the licensed professional legally authorized to practice land surveying work to install street centerline monuments as required by Riverside County Ordinance No. 461.11. If construction centerline differs, provide a tie to existing centerline of right-of-way. Prior to any construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be tied out and a pre-construction corner record or record of survey filed with the County Surveyor pursuant to Section 8771 of the Business & Professional Code.

In accordance with 6730.2 and 8771 (b) of the Business & Professional Code, survey monuments shall be preserved, and a permanent monument shall be reset at the surface of the new construction. Survey monuments destroyed during construction shall be tied out and reset, and a post-construction corner record filed for those points prior to completion and acceptance of the improvements. All existing survey monumentation in the proposed area of disturbance (on-site or off-site) shall be shown on the project plans.

Transportation

080 - Transportation. 1                      80 - TRANSPORTATION - Landscape Inspection Deposit                      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                      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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2            80 - TRANSPORTATION - Landscape Plot Plan/Permit RNot Satisfied

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 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 inch 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](http://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 RNot 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:

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### Transportation

#### 080 - Transportation. 3            80 - TRANSPORTATION - Landscape Project Specific RNot Satisfied

- a. Landscape screening shall be designed to ensure full, opaque, coverage up to a minimum height of (20) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
- b. 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.
- c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.
- d. Landscaping plans shall incorporate the use of specimen (24 inch 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.
- e. Project shall prepare water use calculations as outlined in Ord 859.3.
- f. Trees shall be hydrozoned separately.
- g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- h. 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.
- i. 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.
- j. Project shall use County standard details for which the application is available in County Standard Detail Format.
- k. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- l. Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- m. Plant species shall meet ALUC requirements, if applicable.
- n. Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- o. Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- p. Project shall use (25) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- q. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- r. The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- s. Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- t. Project proponent shall provide 12 inch wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on

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Transportation

080 - Transportation. 3            80 - TRANSPORTATION - Landscape Project Specific RNot Satisfied  
landscape and grading plans, typical.

080 - Transportation. 4            RCTD-USE - Annexation into a Maintenance District            Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:

- (1) Landscaping.
- (2) Graffiti abatement of walls and other permanent structure(s).
- (3) Street sweeping.
- (4) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

080 - Transportation. 5            RCTD-USE - Approved Maintenance Exhibit (ME)            Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility



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Transportation

080 - Transportation. 5 RCTD-USE - Approved Maintenance Exhibit (ME) (cont.) Not Satisfied  
Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

080 - Transportation. 6 RCTD-USE - Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461.11, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859 and shall require approval from the Transportation Department.

Landscaping plans shall be designed within the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 in x 36 in).

Landscaping plans shall be coordinated with the street improvement plans.

or as approved by the Director of Transportation.

080 - Transportation. 7 RCTD-USE - Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting plan(s) shall be designed in accordance with County Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461.11. For projects within SCE boundaries use County of Riverside Ordinance No. 461.11, Standard No. 1000. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID pole standard.

080 - Transportation. 8 RCTD-USE - Road Improvements (Plan) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

The project shall prepare street improvement plans to reflect the road improvements within the parkway, including but not limited to, utility undergrounding, installing a new commercial driveway per Std. No. 207A, and removing the existing driveway located at the northerly project boundary on Washington Street. If existing street improvement plans are available, a delta revision to the plans may be acceptable in-lieu of preparing new plans, subject to the discretion of the Transportation Department.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

080 - Transportation. 9 RCTD-USE - Utility Plan Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans in accordance with Ordinance No. 460 for subdivisions and/or Ordinance No. 461.11 for road improvements. This

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 9 RCTD-USE - Utility Plan (cont.) Not Satisfied

also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

\_ The Street Improvement Plans are approved .

\_ Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

080 - Transportation. 10 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 11 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area 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 to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash, recyclable materials, and organics 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.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) – Form B shall be submitted to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. A copy of Form B can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>). 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

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied

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 CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - BS-Grade. 2 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.

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of one (1) 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:

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      Accessible Parking (cont.)                      Not Satisfied

"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. 2                      Curbs Along Planters                      Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 3                      Electrical Hookups                      Not Satisfied

Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them. The Project shall install electrical hook-ups at the Project's loading docks and/or spaces that allow trucks that have auxiliary power units (APU) and/or transport refrigeration units (TRUs) with electric standby capabilities to plug in when APU and/or TRUs are in use. The County shall verify electrical hookups have been installed prior to occupancy. The electrical panels will be appropriately sized to allow for future expanded use of electric truck charging.

090 - Planning. 4                      Install Bike Racks                      Not Satisfied

A bicycle rack shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 5                      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 [CASE NUMBER] has been calculated to be \_\_. \_\_ net acres.

090 - Planning. 6                      Ord. No. 810 (MSHCP)                      Not Satisfied

Prior to the issuance of a certificate of occupancy 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

Plan: PPT210015

Parcel: 609020024

90. Prior to Building Final Inspection

Planning

090 - Planning. 6                      Ord. No. 810 (MSHCP) (cont.)                      Not Satisfied  
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 [CASE NUMBER] is calculated to be \_\_\_ net acres.

090 - Planning. 7                      Parking Paving Material                      Not Satisfied  
A minimum of XXX parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department and pursuant to the prior condition of approval titled Parking Spaces Verification and any approved parking plan. 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. 8                      Renewable Energy Generation 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 occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 9                      Roof Equipment Shielding                      Not Satisfied  
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 10                      Trash Enclosures                      Not Satisfied  
(1) trash enclosures (one for each building) which are adequate to enclose a minimum of two bins shall be located as shown 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 and 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 enclosure(s) 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.

090 - Planning. 11                      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.

Transportation

090 - Transportation. 1                      90 - TRANSPORTATION - Landscape Inspection and Drought Compliance                      Not Satisfied  
Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

Plan: PPT210015

Parcel: 609020024

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1            90 - TRANSPORTATION - Landscape Inspection and DiNot Satisfied

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            RCTD-USE - Complete Landscaping Installation            Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance No. 461.11 and shall require approval by the Transportation Department. Landscaping shall be installed along the streets associated with this development. Landscaping within public road right-of-way shall comply with Transportation Department standards, policies, guidelines, and Ordinance No. 461.11 and shall require the approval from the Transportation Department.

or as approved by the Director of Transportation.

090 - Transportation. 3            RCTD-USE - Regional Transportation Fees            Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

\_All Transportation Uniform Mitigation Fees (TUMF)

090 - Transportation. 4            RCTD-USE - Road Improvements (Installation)            Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

The project shall construct and complete the road improvements as indicated on the approved plans prepared by the project.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

090 - Transportation. 5            RCTD-USE - Utility Installation            Not Satisfied

Plan: PPT210015

Parcel: 609020024

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD-USE - Utility Installation (cont.) Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance Nos. 460 and 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 6 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area InspeNot Satisfied

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 inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 2 Waste Reporting Form and Receipts Not Satisfied

Prior to building final inspection, a Waste Reporting Form (Form C) and evidence (i.e., receipts or other types of verification) demonstrating project compliance with the approved Waste Recycling Plan (WRP) shall be submitted by the project proponent to the Planning Section of the Riverside County Department of Waste Resources for review and approval at [WastePlanning@rivco.org](mailto:WastePlanning@rivco.org). Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled. A copy of Form C can be found at (<https://www.rcwaste.org/Waste-Guide/CandD>).

**AND TPM38113**





**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Charissa Leach, P.E.  
Assistant CEO/TLMA Director



10/28/24, 5:54 pm

**TPM38113**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM38113. 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.

**E Health**

**E Health. 1 DEH - ECP COMMENTS**

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.

**E Health. 2 DEH LAND USE COMMENTS**

Tentative Parcel Map 38113 is proposing:

-Subdivision of one lot (2.44 acres) into two lots (concurrent project - PP210015).

-APN 609-020-024

**WATER AND SEWER**

-Potable water and sanitary sewer service to be provided by Coachella Valley Water District (CVWD).

\*At time of building permit submittal, a first commitment/development letter shall be required from CVWD for water and sewer service.

**SOLID WASTE**

-Solid waste hauling service to be provided by Burrtec

\*The project shall integrate commercial waste recycling to comply with SB 1383.

\*\*Additional requirements may apply pending review of all requested items.

**Planning-CUL**

**Planning-CUL. 1 Human Remains**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

**Planning-CUL. 2 Unanticipated Resources**

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2

#### Unanticipated Resources (cont.)

meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

### Planning-GEO

#### Planning-GEO. 1

#### Gen - Custom

County Geologic Report GEO No. 220014, submitted for the project (PPT210015) was prepared by Krazan and Associates, Inc., and is titled; "Geotechnical Engineering Investigation, Proposed Multi-Use Retail Center, 42500 Washington Street, Bermuda Dunes, California," Project No. 112-20102, dated December 30, 2020. GEO220014 concluded:

1. An Earthquake Fault Zones Map has not been prepared for the subject site. Therefore, the subject site is not located in an area designated as a Fault Hazard Zone.
2. Free groundwater was not encountered at any of the borings drilled as part of this investigation. In addition, based on previous drilling in the area and groundwater data for the site vicinity, the depth to groundwater is expected to be encountered at a depth in excess of fifty (50) feet below existing site grade.
3. Based on our analysis, the potential for soil liquefaction within the project site is very low due to the depth of groundwater and the dense nature of the subsurface soils encountered within this area. Accordingly, measures to mitigate seismic induced liquefaction are not considered necessary.
4. The subject site is relatively flat and level. It is our understanding that there are no significant slopes proposed as part of the proposed development. Provided the recommendations presented in this report are implemented into the design and construction of the anticipated development, rockfalls, landslides, slope instability, and debris flows are not anticipated to pose a hazard to the subject site.
5. The site is not located in close proximity to any lakes or reservoirs. As such, seiches are not anticipated to pose a hazard to the subject site.
6. The site is several miles from the ocean. As such, tsunamis are not anticipated to pose a hazard to the subject site.
7. The near surface soils encountered at the subject site were found to be medium dense to dense, as well as, the underlying native soils. Provided the recommendations in this report are incorporated into the design and construction of the proposed development, hydroconsolidation is not anticipated to be a significant concern for the subject site.
8. The near-surface silty sand soils encountered at the site have been identified through laboratory testing as having a low expansion potential.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### Gen - Custom (cont.)

GEO220014 recommended:

1. General site clearing should include removal of vegetation; concrete and metal debris; existing utilities; structures including foundations; basement walls and floors; existing stockpiled soil; trees and associated root systems; rubble; rubbish; and any loose and/or saturated materials.
2. In order to provide uniform foundation support, it is recommended that following stripping, fill removal operations and demolition activities, the upper three (3) feet below existing site grade or one (1) foot below the bottom of proposed foundations, whichever is deeper, should be excavated, moisture-conditioned to near optimum moisture-content, and recompact to a minimum of 95 percent of the maximum dry density based on ASTM Test Method D1557.
3. Excavation should extend to a minimum of 5 feet beyond structural elements.
4. All fill material should be compacted to a minimum of 95 percent of the maximum density.

GEO No. 220014 satisfies the requirement for an updated geologic/geotechnical study for Planning/CEQA purposes. GEO No. 220014 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

#### Planning-PAL. 1

#### Gen - Custom

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1

#### Gen - Custom (cont.)

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner 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.

### Transportation

#### Transportation. 1

#### RCTD-MAP - General Transportation Condition

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 No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable 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.

A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      RCTD-MAP - General Transportation Condition (cont.)

All centerline intersections shall be at 90-degrees, plus or minus 5-degrees.

Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and T-intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.1:

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <https://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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 limit of construction 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. Street Improvement Plans shall comply with Ordinance No. 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

**AND PPT210015**



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Charissa Leach, P.E.  
Assistant CEO/TLMA Director



10/28/24, 5:53 pm

**PPT210015**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT210015. 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 PPT210015 and associated approvals (TPM38113, CZ2100010 and GPA210003) 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**

Plot Plan No. 210015 proposes the construction of a new, single-story daycare center to comprise 9,990 square feet of floor area and maximum enrollment of 166 children, in conjunction with new playground area, landscaping, lighting and parking facilities. The project’s day care land use proposes to include 166 students and 24 staff members and would be operational Monday through Friday from 6:30am to 6:30pm, with occasional activities on nights and weekends (open houses etc.). The Learning Center has an 80% average enrollment with varied student schedules with 25% of students attending on a part time basis and an absenteeism rate of 8 to 12%.

**Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. 3rd & 5th District Design Guidelines
3. County Wide Design Guidelines and Standards
4. County Design Guidelines
  - Bermuda Dunes (Adopted 5/13/2008)
  - Desert Edge (Adopted 12/23/2008)
  - Lakeview Nuevo (Adopted 8/1/2006)
  - Mecca (Adopted 7/21/2009)
  - Temecula Valley Wine Country (Adopted 3/11/2014)
  - Temescal Valley (Adopted 3/20/2007)
  - Thermal (Adopted 7/21/2009)
  - Vista Santa Rosa (Adopted 9/28/2004)

**Advisory Notification. 4            AND - Exhibits**

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4                    AND - Exhibits (cont.)

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S) on PLUS:

Exhibit A - Final Tentative Parcel Map (TPM38813)

Exhibit B- Final Site Plan (PPT210015)

Exhibit C - Final Preliminary Grading Plan (PPT210015)

Exhibit D - Final Conceptual Landscape Plans (PPT210015)

#### 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)
- 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) {for GPAs, SPs, & SPAs
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 5                    AND - Federal, State & Local Regulation Compliance (cont.)**

- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
  - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTM's and TPM's}
  - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

#### **Advisory Notification. 6                    AND - MND Mitigation Measures**

The project is subject to comply with all Mitigation Measures incorporated in the approved and adopted Mitigated Negative Declaration Document.

#### **Advisory Notification. 7                    Hold Harmless**

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the [PPT210015, TPM38113, CZ2100010, GPA210003) or its associated environmental documentation; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the (PPT210015, TPM38113, CZ2100010, GPA210003), including, but not limited to, decisions made in response to California Public Records Act requests; and
- (a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project,

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 7                      Hold Harmless (cont.)

applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

### BS-Plan Check

#### BS-Plan Check. 1                                      Gen - Custom

Please comply with chapter 4 CBC 2022 and provide the construction type and occupancy classification.

Please provide the age chart.

Please comply with Chapter 11B CBC 2022.

NOTIFICATIONS:

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted 2022 California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

PERMIT ISSUANCE:

Per section 105.1 (2022 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

ACCESSIBLE PATH OF TRAVEL:

1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel.

The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom (cont.)

4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittal. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

2- Relocate the ADA parking to comply with the following:

Parking spaces complying with 11B- 502 (Parking Spaces) that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance

3-Where parking serves more than one accessible entrance, parking spaces complying with 11B-502 (Parking Spaces) shall be dispersed and located on the shortest accessible route to the accessible entrances.

### E Health

#### E Health. 1

#### DEH - ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP 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.

#### E Health. 2

#### DEH LAND USE COMMENTS

PPT210015 is proposing the following:

- Development of a 9,990 square foot childcare center with outdoor playground on a 1 acre site.
- Parking lot with 27 spaces

#### WATER AND SEWER

Potable water and sanitary sewer service shall be provided by Coachella Valley Water District (CVWD).

\*\*At time of building submittal, the applicant shall provide a copy of First Commitment/Development letter for water and sewer service from CVWD.

#### SOLID WASTE

- The project shall obtain solid waste hauling service from Burrtec (local franchise hauler).
- The project shall integrate commercial waste recycling to comply with SB 1383.

## ADVISORY NOTIFICATION DOCUMENT

### Fire

#### Fire. 1

#### Advisory

The Fire Department conditions for this case apply to the day care building. Although the site plan shows an apartment building on the adjacent parcel, the conditions of approval for the apartment building project will be included under a separate planning case.

**Fire Department Access:** If the day-care building will be constructed and operated before the proposed apartment building on the adjacent parcel, then the shared access driveway on the apartment building parcel shall be constructed, including an approved turn-around space required for the Fire Department vehicle.

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

**Phased Construction Access:** If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1

**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 County of Riverside.

**Fire Alarm and Detection System:** An automatic smoke detection system will be required for this I-4 occupancy in accordance with CFC 907.2.6.4 and an emergency voice evacuation system will be required if there are more than one room or classroom used for the childcare purposes. Reference CFC 907.2.3

**Knox Box and Gate Access:** Buildings shall be provided with a Knox Box installed in an accessible location approved by the Office of the Fire Marshal. Manual gates shall be equipped with approved Knox equipment. Electric gates shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signal from the fire apparatus and remain in the fully open position for a minimum of 30 seconds. Ref. CFC 506.1

**Addressing:** The building shall display street address numbers with a minimum numeral height of 12 inches in a prominent location on the street side of the premises. Ref. CFC 505.1

### Planning

#### Planning. 1

#### 15 - PLANNING - Landscape Requirement

##### Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 1

#### 15 - PLANNING - Landscape Requirement (cont.)

water purveyor; and,

4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

#### Planning. 2

#### 15 - PLANNING - LCP Landscape Concept Plan required at project submittal

LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24 inch x 36 inch), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 2**                                      **15 - PLANNING - LCP Landscape Concept Plan required at project submittal (cont.)**

Commissioner's office is 760-863-8291.

### Planning-CUL

**Planning-CUL. 1**                                      **Human Remains**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

**Planning-CUL. 2**                                      **Unanticipated Resources**

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

### Planning-GEO

**Planning-GEO. 1**                                      **GEO220014 ACCEPTED**

County Geologic Report GEO No. 220014, submitted for the project (PPT210015) was prepared by Krazan an Associates, Inc., and is titled; "Geotechnical Engineering Investigation, Proposed Multi-Use Retail Center, 42500 Washington Street, Bermuda Dunes, California," Project No. 112-20102, dated December 30, 2020. GEO220014 concluded:

1. An Earthquake Fault Zones Map has not been prepared for the subject site. Therefore, the subject site is not located in an area designated as a Fault Hazard Zone.
2. Free groundwater was not encountered at any of the borings drilled as part of this investigation. In addition, based on previous drilling in the area and groundwater data for the site vicinity, the depth to groundwater is expected to be encountered at a depth in excess of fifty (50) feet below existing site grade.
3. Based on our analysis, the potential for soil liquefaction within the project site is very low due to the

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO220014 ACCEPTED (cont.)

depth of groundwater and the dense nature of the subsurface soils encountered within this area. Accordingly, measures to mitigate seismic induced liquefaction are not considered necessary.

4. The subject site is relatively flat and level. It is our understanding that there are no significant slopes proposed as part of the proposed development. Provided the recommendations presented in this report are implemented into the design and construction of the anticipated development, rockfalls, landslides, slope instability, and debris flows are not anticipated to pose a hazard to the subject site.
5. The site is not located in close proximity to any lakes or reservoirs. As such, seiches are not anticipated to pose a hazard to the subject site.
6. The site is several miles from the ocean. As such, tsunamis are not anticipated to pose a hazard to the subject site.
7. The near surface soils encountered at the subject site were found to be medium dense to dense, as well as, the underlying native soils. Provided the recommendations in this report are incorporated into the design and construction of the proposed development, hydroconsolidation is not anticipated to be a significant concern for the subject site.
8. The near-surface silty sand soils encountered at the site have been identified through laboratory testing as having a low expansion potential.

GEO220014 recommended:

1. General site clearing should include removal of vegetation; concrete and metal debris; existing utilities; structures including foundations; basement walls and floors; existing stockpiled soil; trees and associated root systems; rubble; rubbish; and any loose and/or saturated materials.
2. In order to provide uniform foundation support, it is recommended that following stripping, fill removal operations and demolition activities, the upper three (3) feet below existing site grade or one (1) foot below the bottom of proposed foundations, whichever is deeper, should be excavated, moisture-conditioned to near optimum moisture-content, and recompacted to a minimum of 95 percent of the maximum dry density based on ASTM Test Method D1557.
3. Excavation should extend to a minimum of 5 feet beyond structural elements.
4. All fill material should be compacted to a minimum of 95 percent of the maximum density.

GEO No. 220014 satisfies the requirement for an updated geologic/geotechnical study for Planning/CEQA purposes. GEO No. 220014 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

#### Planning-PAL. 1

#### LOW PALEO POTENTIAL

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

#### Planning-PAL. 1

#### LOW PALEO POTENTIAL (cont.)

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner 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.

### Transportation

#### Transportation. 1

#### RCTD-USE - General Transportation Condition

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



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 1                      RCTD-USE - General Transportation Condition (cont.)**

accordance with the Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable 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.

A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

All centerline intersections shall be at 90-degrees, plus or minus 5-degrees.

Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and T-intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.11.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <https://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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 limit of construction 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. Street Improvement Plans shall comply with Ordinance No. 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

### Waste Resources

#### **Waste Resources. 1                      Waste - General**

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1

#### Waste - General (cont.)

determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

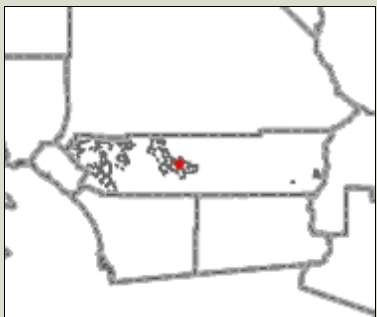
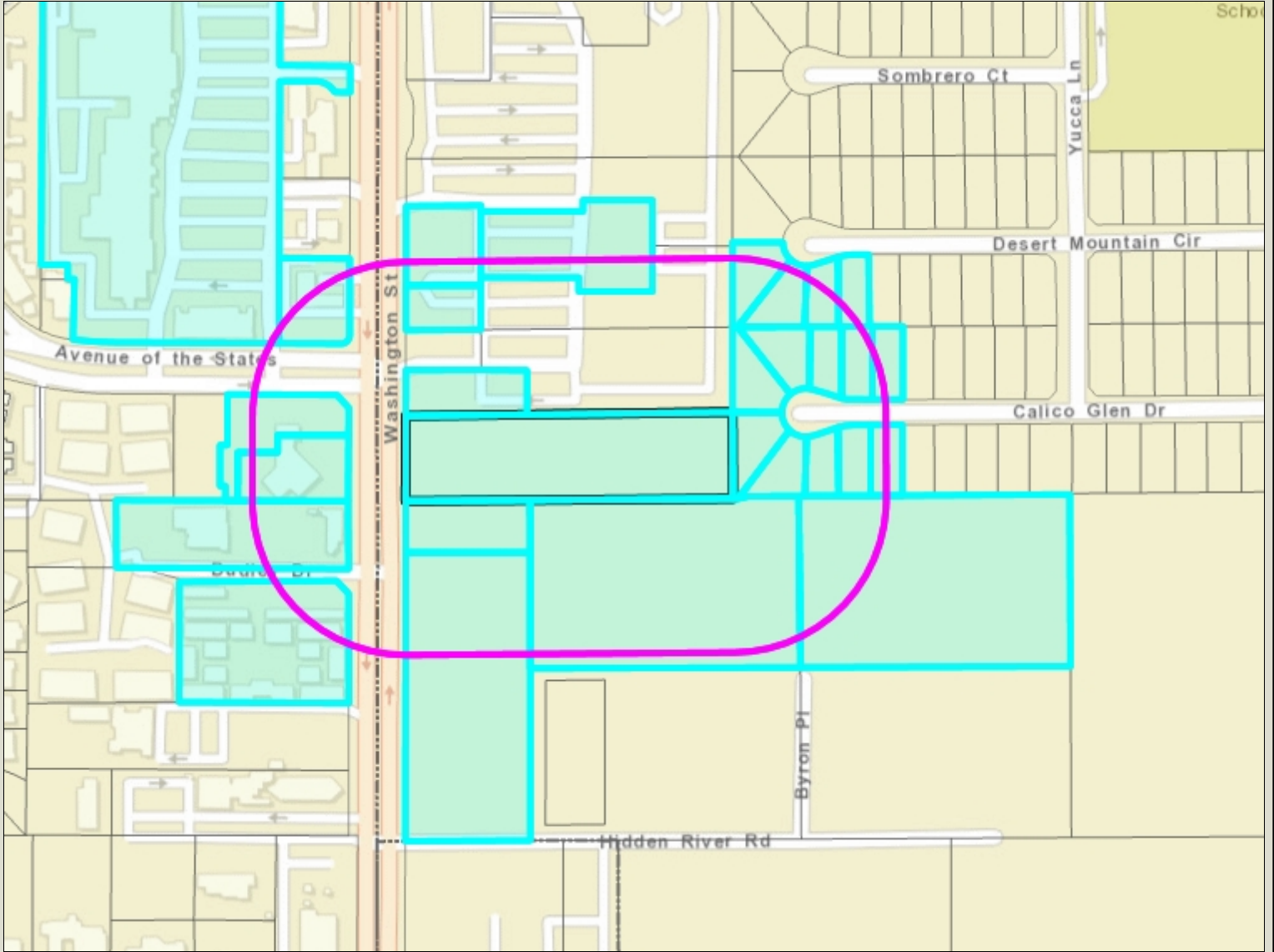
The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

# GIS Mailing Labels - 300 ft radius



- Legend**
- County Boundary
  - Cities
  - Parcels
  - World Street Map

## Notes



0 376 752 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.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

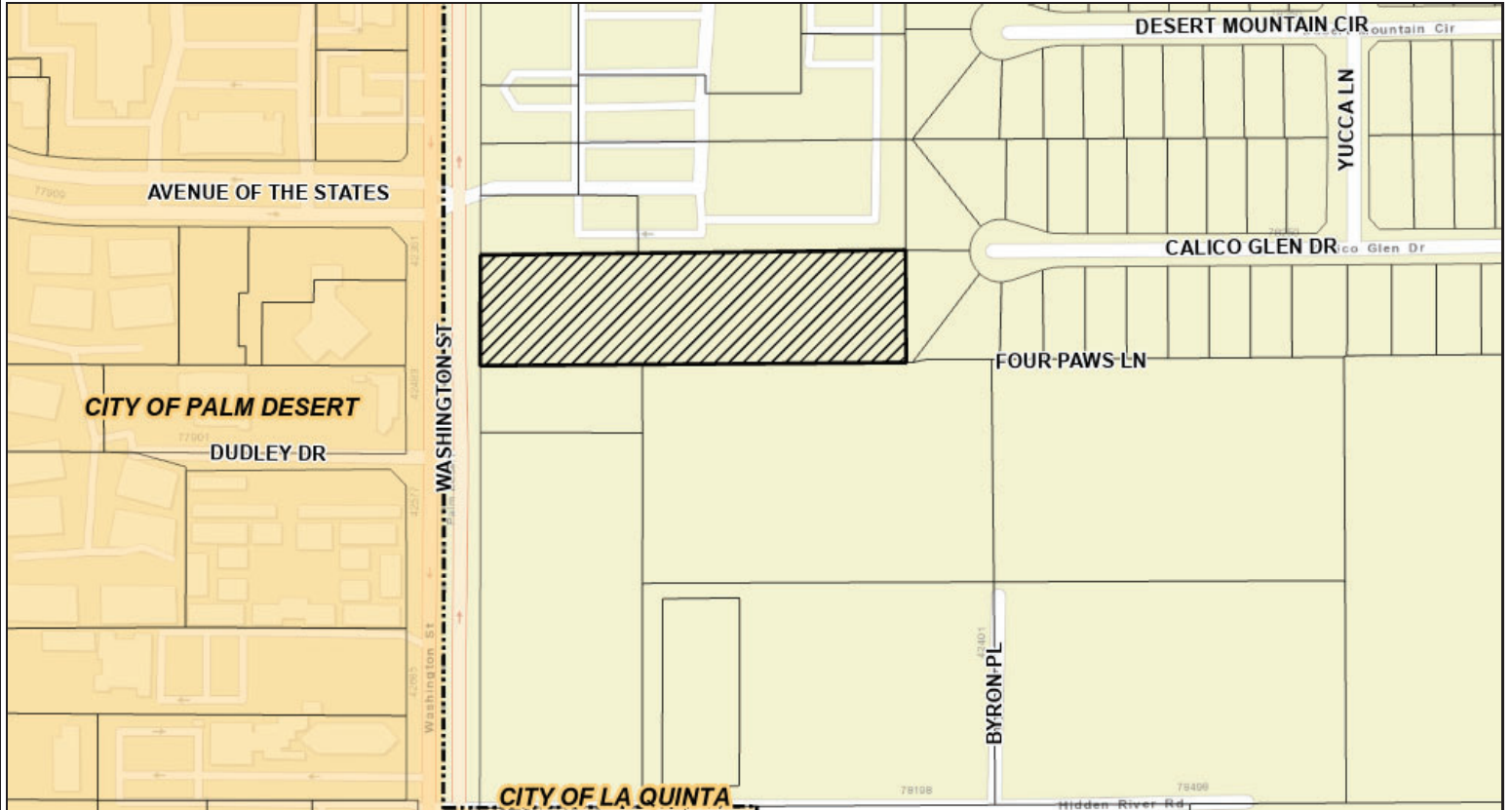
PPT210015, TPM38113, GPA210003,  
CZ2100010

Date: 11-12-2024

Supervisor: V MANUEL PEREZ

District: 4

VICINITY/POLICY AREAS



Zoning Area/District: BERMUDA DUNES

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.rctima.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT210015, TPM3811, GPA210003,  
CZ2100010

Supervisor: V MANUEL PEREZ

Date: 11-12-2024

District: 4

LAND USE

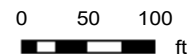
Exhibit: 1



Zoning District: BERMUDA DUNES



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT210015, TPM3811, GPA210003,  
CZ2100010

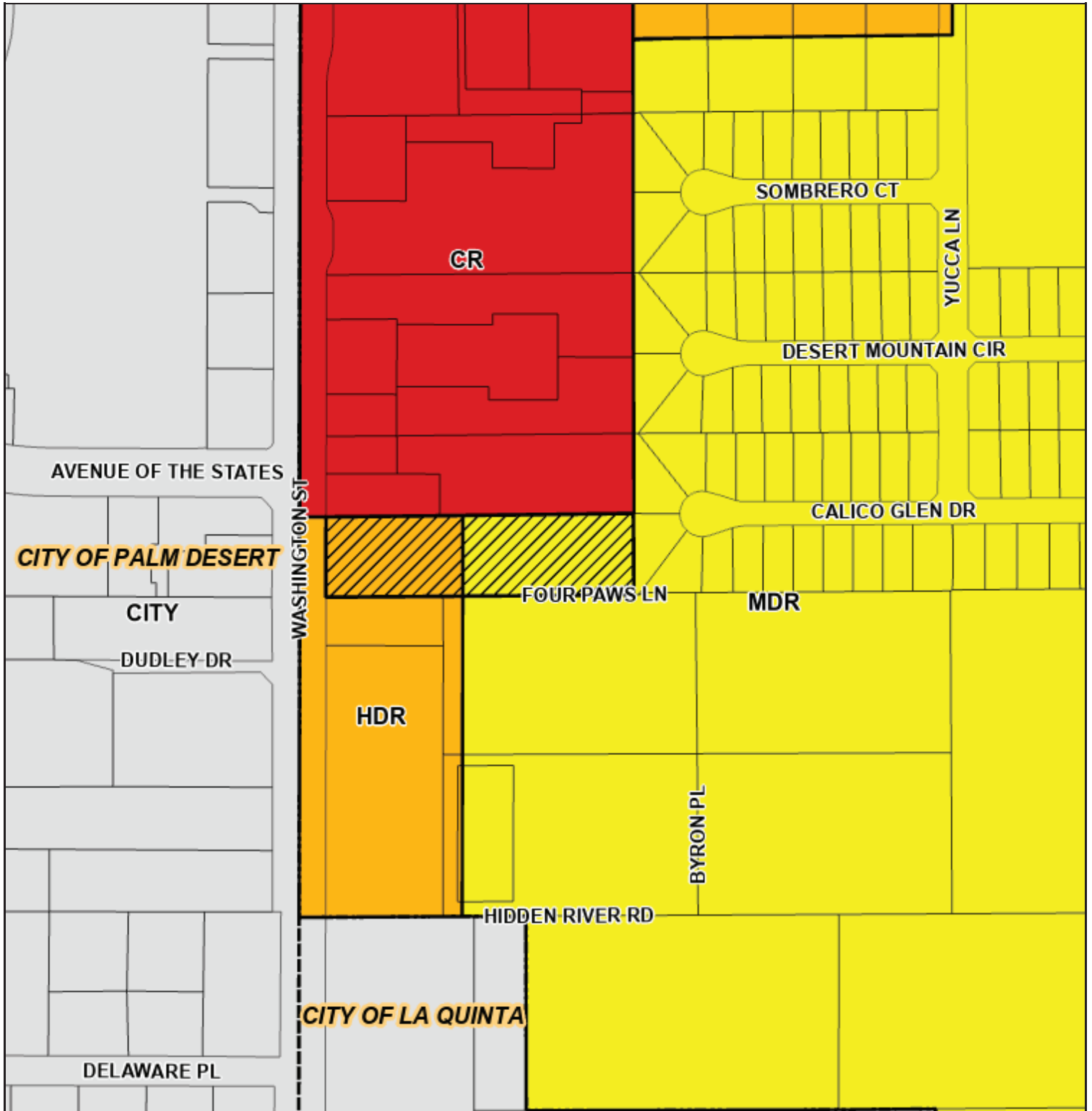
Supervisor: V MANUEL PEREZ

Date: 11-12-2024

District: 4

EXISTING GENERAL PLAN

Exhibit: 5



Zoning Area/District: BERMUDA DUNES

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT210015, TPM3811, GPA210003,  
CZ2100010

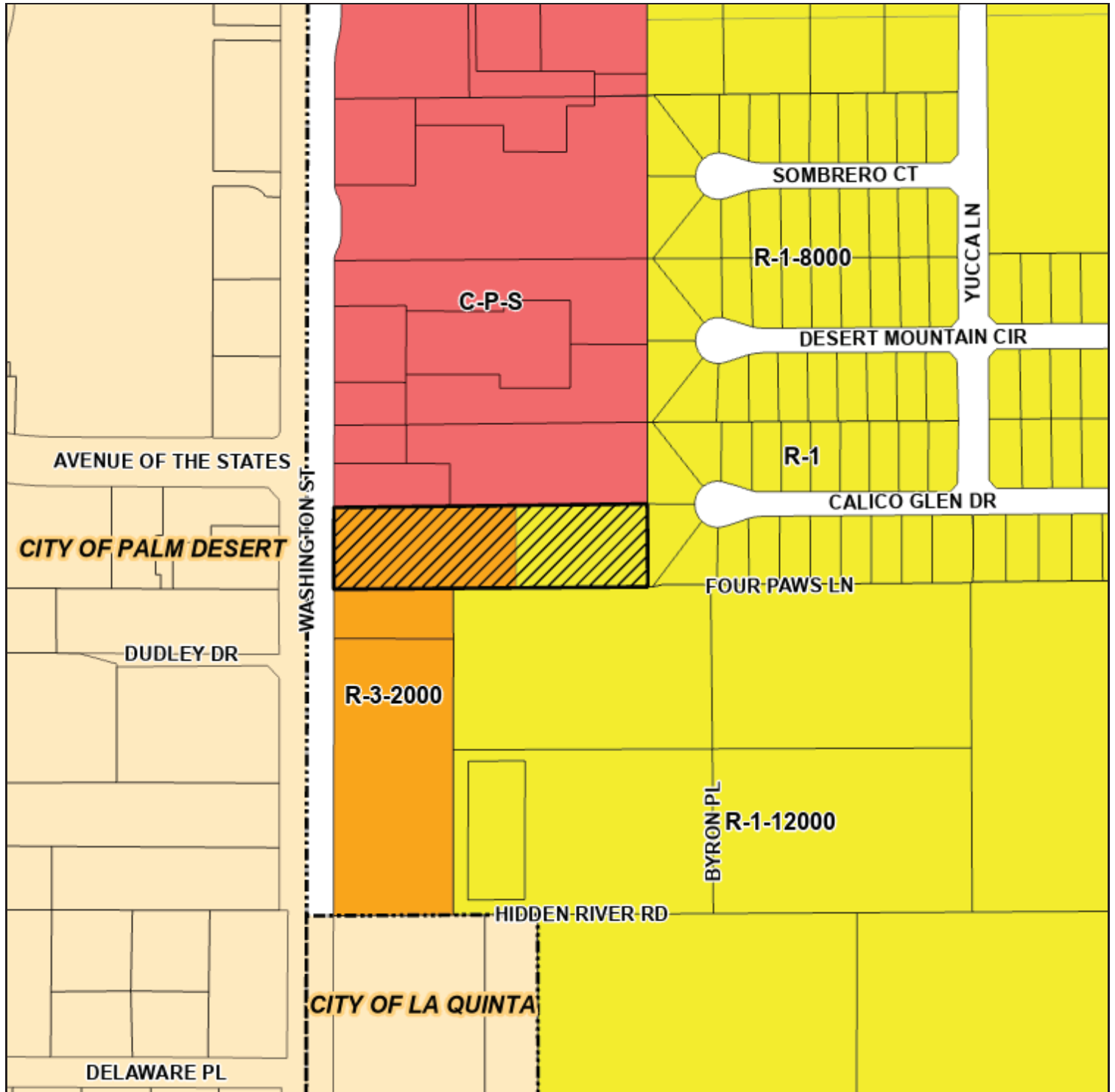
Supervisor: V MANUEL PEREZ

Date: 11-12-2024

District: 4

**EXISTING ZONING**

Exhibit: 2



Zoning Area/District: BERMUDA DUNES

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RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT210015, TPM3811, GPA210003,  
CZ2100010

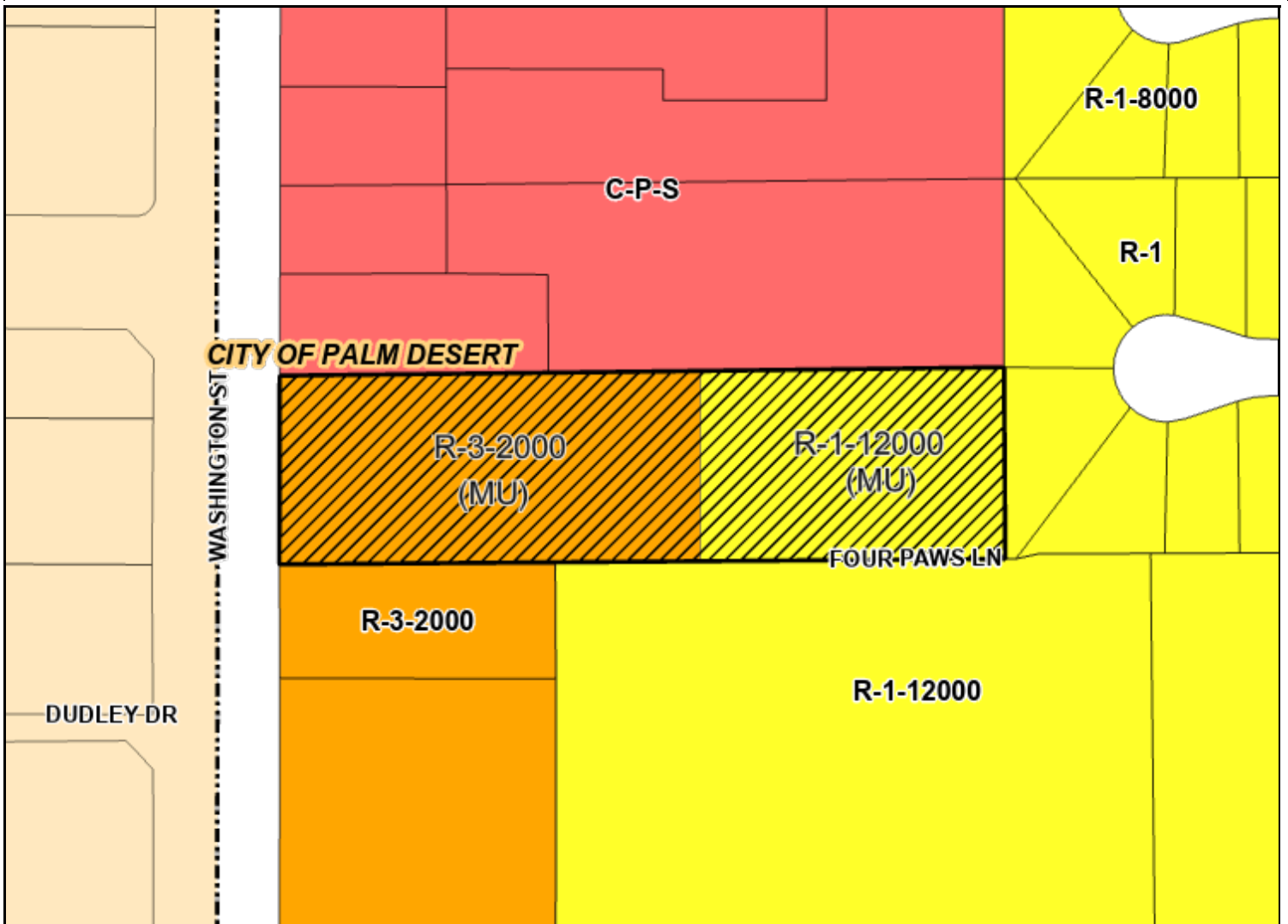
**PROPOSED ZONING**

Supervisor: V MANUEL PEREZ

Date: 11-12-2024

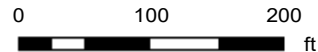
District: 4

Exhibit: 3



Zoning Area/District: BERMUDA DUNES

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: V MANUEL PEREZ

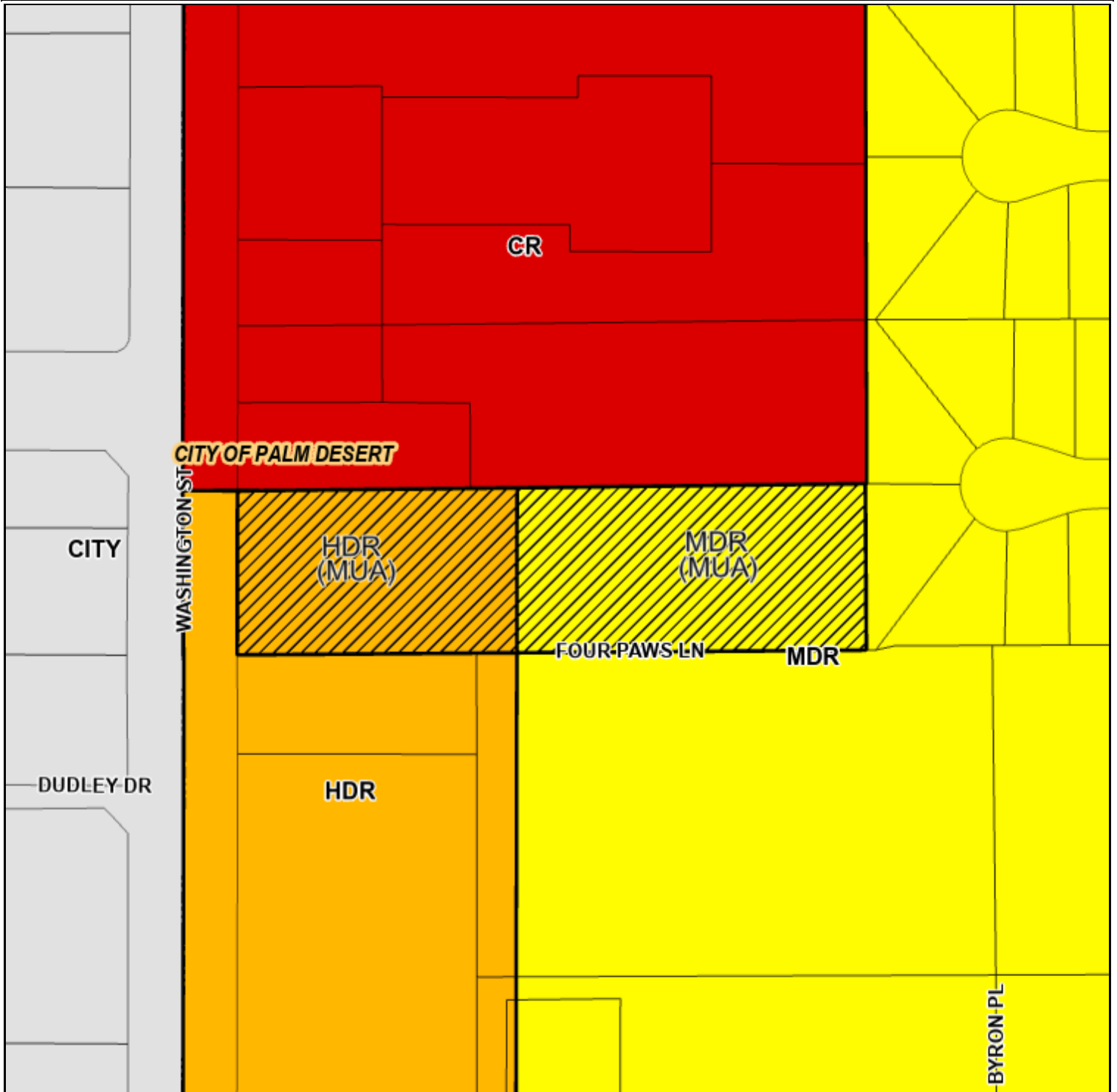
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GPA210003, CZ2100010

Date: 11-12-2024

District: 4

**PROPOSED GENERAL PLAN**

Exhibit: 6

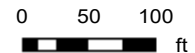


Zoning Area/District: BERMUDA DUNES

Author:



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# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

April 13, 2023

Evan Langan, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501

CHAIR  
Steve Manos  
Lake Elsinore

VICE CHAIR  
Russell Betts  
Desert Hot Springs

COMMISSIONERS

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Michael Geller  
Riverside

Vernon Poole  
Murrieta

STAFF

Director  
Paul Rull

Simon Houseman  
Barbara Santos  
Jackie Vega

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1090BD23  
Related File Nos.: GPA210003 (General Plan Amendment), CZ210010 (Change of Zone), PPT210015 (Plot Plan), TPM38113 (Parcel Map)  
Compatibility Zone: Zone E  
APN: 609-020-024

Dear Mr. Langan:

On April 13, 2023, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case Nos. GPA210003 (General Plan Amendment), CZ210010 (Change of Zone), PPT210015 (Plot Plan), TPM38113 (Parcel Map), a proposal to construct a 9,900 square foot day care center for children with a 12,500 square foot outdoor playground on 2.44 acres, located at 42500 Washington Street, northerly of Hidden River Road and southerly of 42<sup>nd</sup> Avenue, and also proposes to amend the site's land use designation from High Density Residential and Medium Density Residential to Mixed-Use and change the site's zoning from General Residential (R-3-2000) and One-Family Dwellings (R-1-12000) to Mixed Use (MU), **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the conditions listed below.

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
  - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains,

sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice.
  4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2023-AWP-4734-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.
6. The proposed building shall not exceed a height of 32 feet above ground level and a maximum elevation at top point of 164 feet above mean sea level.
7. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
8. Temporary construction equipment used during actual construction of the

structure(s) shall not exceed 32 feet in height and a maximum elevation of 164 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

9. Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

Supporting documentation was provided to the Airport Land Use Commission and is available online at [www.rcaluc.org](http://www.rcaluc.org), click Agendas, click 04-13-2023 Agenda, Bookmark Agenda Item 3.5.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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Paul Rull, ALUC Director

Attachment: Notice of Airport in Vicinity

cc: HRI Development (applicant/representative)  
HI Bermuda Dunes LLC (Property Owner)  
Ann Goodwyn, Manager, Bermuda Dunes Executive Airport  
ALUC Case File

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# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**

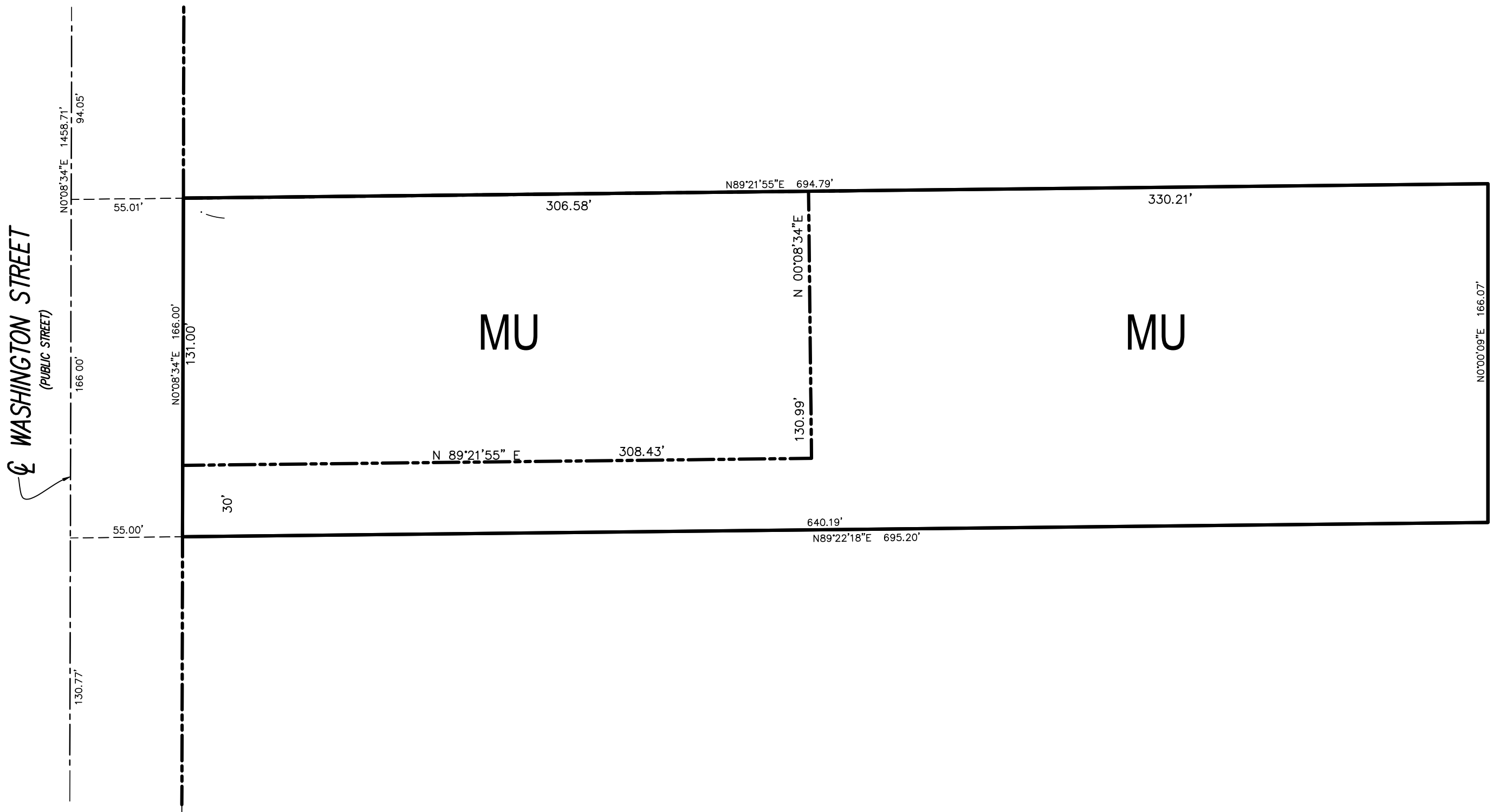


**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

SEC. 18 T. 5., R. 7 EAST. S.B.M

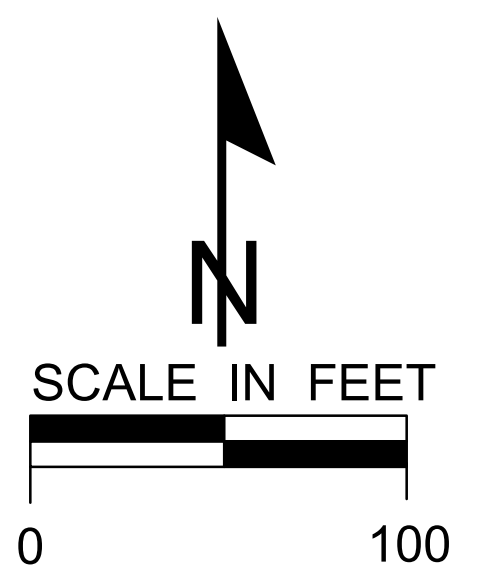


**MU** MIXED USE

MAP NO. 6810  
CHANGE OF OFFICIAL ZONING PLAN  
BERMUDA DUNES  
DISTRICT

CHANGE OF ZONE CASE NO. \_\_\_\_\_  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348. \_\_\_\_\_  
(DATE:) \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



**RESOLUTION 2024-011**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 210003**

**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 November 20, 2024, 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 November 20, 2024, 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; and
2. Adoption of General Plan Amendment No. 210003.