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

ITEM: 1.2
(ID # 29169)
MEETING DATE:
Tuesday, November 18, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE FOR TENTATIVE TRACT MAP NO. 38945 (TTM38945) – Applicant: Coachella Valley Housing Coalition – Pedro Rodriguez – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD:MDR) – Zoning: R-6 (Residential Incentive) – Location: The property is located along the east side of Lincoln Street, approximately 630 feet north of 64th Avenue – REQUEST: Receive and File the Notice of Decision acted on by the Planning Commission on September 3, 2025. The Tentative Tract Map No. 38945 is for a Schedule "A" subdivision a 58.28 acre parcel to create a total of 291 single family lots. APN: 727-030-037 – District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Receive and File the Notice of Decision for the above referenced case acted on by the Planning Commission on September 3, 2025.

ACTION:Consent

John Hildebrand, Planning Director 11/10/2025

Rania Odenbaugh, TLMA Director 11/12/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:	Medina, Spiegel, Washington, Perez, and Gutierrez
Nays:	None
Absent:	None
Date:	November 18, 2025
xc:	Planning

Kimberly A. Rector
Clerk of the Board
By: _____ Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 0	$ 0	$ 0	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

TENTATIVE TRACT MAP No. 38945 (TTM38945) is a Schedule "A" subdivision of 58.28 acre parcel to create a total of 291 single family lots. The project was previously approved under TTM38945, but the map was expired.

The "project" was approved by the Planning Commission on September 3, 2025. A 20-day notice was sent to surrounding property owners advising them of a public hearing on TTM 38945. The Planning Department did not receive written communication from the public indicating support or opposition to the proposed Project. Following staff's presentation on the project and soliciting public comment during the Planning Commission Hearing, the Director approved TTM38945 with conditions of approval.

Impact on Residents and Businesses

The impacts on this project have been evaluated through the Development Advisory Committee and public hearing process by the Planning Department.

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: Tentative Parcel Map 38945
Attachment C: Radius Map, Mailing Labels and GIS Maps
Attachment D: Advisory Notification Document and Conditions of Approval
Attachment E: Planning Commission Hearing Staff Report
Attachment F: CEQA Addendum

Jason Farin, Principal Policy Analyst 11/12/2025

RIVERSIDE COUNTY
PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – SEPTEMBER 03, 2025
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District	2nd District	3rd District	4th District	5th District
Ariel Savage	Marissa Gruytch Vice-Chair	Shellie Clack	Bill Sanchez	Romelio Ruiz Chair

CALL TO ORDER: 9:00 a.m.
OATH OF OFFICE
ROLL CALL: Members Present: Savage, Gruytch, Clack, Sanchez, Ruiz
Members Absent: None

1 CONSENT CALENDAR
NONE

2 PUBLIC HEARINGS CONTINUED
NONE

3 PUBLIC HEARINGS – NEW

3.1 TENTATIVE TRACT MAP NO. 38945 (TTM38945) – INTENT TO CONSIDER AN ADDENDUM NO. 1 TO A MITIGATED NEGATIVE DECLARATION (MND) – Applicant: Coachella Valley Housing Coalition – Pedro Rodriguez – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD:MDR) – Zoning: R-6 (Residential Incentive) – Location: The property is located along the east side of Lincoln Street, approximately 630 feet north of 64th Avenue – REQUEST: The Tentative Tract Map No. 38945 is for a Schedule "A" subdivision a 58.28 acre parcel to create a total of 291 single family lots. The project was previously approved as part of TTM38465, but the map has expired. APN: 727-030-037 – Project Planner: Jose Merlan at (951) 955-0314, or email at jmerlan@rivco.org.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Clack

By vote of 4-0 (Commissioner Sanchez Absent), the Planning Commission took the following actions:

CONSIDERED Addendum No. 1 to a Mitigated Negative Declaration for Environmental Assessment No. EA41710; and,

APPROVED the Tentative Tract Map No. 38945, subject to the Advisory Notification Document and Conditions of Approval.

3.2 GENERAL PLAN AMENDMENT NO. 240005, CHANGE OF ZONE NO. 2200062, PLOT PLAN NO. 220050, TENTATIVE PARCEL MAP NO. 38601 – Intent to Certify an Environmental Impact Report – Applicant: Hillwood – Engineer: Albert A. Webb Associates – First Supervisorial District – Mead Valley Area Plan: Community Development: Commercial Retail (CD:CR) and Rural Community: Very Low Density Residential (RC:VLDR) – Location: south of Cajalco Road, west of Seaton Avenue, east of Decker Road, north of Rider Street – 58.0 Acres – North Perris Zoning Area – Zoning: Light Agriculture, one-acre minimum (A-1-1), Rural Residential, ½-acre minimum (R-R-1/2) – REQUEST: GPA No. 240005 is a proposal to: (1) in the northern portion of the project site, change the Foundation from Rural Community to Community

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Ruiz

By vote of 3-2, the Planning Commission took the following actions:

ADOPTED Planning Commission Resolution No. 2025-004; and,

Recommended the Board of Supervisors take the following actions:

ADOPT a Resolution Certifying the Environmental Impact Report (EIR); and,

Development and the land use designation from Commercial Retail (CR) and Very Low Density Residential (VLDR) to Light Industrial (LI) and (2) in the southern portion of the project site, change the Foundation from Rural Community to Open Space and the land use designation from Very Low Density Residential (VLDR) to Recreation (R). CZ No. 2200062 is a proposal to change the zoning in the northern portion of the site from Light Agriculture, one-acre minimum (A-1-1) and Rural Residential, ½-acre minimum (R-R-1/2) to Industrial Park (I-P). TPM No. 38601 is a Schedule E subdivision of 44.84 acres (net) to consolidate the existing 16 parcels generally located north of the MWD parcel into one parcel. PPT No. 220050 is a proposal for the construction and operation of a total of 1,003,510 square foot warehouse / distribution / manufacturing development on 44.66-acres and development of a community park on 13.33 acres. APNs: 317-080-003 through 317-080-008, 317-080-013, 317-080-014, 317-080-019 through 317-080-023, 317-080-027, 317-080-028, 317-080-029, 317-090-003 through 317-090-007– Project Planner: Russell Brady at (951) 955-3025, or email at rbrady@rivco.org.

TENTATIVELY APPROVE General Plan Amendment No. 24005 and Change of Zone No. 2200013; and,

APPROVE Plot Plan No. 220050 and Tentative Parcel Map No. 38601, subject to the Advisory Notification Document and Conditions of Approval.

3.3 GENERAL PLAN AMENDMENT NO. 220009 (GPA220009), CHANGE OF ZONE NO. 2200031 (CZ2200031), AND TENTATIVE TRACT MAP NO. 38510 (TTM38510) – Intent to Certify an Environmental Impact Report (EIR) – CEQ220090 – Applicant: TTLC Riverside Chicago, LLC., Michael Torres – Engineer/Representative: TK Consulting, Inc., Tim Kihm – Second Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) – Location: North of Iris Avenue, south of Twin Lake Drive, east of Golden Star Avenue, and west of Chicago Avenue – 140.8 Gross Acres – Zoning: Light Agriculture, 10-acre lot minimum (A-1-10). – REQUEST: GPA220009 is a request to modify the current land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 du/acre) to Rural Community: Low Density Residential, (RC:LDR) (2 du/acre); CZ2200031 is a proposal to change the zoning classification from Light Agriculture, 10-acre minimum lot size (A-1-10) to One-Family Dwelling, 10,000 sq. ft. lot minimum, (R-1-10,000); TTM38510 is a Schedule A Map to subdivide the 140.8 gross acre project site. Approximately 88.09 acres into 231 residential lots (1.6 du/acre), ranging in size from 10,000 sq. ft. lots to a maximum of one-acre lots. The smaller lots (10,890 – 14,520 sq. ft. lots) will be clustered within the internal areas and the larger 0.5 to 1 acre lots will be along the north, east, northwest, and southern project boundaries.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Ruiz

By a vote of 5-0, the Planning Commission recommended the Board of Supervisors take the following actions:

CERTIFY an Environmental Impact Report (SCH No.2023030118); and,

TENTATIVELY APPROVE General Plan Amendment No. 220009 and Change of Zone No. 2200031; and,

APPROVE Tentative Tract Map No. 38510, subject to the Advisory Notification Document and Conditions of Approval.

Approximately 23.75 acres will be designated as open space, 0.55 acre trailhead with parking, 5.39 acres for water quality basins, 22.29 acres of roadway dedication and a 0.48 acre dedication on Chicago Avenue. APN(s): 245-300-001; 245-300-004 - Project Planner: Krista Mason at (951) 955-1722, or email at kmason@rivco.org.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

4.1 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240052 (GPA240052) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240052 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Low Density Residential (CD:LDR), to allow for submittal of an application for sixteen (16) custom homes on a half-acre (0.5) lot. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240052 is initiated by the Board of Supervisors. – Fifth Supervisorial District - Cherry Valley Zoning District – The Pass Area Plan - Owner: Dilip Sheth – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Very Low Density Residential (RC:VLDR) – Location: North of Brookside Avenue, east of Nancy Avenue, south of Cherry Valley Boulevard, and west of Virginia Lane – APN(s): 405-180-006 – 9.44 Gross Acres – Project Planner: Edward Lincoln at (951) 955-8514, or email at elincoln@rivco.org.

Planning Commission Action:
Public Hearing: Closed

District 1 – Support
District 2 – Neutral
District 3 – Neutral
District 4 – Support
District 5 – Opposed

RECOMMENDED the Initiation of Foundation Component General Plan Amendment No. 240052 move forward to the Board of Supervisors.

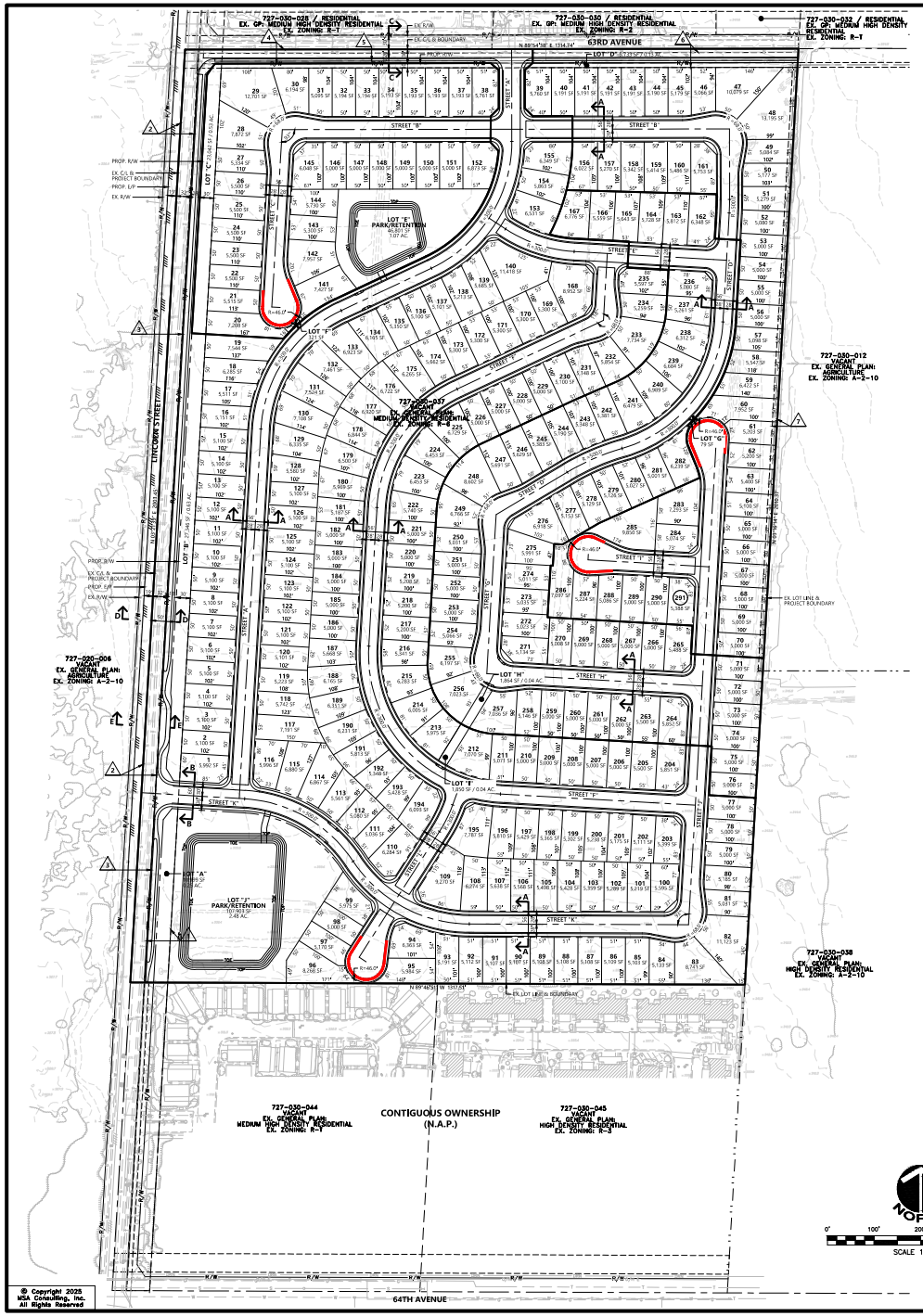
5 WORKSHOPS
NONE

6 PUBLIC COMMENTS
PUBLIC COMMENTS RECEIVED

7 DIRECTOR'S REPORT
NONE

8 COMMISSIONER'S COMMENTS
NONE

ADJOURNMENT: 12:21 P.M.

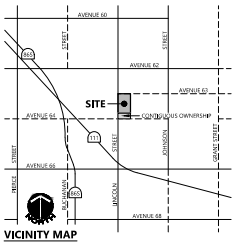


ABBREVIATIONS

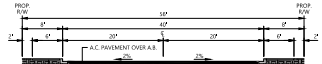
(E)	EAST	LP	LOW POINT
(N)	NORTH	MAX.	MAXIMUM
(S)	SOUTH	MIN.	MINIMUM
(W)	WEST	NO.	NUMBER
A.C.	ASPHALT CONCRETE	N.T.S.	NOT TO SCALE
AC	ACREAGE	P/L	PROPERTY LINE
APN	ASSESSORS PARCEL NUMBER	PE	PAD ELEVATION
CFD	COMMUNITY FACILITIES DISTRICT	PIG	POINT OF INTERSECTION, GUTTER FL
C/L	CENTERLINE	PROP.	PROPOSED
C&G	CURB AND GUTTER	P.U.E.	PUBLIC UTILITY EASEMENT
E/P	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
ESMT.	EASEMENT	R	RADIUS
EX.	EXISTING	SF	SQUARE FEET
FL	FLOWLINE	STD.	STANDARD
GB	GRADE BREAK	TOB	BOTTOM OF SLOPE
G.N.V.	GROUND NATIVE VEGETATION	TOP	TOP OF SLOPE
HP	HIGH POINT	TP	TOP OF PAVEMENT
LLMD	LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT	TYP.	TYPICAL

LEGEND

- EXISTING SPOT ELEVATIONS
- EXISTING CONTOURS
- EXISTING EASEMENT DELTA
- EXISTING CABLE
- EXISTING IRRIGATION DRAIN LINE
- EXISTING EASEMENT
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING IRRIGATION
- EXISTING LOT LINE
- EXISTING TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- EXISTING RIGHT OF WAY
- EXISTING SEWER
- EXISTING SEWER FORCE MAIN
- EXISTING WATER
- EXISTING BOUNDARY
- PROPOSED PROJECT & PHASE BOUNDARY
- PROPOSED AND EXISTING CENTER LINE
- PROPOSED CURB
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY

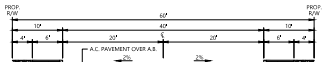


VICINITY MAP
N.T.S.



SECTION A-A
STREETS "A" THRU "J", PORTION OF STREET "K" & STREET "L"
(PUBLIC STREET)
N.T.S.

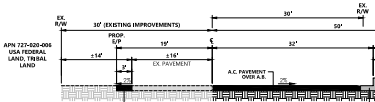
NOTE: WHERE STREET LIGHT POLES OCCUR, SIDEWALK WILL DEVIATE TO ALLOW FOR ADEQUATE WIDTH PER RIVERSIDE COUNTY STANDARD 400.



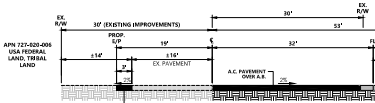
SECTION B-B
PORTION OF STREET "K"
(PUBLIC STREET)
N.T.S.



SECTION C-C
63RD AVENUE
(PUBLIC STREET)
N.T.S.



SECTION D-D
LINCOLN STREET
(PUBLIC STREET)
N.T.S.



SECTION E-E
LINCOLN STREET
(PUBLIC STREET)
BUS TURNOUT
N.T.S.

THE UNINCORPORATED AREA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 38945

SCHEDULE "A"

EXHIBIT DATE: JULY 10, 2025

REVISIONS

NO.	DATE	DESCRIPTION
1	09/25/08	REVISED GEOMETRY, CALCS AND GENERAL NOTES
2	09/29/08	REVISED GEOMETRY, CALCS AND GENERAL NOTES
3	2/21/2024	UPDATED MAP WITH NEW TTM NUMBER
4	1/10/2025	REVISED GEOMETRY, CALCS AND GENERAL NOTES PER COUNTY COMMENTS
5	2/20/2025	ADDRESSED COUNTY COMMENTS DATED 2/13/2025
6	7/10/2025	ADDRESSED COUNTY COMMENTS DATED 4/24/2025

DATA TABLE

APPLICANT / LAND OWNER	COACHELLA VALLEY HOUSING COALITION		
ADDRESS	45-701 MONROE STREET, PLAZA 1, SUITE "G" INDIO, CALIFORNIA 92201		
CONTACT	MIKE WALSH		
EXHIBIT PREPARER	MSA CONSULTING, INC.		
ADDRESS	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT	PAUL DEPALATIS, AICP	TELEPHONE	(760) 320-9811
SOURCE OF TOPOGRAPHY	AEROTECH MAPPING, INC.		
ADDRESS	200 SPECTRUM CENTER DRIVE, SUITE 300 IRVINE, CALIFORNIA 92618		
DATE OF TOPOGRAPHY	OCTOBER 17, 2022	TELEPHONE	(619) 606-5020
ASSESSOR'S PARCEL NUMBER	727-030-037		

LEGAL DESCRIPTION

THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 9 EAST OF SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 5 IN THE CENTERLINE OF LINCOLN STREET;

THENCE, SOUTH 89° 59' 00" EAST, ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1,315.21 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE, SOUTH 03° 29' 56" WEST, ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 2,010.31 FEET;

THENCE NORTH 89° 42' 40" WEST, A DISTANCE OF 1,317.92 FEET TO A POINT IN THE WESTERLY LINE OF SAID SECTION 5 AND THE CENTERLINE OF SAID LINCOLN STREET;

THENCE, NORTH 03° 29' 15" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 5 AND THE CENTERLINE OF SAID LINCOLN STREET, A DISTANCE OF 2,003.45 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION WHICH MAY LIE WITHIN LOT "B" OF LOT LINE ADJUSTMENT NO. 4960, RECORDED MARCH 23, 2006 AS INSTRUMENT NO: 205571 OFFICIAL RECORDED.

LAND USE DESCRIPTION		ACREAGE
EXISTING GROSS ACREAGE		60.54 AC.
PROPOSED PUBLIC RIGHT OF WAY DEDICATION (63RD AVENUE & LINCOLN STREET)		3.20 AC.
PROPOSED NET ACREAGE		57.34 AC.
PROPOSED SINGLE FAMILY RESIDENTIAL LOTS (LOTS 1 THRU 291)		38.24 AC.
- MINIMUM LOT SIZE	5,000 SF	
- MAXIMUM LOT SIZE	13,195 SF	
- AVERAGE LOT SIZE	5,725 SF	
PROPOSED PUBLIC STREETS (STREET "A" THRU "L")		13.90 AC.
PROPOSED OPEN SPACE, RETENTION, LANDSCAPE & RECREATION LOTS (LOTS "A" THRU "J")		5.20 AC.

EXISTING EASEMENT NOTES

1. 50' CVWD EASEMENT FOR UNDERGROUND PIPE, IN BOOK 1986, PAGE 417, RECORDED OCCTOBER 17, 1956, O.R. (PLOTTED HEREON)
2. 30' ROAD EASEMENT TO COUNTY OF RIVERSIDE INSTRUMENT NO. 32692, RECORDED APRIL 17, 1959, O.R. (PLOTTED HEREON)
3. C/L EASEMENT IN FAVOR OF I.I.D. PER INSTRUMENT NO. 1952-54010, AND BOOK 1425, PAGE 359, RECORDED DECEMBER 18, 1952, O.R. (PLOTTED HEREON)
4. 30' EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE FOR ROAD, DRAINAGE AND PUBLIC UTILITIES PER INSTRUMENT NO. 184185, RECORDED MAY 11, 1998, O.R. (PLOTTED HEREON)
5. C/L EASEMENT IN FAVOR OF I.I.D. PER INSTRUMENT NO. 1959-18627, AND BOOK 2426, PAGE 24, RECORDED MARCH 5, 1959, O.R. (PLOTTED HEREON)
6. 32' EASEMENT IN FAVOR OF C.V.W.D. PER INSTRUMENT NO. 1959-97498, AND BOOK 2582, PAGE 89, RECORDED NOVEMBER 16, 1959, O.R. (PLOTTED HEREON)
7. 10' BOB EASEMENT PER BOOK 1319, PAGE 570 AND INSTRUMENT NO. 48069, RECORDED NOVEMBER 19, 1951, O.R. (PLOTTED HEREON)

EXISTING ZONING	MDR (HIGH DENSITY RESIDENTIAL)
PROPOSED ZONING	R-6 (RESIDENTIAL INCENTIVE ZONE) / MDR (MEDIUM DENSITY RESIDENTIAL)
EXISTING GENERAL PLAN LAND USE	MDR (MEDIUM DENSITY RESIDENTIAL)
PROPOSED GENERAL PLAN LAND USE	MDR (MEDIUM DENSITY RESIDENTIAL)

PUBLIC UTILITY PURVEYORS

ELECTRIC	IMPERIAL IRRIGATION DISTRICT	(800) 303-7756
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
TELEPHONE	FRONTIER COMMUNICATIONS	(800) 921-8101
WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
CABLE	FRONTIER COMMUNICATIONS	(800) 921-8101
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SOLID WASTE	BURRTEC	(760) 340-2113
USA	UNDERGROUND SERVICE ALERT	(800) 227-2600

FEMA FLOOD ZONE DESIGNATION

ZONE "X": AREA OF MINIMAL FLOOD HAZARD

AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP NUMBER: 06065C2930H
EFFECTIVE DATE: MARCH 6, 2018.

LIQUEFACTION	HIGH / VERY HIGH LIQUEFACTION ZONE
SCHOOL DISTRICT	COACHELLA VALLEY UNIFIED
COUNTY SERVICE AREA	PROJECT IS NOT WITHIN A COUNTY SERVICE AREA
EXISTING SPECIFIC PLAN	PROJECT IS NOT WITHIN A SPECIFIC PLAN

NOTES

1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
2. ✱ SIX FOOT BLOCK WALL AT RIGHT-OF-WAY TO RESTRICT VEHICULAR ACCESS.
3. PUBLIC SEWER IS PROPOSED AS THE WASTE DISPOSAL SYSTEM
4. LOTS A & B - PORTION OF C.V.W.D. EASEMENT, MAINTAINED BY COUNTY SERVICE AREA.
5. NO PARKING FIRE LANE SIGN AT 75-FOOT INTERVALS PER RIVERSIDE COUNTY FIRE DEPARTMENT GUIDELINE CFM-01A.

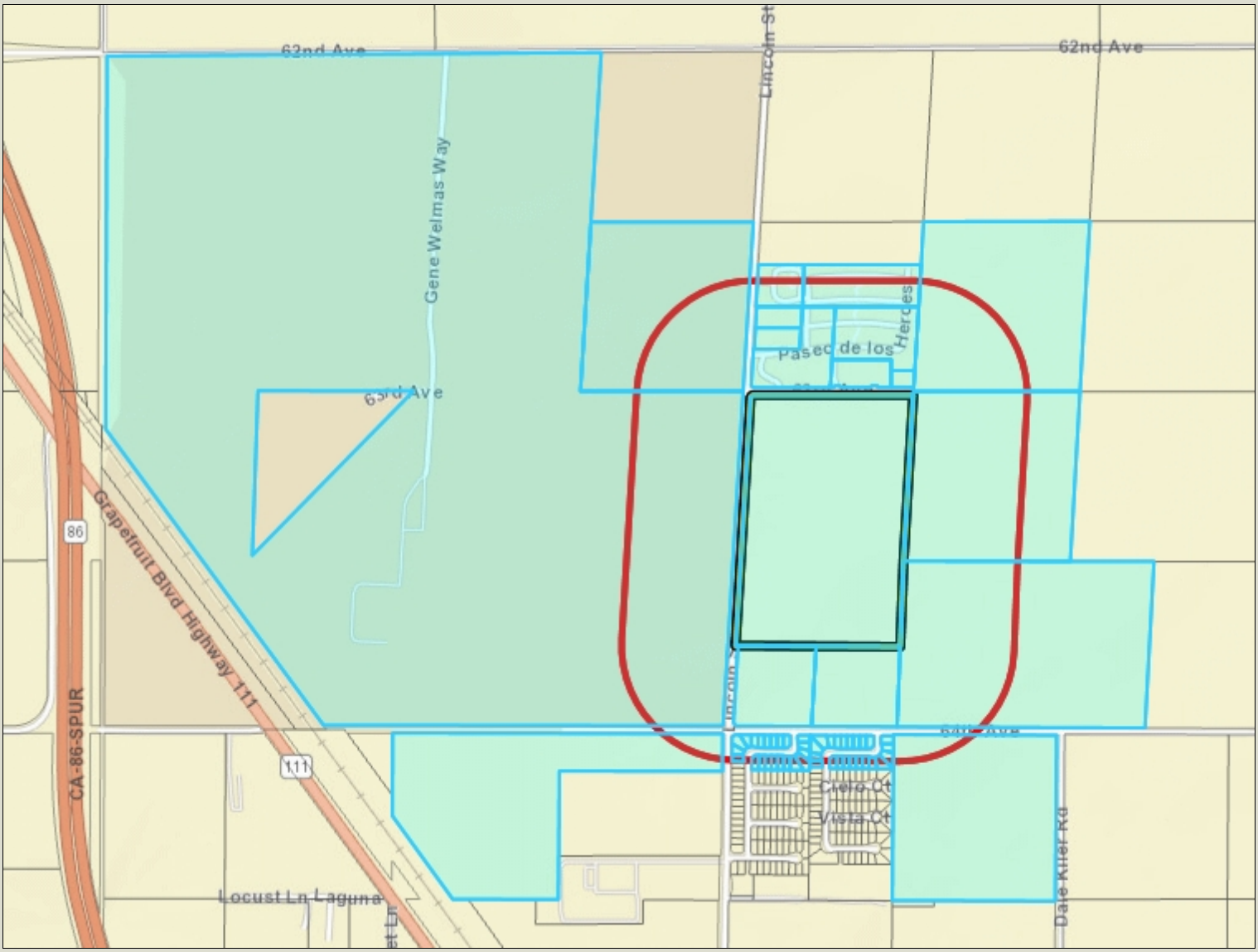
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MSA CONSULTING, INC.
Civil Engineering ★ Land Surveying ★ Landscape Architecture
Planning ★ Environmental Services ★ Dry Utility Coordination ★ GIS
34200 Bob Hope Drive Rancho Mirage, CA 92270 (760)320-9811 MSAConsultingInc.com

P:\18051\ACAD\Planning\Tentative Maps\18051 TTM 38945.dwg, 7/10/2025 11:26:46 AM, dgilbert, MSA Consulting Inc.

Riverside County GIS Mailing Labels

900 ft radius





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 7/14/2025 5:01:22 PM

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727020003
USA 727
U S DEPARTMENT OF INTERIOR
WASHINGTON, DC 21401

727020006
USA 727
U S DEPARTMENT OF INTERIOR
WASHINGTON, DC 21401

727030009
KIMARIE REASONS MANFRE
51 HUNTER LN
SALINAS CA 93908

727030012
KIMARIE REASONS MANFRE
51 HUNTER LN
SALINAS CA 93908

727030025
MECCA FAMILY HOUSING ASSOC
1649 CAPALINA RD STE 500
SAN MARCOS CA 92069

727030026
COACHELLA VALLEY HOUSING COALITION
45701 MONROE ST STE G
INDIO CA 92201

727030028
COACHELLA VALLEY HOUSING COALITION
45701 MONROE ST STE G
INDIO CA 92201

727030030
HOUSING AUTHORITY COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

727030032
CVWD
P O BOX 1058
COACHELLA CA 92236

727030037
COACHELLA VALLEY HOUSING COALITION
45701 MONROE ST STE G
INDIO CA 92201

727030038
SHILPA SREE VUTHOORI
PO BOX 2413
RANCHO MIRAGE CA 92270

727030043
COACHELLA VALLEY HOUSING COALITION
45701 MONROE ST NO G
INDIO CA 92201

727030044
PASEO HOUSING ASSOC
1649 CAPALINA RD STE 500
SAN MARCOS CA 92069

727030045
PASEO III HOUSING ASSOC
45701 MONROE ST STE G
INDIO CA 92201

727030046
JUAN FRANCISCO MEDINA
PO BOX 260
THERMAL CA 92274

727030047
PEDRO MEDINA ESTRADA
P O BOX 1190
THERMAL CA 92274

727092013
PRYAMID VENTURES
73612 HIGHWAY 111
PALM DESERT CA 92260

727111008
BAGDASARIAN FARMS
65500 LINCOLN ST
MECCA CA 92254

727331001
VALENTIN TORRES GARCIA
91125 LAS FLORES WAY
MECCA CA 92254

727331002
FEDERICO MANDUJANO
P O BOX 795
MECCA CA 92254

727331003
FRANCISCO HERNANDEZ
91105 LAS FLORES WAY
MECCA CA 92254

727331004
ARTURO VASQUEZ
91095 LAS FLORES WAY
MECCA CA 92254

727331005
JOSE B. VENEGAS
91085 LAS FLORES WAY
MECCA CA 92254

727331006
JAIME VARGAS CEJA
91075 LAS FLORES WAY
MECCA CA 92254

727331007
EUFEMIO MORENO
91065 LAS FLORES WAY
MECCA CA 92254

727331008
FRANCISCO LOPEZ
91055 LAS FLORES WAY
MECCA CA 92254

727331009
ROSA MARIA RAZO IBARRA
91045 LAS FLORES WAY
MECCA CA 92254

727331010
ROBERTO MANRIQUEZ
91035 LAS FLORES WAY
MECCA CA 92254

727331011
ARREDONDO JAVIER & JOSEFINA LIVING TRUST DATED 8/14/2018
91025 LAS FLORES WAY
MECCA CA 92254

727332015
JUAN ENRIQUE CARRASCO
PO BOX 255
MECCA CA 92254

727332016
MIGUEL ALVAREZ
PO BOX 1441
MECCA CA 92254

727332017
RODRIGO RODRIGUEZ
P O BOX 958
MECCA CA 92254

727332018
NICOLAS GARAVITO MORALES
91010 LAS FLORES WAY
MECCA CA 92254

727332019
JOSE A. CRUZ
91020 LAS FLORES WAY
MECCA CA 92254

727332020
JAVIER LUGO NIEBLAS
91030 LAS FLORES WAY
MECCA CA 92254

727332021
GERARDO PINA PEREZ
91040 LAS FLORES WAY
MECCA CA 92254

727332022
MARIA I. GARCIA
91050 LAS FLORES WAY
MECCA CA 92254

727332023
JOSE MUNOZ BELMAN
PO BOX 793
MECCA CA 92254

727332024
JOSE GERADO DUENAS
91070 LAS FLORES WAY
MECCA CA 92254

727350001
RAMIRO TORRES CASTILLO
91200 LAS SERENAS
MECCA CA 92254

727350002
GUADALUPE HERNANDEZ LEON
91190 LAS SERENAS
MECCA CA 92254

727350003
SANTOS AVILA
91180 LAS SERENAS
MECCA CA 92254

727350004
MARIA VIRGINIA O PINA
91130 LAS SERENAS WAY
MECCA CA 92254

727350005
BRENDA R. PRADO
91160 LAS SERENAS
MECCA CA 92254

727350006
EFREN D. BELTRAN
91150 LAS SERENAS WAY
MECCA CA 92254

727350007
JESUS G. ZAMORA
91140 LAS SERENAS
MECCA CA 92254

727350008
ELEAZAR ANAYA NUNEZ
91130 LAS SERENAS
MECCA CA 92254

727350009
SAUL LOZANO
64012 SONRISA WAY
MECCA CA 92254

727350010
FRANCISCO HERNANDEZ SANCHEZ
64032 SONRISA WAY
MECCA CA 92254

727350011
VICENTE S. LOREDO
64052 SONRISA WAY
MECCA CA 92254

727350079
RUDY VILLALTA
91145 LAS SERENAS
MECCA CA 92254

727350080
ACEVES DIAZ MARIO & GRACIELA A REV TRUST
91155 LAS SERENAS WAY
MECCA CA 92254

727350081
JORGE LUNA
91165 LAS SERENAS
MECCA CA 92254

727350082
JOSE LUIS L MONTOYA
91175 LAS SERENAS
MECCA CA 92254

727350083
JESUS E. ALVARADO
91185 LAS SERENAS
MECCA CA 92254

727350084
ENRIQUE CERVANTES
91195 LAS SERENAS
MECCA CA 92254

727350085
PEREZ MARTIN & MARIA TRUST
91205 LAS SERENAS
MECCA CA 92254

727350086
ALFREDO ZUNO
91215 LAS SERENAS
MECCA CA 92254

727350087
MANUEL JAIME RIOS
91225 LAS SERENAS
MECCA CA 92254

727350088
ARTURO ROMERO
91235 LAS SERENAS
MECCA CA 92254

727350089
FRANCISCA DOMINGUEZ
P O BOX 1962
MECCA CA 92254

RIVERSIDE COUNTY PLANNING DEPARTMENT

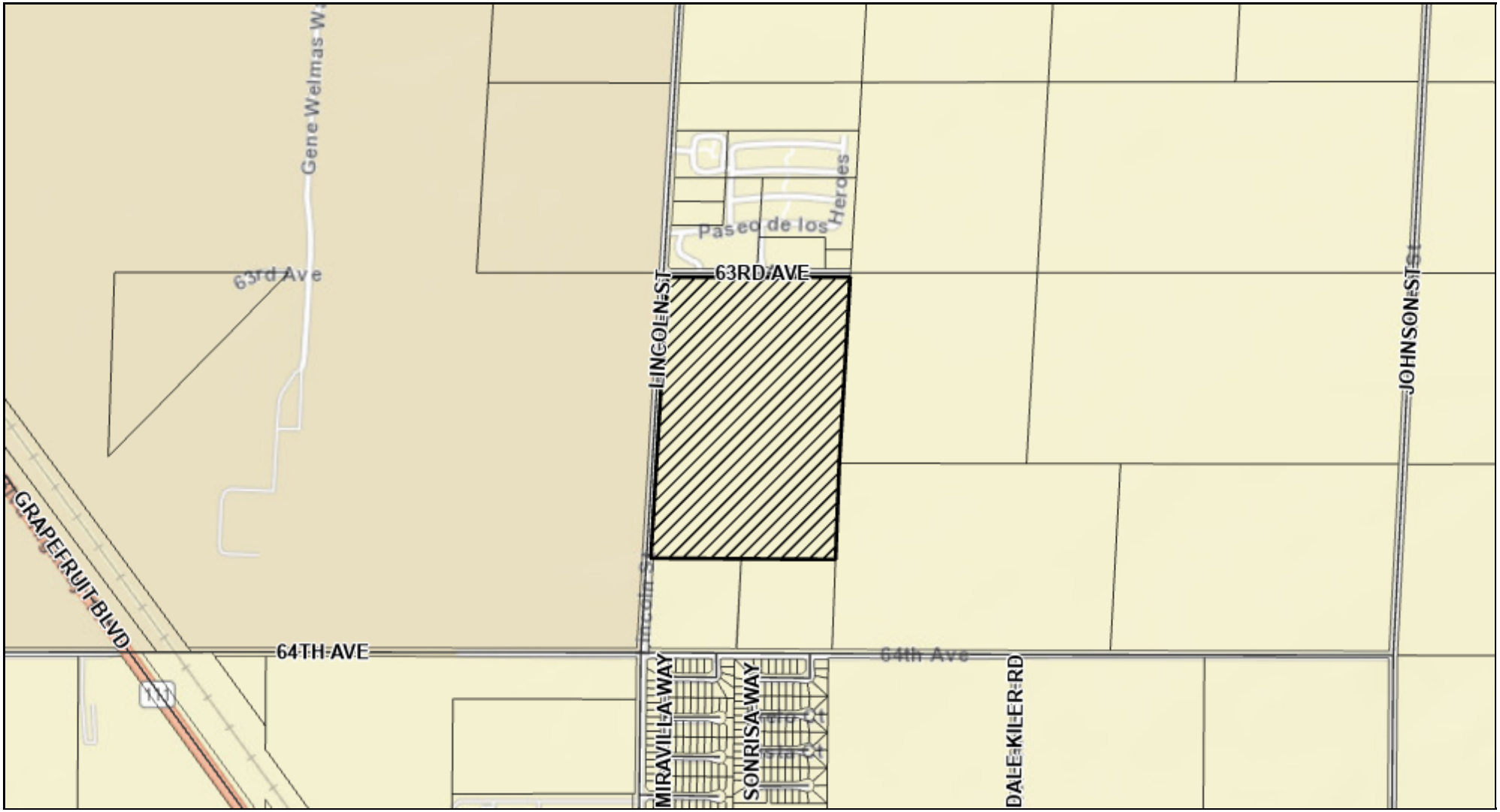
TTM38945

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

District: 4

Date: 5-13-2025



Zoning Area/District: LOWER COACHELLA VALLEY

0 1000 2000 ft

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

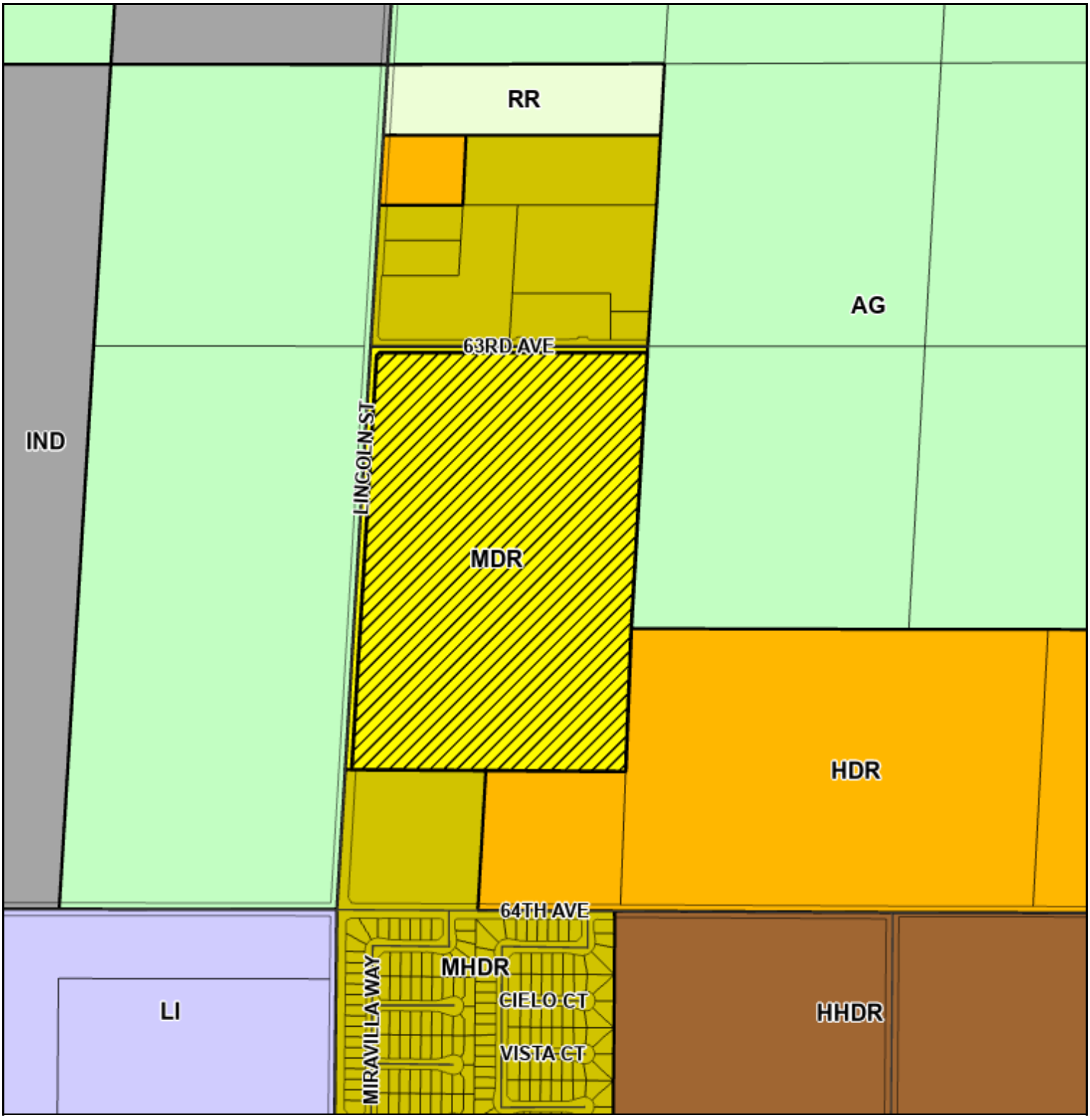
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38945

EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ
District: 4

Date: 5-13-2025
Exhibit: 5



Zoning Area/District: LOWER COACHELLA VALLEY

Author:

0 500 1000
ft

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38945

LAND USE

Supervisor:V MANUEL PEREZ
District: 4

Date: 5-13-2025
Exhibit: 1



Zoning District: LOWER COACHELLA VALLEY

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ft

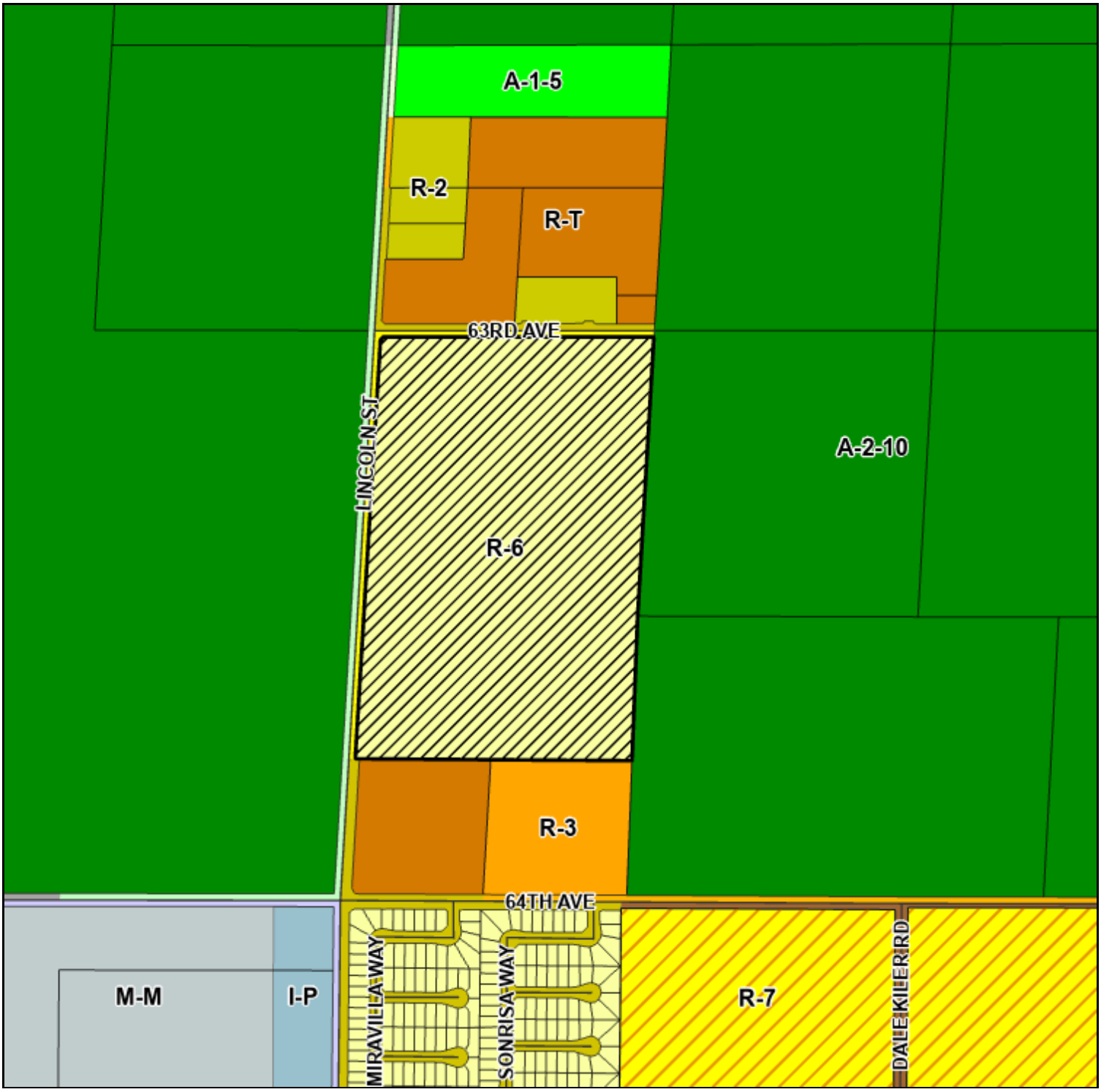
RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38945

EXISTING ZONING

Supervisor: V MANUEL PEREZ
District: 4

Date: 5-13-2025
Exhibit: 2



Zoning Area/District: LOWER COACHELLA VALLEY

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

0 500 1000 ft

Attachment 1
Advisory Notification Document

08/06/25, 12:33 pm **TTM38945**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM38945. 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 Tentative Tract Map No. and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Tract Map No. 38945 is a Schedule "A" subdivision of 60.54 gross acres into 291 single family lots. The map will contain two park/retention basins with a dual use, park and retention basin as approved by Transportation and voted on by the Desert Parks District.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Tentative Map, Exhibit A, dated 2025.
Exhibit A (Conceptual Landscape Plan), dated 2025.

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.)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- 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 al 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}
   - 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 TTMs and TPMs}
   - 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- 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 - 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 TTM38945 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 TTM38945, 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, 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.

Advisory Notification. 7 AND - Mitigation Measures

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Mitigation Measures (cont.)

Mitigation Measures from the project's Addendum No. 1 Mitigated Negative Declaration have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project.

E Health

E Health. 1 DEH-ECP Comment

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, Riverside County Department of Environmental Health – Environmental Cleanup Program (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.

Fire

Fire. 1 FIRE - Fire Conditions General

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the current edition of California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.
These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.
a. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.

2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4” x 2 ½” x 2 ½” (super hydrant). Reference CFC as amended and NFPA 24.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 FIRE - Fire Conditions General (cont.)

3. Fire Department Access - Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding150 feet in length shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.
a. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.

4. Fire Department Access Turn Around – On-parcel dead-end fire apparatus access roads exceeding 150 feet in length shall provide a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the “T” dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

5. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as possible from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

6. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.

7. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC as amended.

8. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC as amended.

9. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 FIRE - Fire Conditions General (cont.)

access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.

10. Gate Access - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended.

11. Fire Department Access Doors – If high piled storage will be utilized in the building, Fire Department Access Doors may be required every 150 feet along all portions of the interior of the building that are along the fire apparatus access road. Reference CFC as amended.

12. Water Plans - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.

Planning

Planning. 1 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 15 - PLANNING - LCP Landscape Concept Plan required at project submittal (cont.)

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 Commissioner's office is 760-863-8291.

Planning. 2 90 Days to Protest

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 3 Agency Clearance

The applicant is required to adhere to the requirements, as applicable, of the letter dated April 24, 2024 from the Imperial Irrigation District dated April 24, 2024 generally summarized as follows:

On April 11, 2024, the Imperial Irrigation District received from the Riverside County Planning Department Development Advisory Committee, the transmittal form for Tentative Tract Map No. 38945. The applicant, Coachella Valley Housing Coalition, proposes to subdivide a 58.28-acre parcel to create 291 single-family lots. The parcel is located on the east side of Lincoln Street, approximately 630 ft. north of 64th Avenue in Mecca, Riverside County, California (APN 727-030- 037).
IID has reviewed the project information has the following comments:

1. Based on the preliminary information provided to the IID, the power load to service the proposed project can be accomodated by installing one (1) additional J026 circuit breaker and a distribution feeder getaway (conduit and cable) and new backbone line extensions following the permanent plan of service out of the existing Mecca Substation to the proposed project. New distribution poles and reconfiguration of backbone lines and an additional substation switchgear for new distribution getaways will be also be required. The J026 feeder would run from Mecca Substation along Johnson Street, and from Hammond Roa to 64th Avenue, with the necessary overhead/underground backbone circuit reconfigurations and circuit upgrades.

2. It is important to note that a detailed feasibility/impact study will be developed once a customer project application, city-approved plans and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures. The conditions of service could change as a result of the additional studies. The cost of any additional technical assessment/study shall be borne by the applicant.

3. IID will not begin any engineering studies to provide electrical service to the project, or determine the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 Agency Clearance (cont.)

final cost, until the applicant submits a customer project application (available for download at http://www.iid.com/home/showdocument?id=12923 and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the project, including but not limited to the engineering and construction of substation switchgear/breaker(s), distribution overhead and/or underground backbones, line extensions, upgrades or reconfigurations, which, based on current 2024 IID rates, are estimated to be $2.81 Million (subject to change without notice); as well as the cost of any other related upgrades and applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.

4. The district's ability to provide service from existing infrastructure is based on current available capacity, which may be impacted by future development in the area. IID is unable to hold system capacity to the detriment of other customers.

5. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes and pads should be installed following IID approved plans and within the public utility easement or a dedicated easement, if applicable. Physical field installation of underground infrastructures should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website https://www.iid.com/home/showdocument?id=14229).

6. Line and feeder extensions to serve the project will be made in accordance with IID Regulations:

No.2 No. 13
No. 15

(http://www.iid.com/home/showdocument?id=2540), (http://www.iid.com/home/showdocument?id=2553), (http://www.iid.com/home/showdocument?id=2555)

7. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, (760) 398-5841 and speak with the project development planner assigned to the area.

8. It is important to note that IID's policy is to extend its electrical facilities only to those project that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.

9. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.

10. Public utility easements over all private public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.

11. Any construction or operation on IID property or within its existing and proposed right of way or

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 Agency Clearance (cont.)

easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at https://www.iid.com/about-iid/department-directory/real-estate. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

12. Any new, relocated, modified or reconstructed 11D facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and/or distribution lines, ancillary facilities associated with the conveyance of energy service; the acquisition and dedication of real property, rights of way and/or easements for the siting and construction of electrical utility substations, electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of 11D facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. Any mitigation necessary as a result of the construction, relocation and/or upgrade of 11D facilities is the responsibility of the project proponent.

13. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus (1994) 27 Cal.App. 4th 713.

14. When the project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the 11D electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/lntial Study, to determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 Agency Clearance (cont.)

15. Applicant should be advised that landscaping can be dangerous if items are planted too close to 11D's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at https://www.iid.com/energy/vegetation-management.

16. See attached 11D Will Serve Letter to applicant for additional information.

Planning. 4 CONCEPTUAL PHASE GRADING

Prior to the approval of an application for a division into units or phasing plan for the TTM38945, a conceptual grading plan covering the entire TTM38945 shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Planning. 5 Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 6 Fees for Review

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 7 Gen - Custom

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 Gen - Custom (cont.)

Planning. 8 Landscape Requirement

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 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. 9 LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning. 10 Offsite Signs ORD 679.4

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 11 Trail Maintenance

The land divider, or the land divider's successor-in- interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 Human Remains (cont.)

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 Gen - Custom

County Geologic Report GEO No. 250002, submitted for project TTM38945 was prepared by Sladden Engineering and is an update letter to their original report titled “Geotechnical Investigation Nuestro Orgullo Project SEC Lincoln Street and 64th Avenue Mecca Area Riverside County, California,” Dated May 25 2007. The original 2007 report was submitted under GEO01994 and was previously approved by the County.

As generally summarized below, GEO250002 concluded/recommended:

1. The structural values and remedial grading recommendations included in the original report and responses to comments under GEO01994 remain applicable for use in the design and construction of the currently proposed residential structure foundations, except as amended within the subject update letter.
2. The proposed residences may be supported upon conventional shallow spread footings provided that the potential seismic settlements are considered in design.
3. The use of post-tensioned slabs may also be considered to mitigate the potential differential seismic settlements.
4. Static settlement resulting from the anticipated foundation loads should be tolerable provided that the recommendations included in this report are considered in foundation design and construction.
5. The bearing soil is non-expansive and falls within the "very low" expansion category in accordance with 2022 California Building Code (CBC) classification criteria.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 Gen - Custom (cont.)

6. The seismic design category for a structure may be determined in accordance with Section 1613 of the 2022 CBC or ASCE7-16. The project Structural Engineer should verify that all design parameters provided are applicable for the subject project.
7. To provide firm and uniform foundation bearing conditions and mitigate potential liquefaction related seismic settlements, the primary foundation bearing soil should be over-excavated and re-compacted. Removals should extend at least 5 feet laterally beyond the footing limits.

See GEO250002 and referenced reports therein for their complete conclusions and recommendations for the design and construction of the subject project.

GEO250002 is hereby approved for Planning purposes associated with TTM38945.

Note that no engineering review of this report or formal review of provided building code information are a part of this review. Formal review of engineering design and code data will be made by the County of Riverside, as appropriate, at the time of grading and/or building permit submittal to the County.

Transportation

Transportation. 1 General Transportation Conditions

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.

The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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.

The Project shall install street name sign(s) in accordance with County Standard Nos. 1220/1221 and as directed by the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Transportation Conditions (cont.)

All corner cutbacks shall be applied per Standard No. 805, Ordinance No. 461.11, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit C of the Countywide Design Guidelines.

All centerline intersections shall be at 90-degrees, plus or minus 5-degrees.

At intersections, local streets (below County Collector Road Standard) shall have a minimum 50 FT tangent, measured from flowline/curb-face to the end of the 50 FT tangent section.

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

The off-site rights-of-way for access road(s) required by the project shall be accepted to vest title in the name of the public if not already accepted.

If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

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 Nos. 460, 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online http://rctlma.org/trans.

Transportation. 2 RCTD-MAP-TS / Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

SR-86 (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 RCTD-MAP-TS / Conditions (cont.)

62nd Avenue (EW)
66th Avenue (EW)

62nd Ave (EW) at:
Buchanan Street (NS)
Lincoln Street (NS)

Lincoln Street (NS) at:
63rd Ave (EW)
64th Ave (EW)
66th Ave (EW)
Project Access 1 (EW)

SR-111 (NS) at:
4th Street (EW)
Lincoln Ave (EW)

Hammond Road (NS) at:
4th Street (EW)

63rd Ave (EW) at:
Project Access 2 (NS)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

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 determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

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.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste - General (cont.)

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.

Attachment 2
Conditions of Approval

Pla : TTM38945 Parcel: 727030037

50. Pri r T Map Rec rda i

Fire

050 - Fire. 1 FIRE - Fire di i s Pri r Rec rda i N Sa isfied

1. E S N e-Fire Wa er Pr ec i : Hydra s, Ta ks, r Will Serve Le er
E S map m s be s amped by he Riverside y S rvey r wi h he f ll wi g e:
“Req ired fire wa er pr ec i sys em- fire hydra s a d r wa er a k, shall be i s alled a d
accep ed by he appr pria e age cy pri r a y c mb s ible b ildi g ma erials placed a
i divid al l . Wri e cer ifica i will serve le er fr m he appr pria e wa er c mpa y ca be
pr vided i dica e ha he pr per a d accep able fire hydra sys em is wi hi he pr jec
area.”

2. E S N e-Wa er Sys ems
E S map m s be s amped by he Riverside y S rvey r wi h he f ll wi g e: “The
req ired p blic wa er sys em impr veme s, i cl di g fire hydra s, shall be i s alled, a d
accep ed by he appr pria e wa er age cy pri r a y c mb s ible b ildi g ma erial placed
a i divid al l .”

3. E S N e-Wa er Sys em Deferred (Al er a e)
E S map m s be s amped by he Riverside y S rvey r wi h he f ll wi g e: "Sh ld
he applica r devel per ch se defer he fire pr ec i req ireme s, a E vir me al
s rai Shee shall be filed wi h he fi al map c ai i g he f ll wi g: Pri r b ildi g
permi iss a ce: he applica r devel per shall pr vide wri e cer ifica i fr m he
appr pria e wa er c mpa y ha he req ired fire hydra s are ei her exis i g r ha fi a cial
arra geme s have bee made pr vide hem."

4. E S N e-Sched le H – N B ild Pri r Access R ad Impr veme s
E S map m s be s amped by he Riverside y S rvey r wi h he f ll wi g e:
“The Sched le H Map wi h l s exceedi g 5-acres each is req ired make impr veme s
he Access R ad pri r rec rda i . H wever, c s r c i permi s f r a y f he
parcels shall be appr ved pri r impr veme s he Access R ad
(dedica ed -dedica ed) be ilized f r Fire Access, as de ailed he map, he
mi imum s a dards li ed i Riverside y Ordi a ce 460 a d 461. The resp sibili y
c mple e he desig a d c s r c i impr veme s f he Access R ad(s) leadi g he
parcel pr p sed f r c s r c i , shall be he resp sibili y f he parcel w er devel per.”
5. E S N e-Access R ad Mai e a ce
E S map m s be s amped by he Riverside y S rvey r wi h he f ll wi g e:
“I acc rda ce wi h he ad p ed a d ame ded alif r ia Fire de, Access R ads ilized f r
Fire Access parcels (havi g bee impr ved mi imum s a dards) shall be mai ai ed.
Where a par f he Riverside y Tra sp r a i Mai ai ed R ad Sys em, r ha f
a her G ver me Age cy r mmu i y Service Area r Dis ric , – i shall be he
req ireme es ablish a
Pr per y Ow er’s Ass cia i f r e s ri g he c i ed mai e a ce f he Access R ad
(i cl di g a Priva e S ree) ilized f r Fire Access. Refere ce Riverside y Ordi a ce
460 defi i i f ‘Mai ai ed R ad’”.
6. E S N e-Al er a e r Sec dary Access
E S map m us be s amped by he Riverside y S rvey r wi h he f ll wi g e: “I he
i eres f P blic Safe y, he pr jec shall pr vide a Al er a e r Sec dary Access(s). Said
Al er a e r Sec dary Access(s) shall have c c rre ce a d appr val f b h he
Tra sp r a i Depar me a d he Riverside y Fire Depar me . (Riverside y
Ordi a ce 460 a d alif r ia Fire de)”

Pla : TTM38945 Parcel: 727030037

50. Pri r T Map Rec rda i

Fire

050 - Fire. 1 FIRE - Fire di i s Pri r Rec rda i (c .) N Sa isfied

Pla i g

050 - Pla i g. 1 AG/DAIRY NOTIFI ATION N Sa isfied

Pri r rec rda i , he la d divider shall s bmi a de ailed pr p sal f r he ifica i f all i i ial a d f re p rchasers f dwelli g i s wi hi he s bjec pr jec f he exis e ce f dairies a d r her agric l ral ses wi hi he vici i y f he pr per y a d p e ial impac s res l i g fr m h se ses. Said ifica i shall be i addi i a y ice req ired by Ordi a ce N . 625 (Riverside y Righ - -Farm Ordi a ce).

Said appr ved ifica i shall be pr vided all i i ial a d all f re p rchasers f dwelli g i s wi hi he s bjec pr jec .

050 - Pla i g. 2 ANNEX TO PARK DISTRI T N Sa isfied

Pri r rec rda i , he la d divider shall s bmi wri e pr f he y Pla i g Depar me - Devel pme Review Divisi ha he s bjec pr per y has bee a exed Deser Recrea i Dis ric .

050 - Pla i g. 3 E S NOTE RIGHT-TO-FARM N Sa isfied

The f ll wi g E vir me al s rai s N e shall be placed he E S:

"L N s. 48-82 a d 1-29 as sh w he TENTATIVE MAP, are l ca ed wi hi 300 fee f, la d z ed f r primarily agric l ral p rp ses by he y f Riverside. I is he declared p licy f he y f Riverside ha agric l ral ac ivi y, pera i , r facili y, r app r e a ce here f, c d c ed r mai ai ed f r c mmercial p rp ses i he i c rp ra ed area f he y, a d i a ma er c sis e wi h pr per a d accep ed c s ms a d s a dards, as es ablished a d f ll wed by similar agric l ral pera i s i he same l cali y, shall be r bec me a isa ce, priva e r p blic, d e a y cha ged c di i i r ab he l cali y, af er he same has bee i pera i f r m ore ha hree (3) years, if i was ' a isa ce a he ime i bega . The erm "agric l ral ac ivi y, pera i r facili y, r app r e a ces here f" i cl des, b is limi ed , he c l iva i a d illage f he s il, dairyi g, he pr d c i , c l iva i , gr wi g a d harves i g f a y apic l re, r h r ic l re, he raisi g f lives ck, f r beari g a imals, fish r p l ry, a d a y prac ices perf rmed by a farmer r a farm as i cide , r i c j c i wi h, s ch farmi g pera i s, i cl di g prepara i f r marke , delivery s rage r marke , r carriers f r ra sp r a i marke ."

I he eve he mber f l s, r he c fig ra i f l s, f he FINAL MAP differs fr m ha sh w he appr ved TENTATIVE MAP, he ac al la g age sed ab ve shall reflec h se l s which are par ly r wh lly wi hi 300 fee f agric l rally z ed (A-1, A-2, A-P, A-D) pr per ies.

050 - Pla i g. 4 E S SHALL BE PREPARED N Sa isfied

The la d divider shall prepare a E vir me al s rai s Shee (E S) i acc rda ce wi h Sec i 2.2. E. & F. f y Ordi a ce N . 460, which shall be s bmi ed as par f he pla check review f he FINAL MAP.

Pla : TTM38945 Parcel: 727030037

50. Pri r T Map Rec rda i

Pla i g

050 - Pla i g. 5 FEE BALAN E N Sa isfied

Pri r rec rda i , he Pla i g Depar me shall de ermi e if he dep si based fees f r he TENTATIVE MAP are i a ega ive bala ce. If s , a y paid fees shall be paid by he la d divider a d r he la d divider's s ccess r-i -i eres .

050 - Pla i g. 6 QUIMBY FEES (1) N Sa isfied

The la d divider shall s bmi he y Pla i g Depar me - Devel pme Review Divisi a d ly a d c mple ely exec ed agreeme wi h Deser Recrea i Dis ric which dem o s ra es he sa isfac i f he y ha he la d divider has pr vided f r he payme f parks a d recrea i fees a d r dedica i f la d f r he TENTATIVE MAP i acc rda ce wi h Sec i 10.35 f y Ordi a ce N . 460.

050 - Pla i g. 7 REQUIRED APPLI ATIONS N Sa isfied

N FINAL MAP shall rec rd il TTM38945 has bee appr ved a d ad p ed by he B ard f S pervis rs a d has bee made effec ive. This la d divisi shall c f rm wi h he devel pme s a dards f he desig a i a d r z e l ima ely applied he pr per y.

S rvey

050 - S rvey. 1 Access Res ric i N Sa isfied

L access shall be res ric ed Li c l S ree a d s ed he fi al map.

050 - S rvey. 2 R TD-MAP-WQ - WQMP A ESS AND MAINT N Sa isfied

Pri r map rec rda i , he Pr jec shall e s re ha BMP facili ies are placed i dedica ed easeme s a d ha s fficie legal access he BMPs are pr vided f r he WQMP. This req ireme applies b h si e a d ffsi e pr per y. I addi i , a BMP Mai e a ce Agreeme shall be rec rded agai s he pr per y.

050 - S rvey. 3 S rvey Mo me a i N Sa isfied

I shall be he resp sibili y f he lice sed pr fessi al legally a h rized prac ice la d s rveyi g w rk i s all s ree ce erli e mo me s as req ired by Riverside y Ordi a ce N . 461.11. If c s r c i ce erli e differs, pr vide a ie exis i g ce erli e f righ - f-way. Pri r a y c s r c i , s rvey mo me s i cl di g ce erli e m o me s, ie p i s, pr per y c r ers a d be chmarks shall be ied a d a pre-c s r c i c r er rec rd r rec rd f s rvey filed wi h he y S rvey r p rs a Sec i 8771 f he B si ess & Pr fessi al de.

I acc rda ce wi h 6730.2 a d 8771 (b) f he B si ess & Pr fessi al de, s rvey mo me s shall be preserved, a d a perma e mo me shall be rese a he s rface f he ew c s r c i . S rvey mo me s des r yed d ri g c s r c i shall be ied a d rese , a d a p s -c s r c i c r er rec rd filed f r h se p i s pri r c mple i a d accep a ce f he impr veme s. All exis i g s rvey mo me a i i he pr p sed area f dis rba ce (-si e r ff-si e) shall be sh w he pr jec pla s.

Tra sp r a i

050 - Tra sp r a i . 1 A exa i i a Mai e a ce Dis ric N Sa isfied

The pr jec pr p e shall c mply wi h y req ireme s wi hi p blic r ad righ s- f-way, i acc rda ce wi h Ordi a ce N . 461.11. The pr jec pr p e shall pr vide ass ra ce f

Pla : TTM38945 Parcel: 727030037

50. Pri r T Map Rec rda i

Tra sp r a i

050 - Tra sp r a i . 1 A exa i i a Mai e a ce Dis ric (c .) N Sa isfied
mai e a ce f vari s facili ies wi hi he p blic r ad righ - f-way by fili g a applica i a d c mple i g he a exa i pr cess wi h he applicable mai e a ce e i y dis ric (s) f r a exa i i he La dscapi g a d Ligh i g Mai e a ce Dis ric N . 89-1- s lida ed by c ac i g he Tra sp r a i Depar me a (951) 955-6767, a d r a y her mai e a ce dis ric appr ved by he Tra sp r a i Depar me r by pr cessi g a d fili g a La dscape Mai e a ce Agreeme as direc ed by he Tra sp r a i Depar me Pla heck Divisi . Said a exa i may i cl de he f ll wi g:
(1) La dscapi g.
(2) S ree ligh s.
(3) Graffi i aba eme f walls a d her perma e s r c re(s).
(4) S ree sweepi g.
(5) WQMP BMP(s) r ca ch basi i ser s.

F r s ree ligh i g, he pr jec pr p e shall c ac he Tra sp r a i Depar me L&LMD 89-1- Admi is ra r a d s bmi he f ll wi g:
(1) mple ed Tra sp r a i Depar me applica i .
(2) Appr pria e fees f r a exa i .
(3) Tw (2) se s f s ree ligh i g pla s appr ved by Tra sp r a i Depar me .
(4) S ree ligh A h riza i f rm fr m S E, IID r her elec ric pr vider.

r as appr ved by he Direc r f Tra sp r a i .

050 - Tra sp r a i . 2 Appr ved Mai e a ce Exhibi (ME) N Sa isfied

The Pr jec shall s bmi a Mai e a ce Exhibi (ME) f r appr val, w (2) 11 i x17 i hard c pies a d w (2) D c pies y r Valley-Wide Recrea i a d Park Dis ric . The ME shall sh w, wi h applicable q a i ies (i.e. sq are f age, r le g hs), p able a d recycled wa er me ers, irriga ed la dscaped areas, -irriga ed la dscapi g, pe space, rails a d pedes ria pa hways, WQMP rela ed BMPs, basi b ms, fe ce a d walls, graffi i, weed aba eme , raffic sig als, a d a y her fea re ha may req ire perma e mai e a ce (e.g. s rm drai s, l w fl w drai s, c mmu i y b ildi gs, res r ms, parki g l s, bl ck walls, a d fe ci g) wi h he e i ies pr p sed pr vide mai e a ce. All righ - f-way areas shall be separa ely deli ea ed. The ME shall have he e gi eer's cer ifica i f r sq are f age calc la i s a d e he pr p sed mai e a ce e i y resp sible f r all mai e a ce ac ivi ies, i cl di g h se ha ca be depic ed he exhibi (e.g. s ree sweepi g, e c.).

The Tra sp r a i Depar me will clear his c di i af er he ME is appr ved by he y, Valley-Wide Recrea i a d Park Dis ric , a d r her ass cia ed p blic q asi-p blic mai e a ce e i ies. The appr ved ME shall be pr vided he Tra sp r a i Depar me , hree (3) 11 i x 17 i hardc pies a d e f lly sig ed PDF c py D.

N e: La dscapi g i he r ad righ - f-way shall be mai ai ed by a p blic r q asi-p blic e i y, as appr ved by he Tra sp r a i Depar me , La dscape Divisi . T e s re wa er q ali y c mplia ce, he y disc rages he se f HOAs f r mai ai i g WQMP rela ed BMPs. y P licy B-12 limi s he al ax b rde . Tax b rde i cl des mmu i y Facili y Dis ric s (FDs), Assessme Dis ric , ad val rem axes, a y her assessme s, axes, a d fees. The l cal wa er p rvey r may req ire he se f reclaimed wa er f r la dscapi g, pri r appr vi g wa er impr veme pla s. ME shall be appr ved pri r s bmi i g &R's, a d s bmi i g wa er impr veme pla s.

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50. Pri r T Map Rec rda i

Tra sp r a i

050 - Tra sp r a i . 3 rdi a i wi h O hers N Sa isfied

Appr val f he S ree Impr veme pla s by he Tra sp r a i Depar me will clear his c di i . Pri r map rec rda i , he Pr jec shall c mply wi h rec mme da i s fr m he f ll wi g:

_ rdi a e wi h S li e Tra si Age cy f r b s s p impr veme s al g Li c l S ree .

050 - Tra sp r a i . 4 La dscape mmo Area Rs N Sa isfied

The devel per permi h lder shall:
Pri r map rec rda i , he devel per permi h lder shall s bmi ve a s, di i s, a d Res ric i s (&R) he Riverside y sel f r review al g wi h he req ired fees se f r h by he Riverside y Fee Sched le.

F r p rp ses f la dscapi g a d mai e a ce, he f ll wi g mi imum eleme s shall be i c rp ra ed i he &R's:

1) Perma e p blic, q asi-p blic r priva e mai e a ce rga iza i shall be es ablished f r pr per ma ageme f he wa er efficie la dscape a d irriga i sys ems. A y agreeme s wi h he mai e a ce rga iza i shall s ip la e ha mai e a ce f la dscaped areas will cc r i acc rda ce wi h Ordi a ce N . 859 (as ad p ed a d a y ame dme s here) a d he y f Riverside G ide alif r ia Frie dly La dscapi g.

2) The &R's shall pr hibi he se f wa er-i e sive la dscapi g a d req ire he se f l w wa er se la dscapi g p rs a he pr visi s f Ordi a ce N . 859 (as ad p ed a d a y ame dme s here).

3) The c mm o mai e a ce areas shall i cl de all h se ide ified he appr ved la dscape mai e a ce exhibi .

The Tra sp r a i Depar me , La dscape Sec i shall clear his c di i ce a c py f he y sel appr ved &R's has bee s bmi ed he Tra sp r a i Depar me , La dscape Sec i .

050 - Tra sp r a i . 5 La dscapi g Desig Pla s N Sa isfied

La dscapi g wi hi p blic r ad righ f-way shall c mply wi h Tra sp r a i Depar me s a dards, Ordi a ce N . 461.11, mprehe sive La dscapi g G ideli es & S a dards, a d Ordi a ce N . 859 a d shall req ire appr val fr m he Tra sp r a i Depar me .

La dscapi g pla s shall be desig ed wi hi he s ree s ass cia ed wi h he devel pme a d s bmi ed he Tra sp r a i Depar me . La dscapi g Pla s shall be s bmi ed s a dard y f rma (24 i x 36 i).

La dscapi g pla s shall be c rdi a ed wi h he s ree impr veme pla s.

r as appr ved by he Direc r f Tra sp r a i .

050 - Tra sp r a i . 6 Ligh i g Pla N Sa isfied

A separa e s ree ligh pla a d r a separa e bridge ligh pla shall be appr ved by he

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50. Pri r T Map Rec rda i

Tra sp r a i

050 - Tra sp r a i . 6 Ligh i g Pla (c .) N Sa isfied
Tra sp r a i Depar me . S ree a d r bridge ligh i g pla (s) shall be desig ed i acc rda ce wi h y Ordi a ce N . 460 a d S ree ligh Specifica i har f d i Specifica i Sec i 22 f Ordi a ce N . 461.11. F r pr jec s wi hi S E b daries se y f Riverside Ordi a ce N . 461.11, S a dard N . 1000. F r pr jec s wi hi Imperial Irriga i Dis ric (IID) j risdic i , he pr jec shall se IID p le s a dard.

050 - Tra sp r a i . 7 R TD-MAP-TS DESIGN N Sa isfied

The pr jec pr p e shall be resp sible f r he m odifica i f raffic sig al(s) a he i ersec i s f:

SR-86 (NS) a 62 d Ave (EW)
- Pr vide righ r verlap phasi g i he wes b d direc i
- Pr vide sig age res ric U- r s i he s hb d appr ach

NOTE: The f ll wi g exhibi (s) may be req ired as par f he review f he s ree impr veme s pla s.

- Tr ck r i g empla e, sigh dis a ce, c rb ramp a d accessibili y, a d r rail. The desig f he s ree a d i ersec i (s) shall address a y c flic s ha may arise fr m hese exhibi s, i cl di g h se iss es rela ed safe y.

r as appr ved by he Tra sp r a i Depar me .

F r impr veme s eligible f r fee credi , he pr jec pr p e shall c ac he Tra sp r a i Depar me a d e er i a agreeme f r sig al mi iga i fee credi r reimb rseme pri r s ar f c s r c i f he sig al. All w rk shall be pre-appr ved by a d shall c mply wi h he req ireme s f he Tra sp r a i Depar me a d he p blic c rac c de i rder be eligible f r fee credi r reimb rseme .

050 - Tra sp r a i . 8 R TD-MAP-TS Fair Share N Sa isfied

The pr jec raffic s dy has de ermi ed he pr jec ca ses a i direc pera i al deficie cy he f ll wi g i ersec i :

SR-86 (NS) a 62 d Ave (EW)

The raffic s dy has de ermi ed he pr jec 's fair share f he deficie cy is 15.7%. The pr jec shall pay i s fair share wards he f re c s r c i f:
- Pr vide a sec d wes b d righ r la e

SR-86 (NS) a 66 h Ave (EW)

The raffic s dy has de ermi ed he pr jec 's fair share f he deficie cy is 5.3%. The pr jec shall pay i s fair share wards he f re c s r c i f:
- Pr vide a excl sive eas b d lef - r la e, hr gh la e a d righ - r la e
- Pr vide a excl sive wes b d lef - r la e, hr gh la e a d righ - r la e
- M dify he raffic sig al pr vide pr ec ed lef r phasi g i he wes b d a d eas b d direc i

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50. Pri r T Map Rec rda i

Tra sp r a i

050 - Tra sp r a i . 8 R TD-MAP-TS Fair Share (c .) N Sa isfied

All impr veme s lis ed are req ireme s f r i erim c di i s ly. F ll righ - f-way a d r adway half sec i s adjace he pr per y f r he l ima e r adway cr ss-sec i per he y's R ad Impr veme S a dards a d Specifica i s m us be pr vided.

A y ff-si e wide i g req ired pr vide hese ge me rics shall be he resp sibili y f he la d w er devel per.

050 - Tra sp r a i . 9 R TD-MAP-TS Ge me rics N Sa isfied

The i ersec i f SR-111 (NS) a 4 h S ree (EW) shall be impr ved pr vide he f ll wi g ge me rics:

N r hb d: e hr gh la e, e righ - r la e
S hb d: e lef - r la e, e hr gh la e
Wes b d: e lef - r la e, e righ - r la e
NOTE: he pr jec is req ired res ripe he ha ched are a he railr ad cr ssi g

NOTE: The f ll wi g exhibi (s) may be req ired as par f he review f he s ree impr veme s pla s.

- Tr ck r i g empla e, sigh dis a ce, c rb ramp a d accessibili y, a d r rail. The desig f he s ree a d i ersec i (s) shall address a y c flic s ha may arise fr m hese exhibi s, i cl di g h se iss es rela ed safe y.

r as appr ved by he Tra sp r a i Depar me .

All impr veme s lis ed are req ireme s f r i erim c di i s ly. F ll righ - f-way a d r adway half sec i s adjace he pr per y f r he l ima e r adway cr ss-sec i per he y's R ad Impr veme S a dards a d Specifica i s m us be pr vided.

A y ff-si e wide i g req ired pr vide hese ge me rics shall be he resp sibili y f he la d w er devel per.

050 - Tra sp r a i . 10 R TD-MAP-WQ - Whi ewa er Regi - FINAL WQMP RE N Sa isfied

The pr jec is l ca ed i he Whi ewa er wa ershed. A appr ved Wa er Q uali y Ma ageme Pla (WQMP) is req ired pri r rec rda i f a fi al map r iss a ce f a gradi g permi . The pr jec shall s bmi a si gle PDF w D DVD c pies, i acc rda ce wi h he la es versi f he WQMP ma al, f d a h ps: rc lma. rg ra s La d-Devel pme WQMP. I addi i , he pr jec pr p e shall e s re ha he effec s f i creased peak fl wra e f r he 1, 3, 6, 24-h r s rm eve s f r he 2, 5, 10, a d 100-year re r peri ds fr m he pr jec are mi iga ed r i Berm uda D es area hese fl ws shall be f lly re ai ed. Pr jec s wi hi a airp r i fl e ce area may req ire 48-h r max drawd w imes. Pr jec s wi hi a airp r i fl e ce area may req ire less ha 48-h r drawd w imes. All de ails ecessary b ild BMPs per he WQMP shall be i cl ded he gradi g pla s.

050 - Tra sp r a i . 11 Righ - f-Way Dedica i N Sa isfied

S fficie p blic s ree righ - f-way al g Li c l S ree he pr jec side shall be c veyed f r p blic se pr vide f r a 50-FT half-wid h righ - f-way per S a dard N . 94, Ordi a ce N . 461.11. A he pr p sed b s s p, s fficie p blic s ree righ - f-way al g Li c l S ree

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50. Pri r T Map Rec rda i

Tra sp r a i

050 - Tra sp r a i . 11 Righ - f-Way Dedica i (c .) N Sa isfied
he pr jec side shall be c veyed f r p blic se pr vide f r a 53-FT half-wid h righ - f-way per S a dard N . 94, Ordi a ce N . 461.11. M odify he 50-FT half-wid h i S a dard N . 94 53-FT half-wid h righ - f-way.

S fficie p blic s ree righ - f-way al g 63rd Ave e he pr jec side shall be c veyed f r p blic se pr vide f r a 30-FT half-wid h righ - f-way per S a dard N . 105A, Ordi a ce N . 461.11.

S fficie p blic s ree righ - f-way al g E ry S ree K he pr jec side fr m Li c l S ree S ree L shall be c veyed f r p blic se pr vide f r a 60-FT f ll-wid h righ - f-way per S a dard N . 105A, Ordi a ce N . 461.11.

S fficie p blic s ree righ - f-way al g i eri r l cal s ree s he pr jec side shall be c veyed f r p blic se pr vide f r a 56-FT f ll-wid h righ - f-way per S a dard N . 105B, Ordi a ce N . 461.11.

PHASE
If a y p r i f he pr jec is phased, regardless f phase mber, he i i ial phase f he pr jec shall pr vide he i er al s ree righ - f-way dedica i s. l addi i , he pr jec al g he TTM38945 rac b dary shall pr vide 63RD Ave e 30-FT half-wid h dedica ed righ - f-way per S a dard N 105A, Sec i A a d shall als dedica e Li c l S ree 50-FT half-wid h righ - f-way per S a dard N 94 a d 53-FT half-wid h dedica ed righ - f-way f r he b s s p per S a dard 814.
NOTE
If he pr jec phase b dary d es fr 63RD Ave e a d Li c l S ree , he pr jec shall pr vide primary a d sec dary access r ads fr m he phase b dary access Li c l S ree a d 63RD Ave e wi h mi im um 56-FT f ll-wid h dedica ed righ - f-way i acc rda ce wi h y S a dard N . 106, sec i A, Ordi a ce N . 461.11. Excep f r E ry S ree K pr p sed 60-FT f ll-wid h righ f way, m odify he 60-FT f ll-wid h righ - f-way i S a dard N 106 56-FT f ll-wid h righ - f-way.

r as appr ved by he Direc r f Tra sp r a i .

050 - Tra sp r a i . 1 R ad Impr veme s (Pla) N Sa isfied

Impr veme s pla s f r he f ll wi g r adways shall be s bmi ed f r review a d appr val.

FULL-WIDTH ENTRY STREET K
E ry S ree K shall be impr ved fr m Li c l S ree S ree L wi h 40-FT f ll-wid h f A paveme , wi hi a 60-FT f ll wid h dedica ed righ - f-way, 6 i c rb a d g er, 6 FT sidewalk a c rb adjace mee he y S a dard N . 105A, Sec i A.

FULL-WIDTH INTERIOR STREETS
I eri r S ree s shall be impr ved wi h 40-FT f ll-wid h f A paveme , wi hi a 56-FT f ll wid h dedica ed righ - f-way, 6 i c rb a d g er, 6 FT sidewalk a c rb adjace mee he y S a dard N . 105A, Sec i A. M odify he 10-FT parkway wid h i S a dard NO 105A, Sec i A 8-FT parkway wid h. M odify he 60-FT f ll-wid h righ - f-way i S a dard NO 105A 56-FT f ll-wid h righ - f-way.

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50. Pri r T Map Rec rda i

Tra sp r a i

050 - Tra sp r a i . 12 R ad Impr veme s (Pla) (c .) N Sa isfied
NOTE: Pr vide sigh dis a ce a alysis per he y S a dard N . 821. If he e gi eer ca c mply wi h he y s a dard, a desig excep i ca be s bmi ed f r review a d appr val by he pla -check s pervis r. All-way s p c r l may be ilized a he i ersec i s f S ree A S ree B a d S ree L S ree K.

HALF-WIDTH 63RD AVENUE
63RD Ave e shall be impr ved al g pr jec b dary wi h 20-FT half-wid h f A paveme , wi hi a 30-FT half-wid h dedica ed righ - f-way, 6 i c rb a d g er, 5 FT sidewalk a righ - f-way adjace mee he y S a dard N . 105A, Sec i A.

EXISTING MAINTAINED LIN OLN STREET
Li c l S ree al g he pr jec b dary is y-mai ai ed r ad desig a ed as a Sec dary Highway, a d shall be wide ed wi h A Paveme i s all 6 i c rb a d g er be l ca ed 32-FT fr m ce erli e wi hi a 50-FT half-wid h dedica ed righ - f-way, wi h a par -wid h paveme sec i ex e di g a addi i al 19-FT exis i g 30-FT righ - f-way bey d ce erli e i acc rda ce wi h y S a dard N . 94, Ordi a ce N . 461.11. The exis i g paveme shall be rec s r c ed; r res rfaci g as de ermi ed by he Tra sp r a i Depar me . I addi i , a 5 FT sidewalk per S a dard N . 401 shall be pr vided.

NOTE:
1. I s all B s T r impr veme s r h f E ry S ree K. Wide he paveme i s all 6 i c rb a d g er be l ca ed 44-FT fr m he ce erli e, 9-FT wide sidewalk wi hi a 53-FT half-wid h dedica ed righ - f-way per he y S a dard N 814. rdi a e wi h he S li e Tra si Age cy f r b s s p impr veme s, sig age a d ADA req ireme s.

INITIAL PHASE
If a y p r i f he pr jec is phased, regardless f phase mber, he i i ial phase f he pr jec shall i s all i s i er al s ree impr veme s a d i s righ - f-way. I addi i , he pr jec al g he TTM38945 rac b dary shall c s r c 63RD Ave e half-wid h impr veme s a d righ - f-way per S a dard N 105A, Sec i A a d shall als c s r c Li c l S ree par -wid h impr veme s a d righ - f-way per S a dard N 94.
NOTE
If he pr jec phase b dary d es fr 63RD Ave e a d Li c l S ree , he pr jec shall pr vide primary a d sec dary access r ads fr m he phase b dary access Li c l S ree a d 63RD Ave e wi h mi im um f 32-FT f A paveme wi hi a mi im um 56 FT dedica ed righ - f-way i acc rda ce wi h y S a dard N . 106, sec i A, Ordi a ce N . 461.11. Excep f r E ry S ree K f 60-FT f ll-wid h righ f way, m odify he 60-FT f ll-wid h righ - f-way i S a dard N 106 56-FT f ll-wid h righ - f-way.

The Pr jec shall pr vide acq ire s fficie dedica ed p blic righ - f-way, e vir me al cleara ces, a d sig ed appr val f all s ree impr veme pla s f r he ab ve impr veme s. The limi s f he impr veme s shall be c sis e wi h he appr ved e a ive map less herwise specified i hese c di i s. Sh ld he applica fail acq ire he ecessary ff-si e righ f way, he map will be re r ed f r redesig .

r as appr ved by he Direc r f Tra sp r a i .

050 - Tra sp r a i . 13 U ili y Pla N Sa isfied

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50. Pri r T Map Rec rda i

Tra sp r a i

050 - Tra sp r a i . 13 U ili y Pla (c .) N Sa isfied
All ew elec rical p wer, eleph e, c mmu ica i , s ree ligh i g, a d cable elevisi li es shall be desig ed be placed dergr d he Impr veme Pla s i acc rda ce wi h Ordi a ce N . 460 f r s bdivisi s a d r Ordi a ce N . 461.11 f r r ad impr veme s. The Pr jec shall c rdi a e wi h he servi g ili y c mpa ies c mple e he fi al i s alla i s. This c di i will be cleared af er b h f he f ll wi g req ireme s are me :

_ The S ree Impr veme Pla s are appr ved.
_ Tra sp r a i Depar me receives wri e pr f ha he Pr jec has filed a applica i f r he rel ca i f said ili ies r said ili y c mpa ies have i i ia ed heir rel ca i desig .

60. Pri r T Gradi g Permi Iss a ce

BS-Grade

060 - BS-Grade. 1 EASEMENTS PERMISSION N Sa isfied

Pri r he iss a ce f a gradi g permi , i shall be he s le resp sibili y f he w er applica b ai a y a d all pr p sed r req ired easeme s a d r permissi s ecessary perf rm he gradi g herei pr p sed.
A arized le er f permissi a d r rec rded easeme fr m he affec ed pr per y w ers r easeme h lders shall be pr vided i i s a ces where ff si e gradi g is pr p sed as par f he gradi g pla .
I i s a ces where he gradi g pla pr p ses drai age facili ies adjace ff-si e pr per y, he w er applica shall pr vide a c py f he rec rded drai age easeme r c py f Fi al Map.
All l - -l drai age shall be placed wi hi a rec rded easeme .

060 - BS-Grade. 2 IF WQMP IS REQUIRED N Sa isfied

If a Wa er Q ali y Ma ageme Pla (WQMP) is req ired, he w er applica shall s bmi he B ildi g & Safe y Depar me , he Fi al Wa er Q uali y Ma ageme Pla (WQMP) si e pla f r c mparis he gradi g pla .

060 - BS-Grade. 3 IMPROVEMENT SE URITIES N Sa isfied

Pri r iss a ce f a Gradi g Permi , he applica may be req ired p s a Gradi g a d r Er si r l Sec ri y. Please c ac he Riverside y Tra sp r a i Depar me f r addi i al i f rma i a d req ireme s.

060 - BS-Grade. 4 TILE DRAINS N Sa isfied

Pri r he iss a ce f a gradi g permi , he exis i g derdrai age sys em (ile drai s) shall be clearly deli ea ed he gradi g pla . The gradi g pla shall i cl de, b is limi ed f ll wi g i f rma i :
1. L ca i a d dep h f he exis i g ile drai s.
2. Pr p sed l ca i f service risers, ie-i s a d i spec i va l s.
3. Easeme l ca i s.
4. Sh w a y rel ca i g rer i g f exis i g drai s acc mmoda e pla ed s bs rface impr veme s.
5. Appr pria e i c rp ra i f s ppleme al derdrai age devices a d pr per ie i i ile-drai ma if lds a d mai s.
6. Mai e a ce resp sibili y (HOA, VWD, e c.) shall be ed pla .
7. The Prelimi ary S ils rep r shall i cl de a y mi iga i meas res a d hese meas res

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60. Pri r T Gradi g Permi Iss a ce

BS-Grade

060 - BS-Grade. 4 TILE DRAINS (c .) N Sa isfied
shall be i c rp ra ed he gradi g pla as req ired.

Fire

060 - Fire. 1 FIRE - Fire di i s Pri r Gradi g Permi N Sa isfied

060-Wa er Pla s-Fire
The applica r devel per shall f r ish e c py f he wa er sys em pla s he Fire Depar me f r review. Pla s shall be sig ed by a regis ered civil e gi eer, c ai i g a Fire Depar me appr val sig a re bl ck, a d shall c f rm hydra ype, l ca i , spaci g a d mi im um fire fl w. O rce pla s are sig ed by he l cal wa er c mpa y, he rigi als shall be prese ed he Fire Depar me f r sig a re.
060-Fire Access R ad Impr veme s-Fire
The applica shall s bmi Precise Gradi g Pla s ide ifyi g -parcel Fire Access R ad impr veme s all s r c res i c mplia ce wi h Fire Depar me S a dards.

Pla i g

060 - Pla i g. 1 EQA Fili g N Sa isfied

Pri r gradi g permi iss a ce, he applica shall c firm fili g f a NOD NOE as applicable f r he rigi al e i leme applica i a d fili g f applicable fili g fees.

060 - Pla i g. 2 Elec rical Service N Sa isfied

Pri r he iss a ce f a gradi g permi , he applica w er shall pr vide he Pla i g Depar me evide ce fr m he applicable elec rical ili y pr vider ha he pr jec will be f lly serviced. If m re ime is eeded his OA ca be deferred Pri r b ildi g permi iss a ce.

060 - Pla i g. 3 FEE BALAN E N Sa isfied

Pri r iss a ce f gradi g permi s, he Pla i g Depar me shall de ermi e if he dep si based fees are i a ega ive bala ce. If s , a y s a di g fees shall be paid by he applica devel per.

060 - Pla i g. 4 HILLSIDE DEVELOPMENT STANDARDS N Sa isfied

The la d divider permi h lder shall ca se gradi g pla s be prepared which c f rm he Hillside Devel pme S a dards: all c a d r fill sl pes, r i divid al c mbi a i s here f, which exceed e fee i ver ical heigh shall be m dified by a appr pria e c mbi a i f a special erraci g (be chi g) pla , i crease sl pe ra i (i.e., 3:1), re ai i g walls, a d r sl pe pla i g c mbi ed wi h irriga i .

060 - Pla i g. 5 REQUIRED APPLI ATIONS N Sa isfied

N gradi g permi s shall be iss ed il TTM38945 has bee appr ved a d ad p ed by he B ard f S pervis rs a d has bee made effec ive.

060 - Pla i g. 6 SLOPE GRADING TE HNIQUES N Sa isfied

The la d divider permi h lder shall ca se gradi g pla s be prepared which sh w all c sl pes l ca ed adjace graded a ral errai a d exceed e (10) fee i ver ical heigh be c r-graded i c rp ra i g he f ll wi g gradi g ech iq es:
1. The a gle f he graded sl pe shall be grad ally adj s ed he a gle f he a ral errai .
2. A g lar f rms shall be disc raged. The graded f rm shall reflec he a ral r ded

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60. Pri r T Gradi g Permi Iss a ce

Pla i g

060 - Pla i g. 6 SLOPE GRADING TE HNIQUES (c .) N Sa isfied
errai .
3. The es a d ps f sl pes shall be r ded wi h c rves wi h radii desig ed i pr p r i
he al heigh f he sl pes where drai age a d s abili y permi s ch r di g.
4. Where c a d/ r fill sl pes exceed 300 fee i h riz al le g h, he h riz al c rs f
he sl pe shall be c rved i a c i s, d la i g fashi .

Pla i g- UL

060 - Pla i g- UL. 1 Na ive America M o i r N Sa isfied

Pri r he iss a ce f gradi g permi s, he devel per/permi applica shall e er i a
agreeme wi h he c s l i g ribe(s) f r a Na ive America M o i r.
The Na ive America M o i r(s) shall be -si e d ri g all i i ial gr d dis rbi g ac ivi ies a d
excava i f each p r i f he pr jec si e i cl di g cleari g, gr bbi g, ree rem ovals,
gradi g a d re chi g. l c j c i wi h he Archae l gical M o i r(s), he Na ive America
M o i r(s) shall have he a h ri y emp rarily diver , redirec r hal he gr d dis rba ce
ac ivi ies all w ide ifica i , eval a i , a d p e ial rec very f c l ral res rces.
The devel per/permi applica shall s bmi a f lly exec ed c py f he agreeme he
y Archae l gis e s re c mplia ce wi h his c di i f appr val. Up verifica i ,
he Archae l gis shall clear his c di i .
This agreeme shall m odify a y c di i f appr val r mi iga i meas re.

060 - Pla i g- UL. 2 Pr jec Archae l gis N Sa isfied

Pri r iss a ce f gradi g permi s: The applica /devel per shall pr vide evide ce he
y f Riverside Pla i g Depar me ha a y cer ified pr fessi al archae l gis
(Pr jec Archae l gis) has bee c rac ed impleme a l ral Res rce M o i ri g
Pr gram (RMP). A l ral Res rce M o i ri g Pla shall be devel ped ha addresses he
de ails f all ac ivi ies a d pr vides pr ced res ha m us be f ll wed i rder red ce he
impac s c l ral a d his ric res rces a level ha is less ha sig ifica as well as
address p e ial impac s disc vered b ried archae l gical res rces ass cia ed wi h
his pr jec . A f lly exec ed c py f he c rac a d a we -sig ed c py f he M o i ri g Pla
shall be pr vided he y Archae l gis e s re c mplia ce wi h his c di i f
appr val.
Worki g direc ly der he Pr jec Archae l gis , a adeq a e mber f q alified
Archae l gical M o i rs shall be prese e s re ha all ear h m ovi g ac ivi ies are bserved
a d shall be -si e d ri g all gradi g ac ivi ies f r areas be m o i red i cl di g ff-si e
impr veme s. l spec i s will vary based he ra e f excava i , he ma erials excava ed,
a d he prese ce a d ab da ce f ar ifac s a d fea res. The freq e cy a d l ca i f
i spec i s will be de ermi ed by he Pr jec Archae l gis .

060 - Pla i g- UL. 3 Res rce reb rial area N Sa isfied

Pri r iss a ce f gradi g permi s: he devel per/ applica shall pr vide evide ce he
Riverside y Pla i g Depar me ha a E vir me al s rai s Shee has bee
i cl ded i he Gradi g Pla s. This shee shall i dica e a area ha will be sed, if eeded, f r
reb rial f a y ar ifac s ha have bee ide ified d ri g gradi g a d ca be av ided. The
area will be ch se i c llab ra i wi h he c s l i g ribe(s). This area will be pr ec ed a d
dis rbed i he f re. This is c fide ial i f rma i a d he exac a re f his area will
be called he gradi g pla s.

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60. Pri r T Gradi g Permi Iss a ce

Pla i g-EPD

060 - Pla i g-EPD. 1 B rr wi g Owl leara ce N Sa isfied

Wi hi 30 days pri r a y gr d dis rba ce r he iss a ce f a gradi g permi , i cl di g permi s f r cleari g, gr bbi g, a d/ r s ckpili g, a pre-c s r c i prese ce/abse ce s rvey f r b rr wi g wl shall be c d c ed by a q alified bi l gis a d he res l s pr vided i wri i g he E vir me al Pr grams Divisi (EPD). The pre-c s r c i s rvey shall c ver he pr jec si e a d a y ffsi e impr veme s. If gr d dis rba ce ac ivi ies d begi wi hi 30 days f he s rvey a sec d s rvey m us be c d c ed.
If i is de ermi ed ha he pr jec si e is cc pied by B rr wi g Owls, ake shall be av ided p rs a he MSH P a d he Migra ry Bird Trea y Ac . Rel ca i f b rr wi g wls may ly be appr ved side f he es i g seas (Febr ary 1 hr gh A g s 31). A q alified bi l gis wh h lds a MOU wi h he y f Riverside m us s bmi a rel ca i pla EPD, alif r ia Depar me f Fish a d Wildlife a d he U.S. Fish a d Wildlife Service f r review a d appr val pri r a y rel ca i .
All rep r s s bmi ed EPD m us be s bmi ed direc ly by he pr jec 's s l i g Bi l gis r Bi l gical m i r hr gh he Riverside y PLUS O rli e P r al.

060 - Pla i g-EPD. 2 MBTA leara ce N Sa isfied

Birds a d heir es s are pr ec ed by he Migra ry Bird Trea y Ac (MBTA) a d alif r ia Depar me f Fish a d Wildlife (DFW) des. Si ce he pr jec s pp r s s i able es i g bird habi a , rem oval f vege a i r a y her p e ial es i g bird habi a dis rba ces shall be c d c ed side f he avia es i g seas (Febr ary 1s hr gh A g s 31s). If habi a m us be cleared d ri g he es i g seas , a prec s r c i es i g bird s rvey shall be c d c ed. The prec s r c i es i g bird s rvey m us be c d c ed by a bi l gis wh h lds a c rre MOU wi h he y f Riverside. If es i g ac ivi y is bserved, appr pria e av ida ce meas res shall be ad p ed av id a y p e ial impac s es i g birds. The es i g bird s rvey m us be c mple ed m ore ha 3 days pri r a y gr d dis rba ce. If gr d dis rba ce d es begi wi hi 3 days f he s rvey da e a sec d s rvey m s be c d c ed. If es i g birds are disc vered wi hi he pr jec si e, he pr jec 's bi l gis shall mark a b ffer ar d he es . A a mi imum, c s r c i ac ivi ies will s ay side f a 300-f b ffer ar d he ac ive es s. F r rap r species, he b ffer is be expa ded 500 fee . The appr ved b ffer z e shall be marked i he field wi h c s r c i fe ci g, wi h vege a i cleari g r gr d dis rba ce shall c mme ce il he q alified bi l gis a d Riverside y E vir me al Pr grams Divisi f he Pla i g Depar me verify ha he es s are l ger cc pied, a d he j ve ile birds ca s rvive i depe de ly fr m he es s. O rce he y g have fledged a d he lef he es , r he es herwise bec mes i ac ive der a ral c di i s, rmal c s r c i ac ivi ies may cc r. The pr jec 's bi l gis shall m o i r he es d ri g c s r c i ac ivi y e s re dis rba ce he birds are cc rri g a d shall have he a h ri y hal gr d dis rbi g ac ivi ies if hey are impac i g he es i g birds.

Pri r iss a ce f a permi f r gradi g, i cl di g permi s f r cleari g, gr bbi g, a d/ r s ckpili g, he pr jec 's c s l i g bi l gis shall prepare a d s bmi a rep r , d c me i g he res l s f he s rvey, EPD f r review. The prec s r c i s rvey shall c ver he pr jec si e a d a y ffsi e impr veme s. I s me cases, EPD may als req ire a M o i ri g a d Av ida ce Pla pri r he iss a ce f a gradi g permi .

All rep r s s bmi ed EPD m us be s bmi ed direc ly by he pr jec 's s l i g Bi l gis r Bi l gical m o i r hr gh he Riverside y PLUS O rli e P r al.

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60. Pri r T Gradi g Permi Iss a ce

Pla i g-PAL

060 - Pla i g-PAL. 1 Ge - s m N Sa isfied

This si e is mapped i he y's Ge eral Pla as havi g a High p e ial f r pale l gical res rces (f ssils). Pr p sed pr jec si e gradi g/ear hm ovi g ac ivi ies c ld p e ially impac his res rce. HEN E:
PRIOR TO ISSUAN E OF GRADING PERMITS:
1. The applica shall re ai a q alified pale l gis appr ved by he y crea e a d impleme a pr jec -specific pla f r m o i ri g si e gradi g/ear hm ovi g ac ivi ies (pr jec pale l gis).
2. The pr jec pale l gis re ai ed shall review he appr ved devel pme pla a d gradi g pla a d c d c a y pre-c s r c i w rk ecessary re der appr pria e m o i ri g a d mi iga i req ireme s as appr pria e. These req ireme s shall be d c me ed by he pr jec pale l gis i a Pale l gical Res rce Impac Mi iga i Pr gram (PRIMP). This PRIMP shall be s bmi ed f r appr val by he y Ge l gis pri r iss a ce f a Gradi g Permi . I f rma i be c ai ed i he PRIMP, a a mi im um a d i addi i her i d s ry s a dards a d S cie y f Ver ebra e Pale l gy s a dards, are as f ll ws:
a. A c rresp di g a d ac ive y Gradi g Permi (BGR) N mber m us be i cl ded i he i le f he rep r . PRIMP rep r s s bmi ed wi h a BGR mber i he i le will be reviewed.
b. PRIMP m s be acc mpa ied by he fi al gradi g pla f r he s bjec pr jec .
c. Descrip i f he pr p sed si e a d pla ed gradi g pera i s.
d. Descrip i f he level f m o i ri g req ired f r all ear h-m ovi g ac ivi ies i he pr jec area.
e. Ide ifica i a d q alifica i s f he q alified pale l gical m o i r be empl yed f r gradi g pera i s m o i ri g.
f. Ide ifica i f pers el wi h a h ri y a d resp sibili y emp rarily hal r diver gradi g eq ipme all w f r rec very f large specime s.
g. Direc i f r a y f ssil disc veries be immedia ely rep r ed he pr per y w er wh i r will immedia ely ify he y Ge l gis f he disc very.
h. Mea s a d me h ds be empl yed by he pale l gical m o i r q ickly salvage f ssils as hey are ear hed av id c s r c i delays.
i. Sampli g f sedime s ha are likely c ai he remai s f small f ssil i ver ebra es a d ver ebra es.
j. Pr ced res a d pr c l f r c llec i g a d pr cessi g f samples a d specime s.
k. F ssil ide ifica i a d c ra i pr ced res be empl yed.
l. Ide ifica i f he perma e rep si ry receive a y rec vered f ssil ma erial.
*P rs a he y "SABER P licy", pale l gical f ssils f d i he y sh ld, by prefere ce, be direc ed he Wes er Scie ce e er i he i y f Heme . A wri e agreeme be wee he pr per y w er/devel per a d he rep si ry m us be i place pri r si e gradi g.
m. All per i e exhibi s, maps, a d refere ces.
. Pr ced res f r rep r i g f fi di gs.
. Ide ifica i a d ack wledgeme f he devel per f r he c e f he PRIMP as well as accep a ce f fi a cial resp sibili y f r m o i ri g, rep r i g a d c ra i fees. The pr per y w er a d/ r applica wh se la d he pale l gical f ssils are disc vered shall pr vide appr pria e f di g f r m o i ri g, rep r i g, delivery a d c ra i g he f ssils a he i s i i where he f ssils will be placed a d will pr vide c firma i he y ha s ch f di g has bee paid he i s i i . All rep r s shall be sig ed by he q alified pale l gis resp sible f r he rep r 's c e . All rep r s shall als be sig ed by all her

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60. Pri r T Gradi g Permi Iss a ce

Pla i g-PAL

060 - Pla i g-PAL. 1 Ge - s m (c .) N Sa isfied
par ies resp sible f r he rep r's c e (eg. Pr fessi al Ge l gis), as ecessary A sig ed elec r ic c py f he rep r , pr jec pla s, a d all req ired review applica i s shall be pl aded he y's PLUS O rli e Sys em. Please se he f ll wi g f r his p rp se:

h ps://pla i g.rc lma. rg/si es/g/files/ald p416/files/ sers/ ser91/Fili g_l s r c i s_Pale l gical_Rep r _Review_Applica i .pdf

h ps://pla i g.rc lma. rg/si es/g/files/ald p416/files/ sers/ ser91/PLUS_O rli e_Upl ad_l s r c i s_Pale l gy.pdf

h ps://pla i g.rc lma. rg/si es/g/files/ald p416/files/ sers/ ser91/S pleme al_l f rma i _F rm_PALEO.pdf

Rep r s a d/ r review applica i s are be s bmi ed direc ly he y Ge l gis , Pr jec Pla er, La d Use er, Pla heck, r a y her y ffice. Rep r s a d/ r review applica i s are be s bmi ed direc ly he y Ge l gis , Pr jec Pla er, La d Use er, Pla heck, r a y her y ffice. I addi i , he applica shall s bmi pr f f hiri g (i.e., c py f exec ed c rac , re ai er agreeme , e c.) a pr jec pale l gis f r he i -gradi g impleme a i f he PRIMP.

Safeg ard Ar ifac s Bei g Excava ed i Riverside y (SABER)

Tra sp r a i

060 - Tra sp r a i . 1 Appr ved Mai e a ce Exhibi (ME) N Sa isfied

I he eve ha he pr jec req ires a gradi g permi pri r map rec rda i , he Pr jec shall s bmi a Mai e a ce Exhibi (ME) f r appr val, w (2) 11 i x17 i hard c pies a d w (2) D c pies y r Valley-Wide Recrea i a d Park Dis ric . The ME shall sh w, wi h applicable q a i ies (i.e. sq are f age, r le g hs), p able a d recycled wa er me ers, irriga ed la dscaped areas, -irriga ed la dscapi g, pe space, rails a d pedes ria pa hways, WQMP rela ed BMPs, basi b ms, fe ce a d walls, graffi i, weed aba eme , raffic sig als, a d a y her fea re ha may req ire perma e mai e a ce (e.g. s rm drai s, l w fl w drai s, c mmu i y b ildi gs, res r ms, parki g l s, bl ck walls, a d fe ci g) wi h he e i ies pr p sed pr vide mai e a ce. All righ - f-way areas shall be separa ely deli ea ed. The ME shall have he e gi eer's cer ifica i f r sq are f age calc la i s a d e he pr p sed mai e a ce e i y resp sible f r all mai e a ce ac ivi ies, i cl di g h se ha ca be depic ed he exhibi (e.g. s ree sweepi g, e c.).

The Tra sp r a i Depar me will clear his c di i af er he ME is appr ved by he y, Valley-Wide Recrea i a d Park Dis ric , a d/ r her ass cia ed p blic/q asi-p blic mai e a ce e i ies. The appr ved ME shall be pr vided he Tra sp r a i Depar me , hree (3) 11 i x 17 i hardc pies a d e f lly sig ed PDF c py D.

N e: La dscapi g i he r ad righ - f-way shall be mai ai ed by a p blic r q asi-p blic e i y, as appr ved by he Tra sp r a i Depar me , La dscape Divisi . T e s re wa er q ali y c mplia ce, he y disc rages he se f HOAs f r mai ai i g WQMP rela ed BMPs. y P licy B-12 limi s he al ax b rde . Tax b rde i cl des mmu i y Facili y Dis ric s (FDs), Assessme Dis ric , ad val rem axes, a y her assessme s, axes, a d fees. The l cal wa er p rvey r may req ire he se f reclaimed wa er f r la dscapi g, pri r

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60. Pri r T Gradi g Permi Iss a ce

Tra sp r a i

060 - Tra sp r a i . 1 Appr ved Mai e a ce Exhibi (ME) (c .) N Sa isfied
appr vi g wa er impr veme pla s. ME shall be appr ved pri r s bmi i g &R's, a d s bmi i g wa er impr veme pla s.

060 - Tra sp r a i . 2 MAP – APPROVED MAINT EXHIBIT (ME) N Sa isfied

I he eve ha he pr jec req ires a gradi g permi pri r map rec rda i , he Pr jec shall s bmi a Mai e a ce Exhibi (ME) f r appr val, w 11"x17" hard c pies a d w D c pies y EDA/ SA. The ME shall have he e gi eer's cer ifica i f r sq are f age calc la i s f r all facili ies req iri g mai e a ce, a d e he pr p sed mai e a ce e i y resp sible f r all mai e a ce ac ivi ies, i cl di g h se ha ca be depic ed he exhibi (e.g. s ree sweepi g, e c.). The Tra sp r a i Depar me will clear his c di i af er he ME is appr ved by he y EDA/ SA a d/ r her ass cia ed p blic/q asi-p blic mai e a ce e i ies. The appr ved ME shall be pr vided he Tra sp r a i Depar me (hree 11"x 17" hardc pies a d e f lly sig ed PDF c py D).

060 - Tra sp r a i . 3 MAP – MAINT DISTRI TS – SUBMIT APPLI ATION N Sa isfied

I he eve ha he pr jec req ires a gradi g permi pri r map rec rda i , he Pr jec shall file a applica i wi h y EDA/ SA f r a exa i /f rma i i all f respec ive mai e a ce dis ric s, wi h a pr p sed Mai e a ce Exhibi a d applicable fees.

060 - Tra sp r a i . 4 R TD-MAP-TS / REDIT/REIMBURSEMENT N Sa isfied

I rder receive a y fee credi r reimb rseme f r impr veme s, he pr jec pr p e shall c ac he Tra sp r a i Depar me a d e er i a agreeme f r fee credi r reimb rseme pri r adver isi g. All w rk shall be preappr ved by a d shall c mply wi h he req ireme s f he Tra sp r a i Depar me a d he p blic c rac s c de i rder be eligible f r fee credi r reimb rseme .

T e er i a agreeme , please c ac r F di g Pr grams gr p a (951) 955-1667.

F r m ore i f rma i regardi g he p blic w rk biddi g req ireme s please visi he f ll wi g li k:
h p://rc lma. rg/ ra s/La d-Devel pme /F di g-Pr grams/R ad-a d-Bridge-Be efi -Dis ric -RBBD/P blic-Works-Biddi g-Req ireme s.

060 - Tra sp r a i . 5 R TD-MAP-WQ - Whi ewa er Regi - FINAL WQMP RE N Sa isfied

The pr jec is l ca ed i he Whi ewa er wa ershed. A appr ved Wa er Q uali y Ma ageme Pla (WQMP) is req ired pri r rec rda i f a fi al map r iss a ce f a gradi g permi . The pr jec shall s bmi a si gle PDF w D/DVD c pies, i acc rda ce wi h he la es versi f he WQMP ma al, f d a h ps://rc lma. rg/ ra s/La d-Devel pme /WQMP. I addi i , he pr jec pr p e shall e s re ha he effec s f i creased peak fl wra e f r he 1, 3, 6, 24-h r s rm eve s f r he 2, 5, 10, a d 100-year re r peri ds fr m he pr jec are mi iga ed r i Berm uda D es area hese fl ws shall be f lly re ai ed. Pr jec s wi hi a airp r i fl e ce area may req ire 4 -h r max drawd w imes. Pr jec s wi hi a airp r i fl e ce area may req ire less ha 4 -h r drawd w imes. All de ails ecessary b ild BMPs per he WQMP shall be i cl ded he gradi g pla s.

060 - Tra sp r a i . 6 S bmi Gradi g Pla s N Sa isfied

The pr jec pr p e shall s bmi w se s f gradi g pla s (24 i x 36 i) he

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60. Pri r T Gradi g Permi Iss a ce

Tra sp r a i

060 - Tra sp r a i . 6 S bmi Gradi g Pla s (c .) N Sa isfied

Tra sp r a i Depar me f r review a d appr val. If r ad righ - f-way impr veme s are req ired, he pr jec pr p e shall s bmi s ree impr veme pla s f r review a d appr val, pe a IP acc , a d pay f r all ass cia ed fees i rder clear his c di i . The s a dard pla check r ar d ime is 10 w rki g days. Appr val is req ired pri r iss a ce f a gradi g permi .

r as appr ved by he Direc r f Tra sp r a i .

70. Pri r T Gradi g Fi al I spec i

Pla i g- UL

070 - Pla i g- UL. 1 Ar ifac Disp si i N Sa isfied

Pri r Gradi g Permi Fi al I spec i , he la d w er(s) shall reli q ish w ership f all c l ral res rces ha are ear hed he Pr jec pr per y d ri g a y gr d-dis rbi g ac ivi ies, i cl di g previ s i ves iga i s a d/ r Phase III da a rec very.
His ric Res rces- all his ric archae l gical ma erials rec vered d ri g he archae l gical i ves iga i s (his i cl des c llec i s made d ri g a earlier pr jec , s ch as es i g f archae l gical si es ha k place years ag), shall be c ra ed a he Wes er Scie ce e er, a Riverside y c ra i facili y ha mee s S a e Res rces Depar me Office f His ric Preserva i G ideli es f r he ra i f Archae l gical Res rces e s ri g access a d se p rs a he G ideli es
Pre-c ac Res rces- The f ll wi g rea me shall be applied.
Reb rial f he res rces he Pr jec pr per y. The meas res f r reb rial shall i cl de, a leas , he f ll wi g: Meas res pr ec he reb rial area fr m a y f re impac s. Reb rial shall cc r il all req ired ca al g i g, a alysis a d s dies have bee c mple ed he c l ral res rces, wi h a excep i ha sacred i ems, b rial g ds a d Na ive America h ma remai s are excl ded. A y reb rial pr cesses shall be c l rally appr pria e. Lis i g f c e s a d l ca i f he reb rial shall be i cl ded i he c fide ial Phase IV Rep r . The Phase IV Rep r shall be filed wi h he y der a c fide ial c ver a d s bjec a P blic Rec rds Req es .
. There shall be des r c ive r i vasive es i g sacred i ems, b rial g ds a d Na ive America h ma remai s.

070 - Pla i g- UL. 2 Phase IV M o i ri g Rep r N Sa isfied

Pri r Gradi g Permi Fi al I spec i , a Phase IV l ral Res rces M o i ri g Rep r shall be s bmi ed ha c mplies wi h he Riverside y Pla i g Depar me 's req ireme s f r s ch rep r s f r all gr d dis rbi g ac ivi ies ass cia ed wi h his gradi g permi . The rep r shall f ll w he y f Riverside Pla i g Depar me l ral Res rces (Archae l gical) I ves iga i s S a dard Sc pes f Work p s ed he TLMA websi e. The rep r shall i cl de res l s f a y fea re rel ca i r resid e a alysis req ired as well as evide ce f he req ired c l ral se si ivi y rai i g f r he c s r c i s aff held d ri g he req ired pre-grade mee i g a d evide ce ha a y ar ifac s have bee rea ed i acc rda ce pr ced res s ip la ed i he l ral Res rces Ma ageme Pla .

070 - Pla i g- UL. 3 Tribal M o i ri g N es N Sa isfied

Pri r Gradi g Fi al, a c mple e se f Tribal M o i ri g N es shall be s bmi ed he y Archae l gis .. Up receip a d appr val f he es, he c di i will be cleared.

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70. Pri r T Gradi g Fi al I spec i

Pla i g-PAL

070 - Pla i g-PAL. 1 Ge - s m N Sa isfied

PRIOR TO GRADING FINAL:
The applica shall s bmi a Pale l gical M o i ri g Rep r prepared f r si e gradi g pera i s a his si e. The rep r shall be cer ified by he pr fessi ally q alified Pale l gis resp sible f r he c e f he rep r . This Pale l gis m us be he y's Pale l gy s l a Lis . The rep r shall i cl de he fi di gs made d ri g all si e gradi g ac ivi ies a d a appe ded i emized lis f f ssil specime s rec vered d ri g gradi g (if a y) a d pr f f accessi f f ssil ma erials i he pre-appr ved m use m rep si ry. I addi i , all appr pria e f ssil l ca i i f rma i shall be s bmi ed he Wes er e er, he Sa Ber ardi y M use m a d L s A geles y M use m f Na ral His ry, a a mi imum, f r i c rp ra i i heir Regi al L cali y l ve ries.
A sig ed elec r ic c py f he rep r shall be pl aded he y's PLUS O rli e Sys em: (h ps: pla i g.rc lma. rg si es g files ald p416 files 2023-06 PLUS%20O rli e%20Upl ad% 20I s r c i s%20-%20Pale l gy%20-%20Upda ed%20J e%202023.pdf).
Rep r s a d r review applica i s are be s bmi ed direc ly he y Ge l gis , Pr jec Pla er, La d Use er, Pla heck, r a y her y ffice.

80. Pri r T B ildi g Permi Iss a ce

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT N Sa isfied

Pri r he iss a ce f a y b ildi g permi , he pr per y w er shall b ai a gradi g permi a d r appr val c s r c fr m he B ildi g a d Safe y Depar me .

080 - BS-Grade. 2 ROUGH GRADE APPROVAL N Sa isfied

Pri r he iss a ce f a y b ildi g permi , he applica shall b ai r gh grade appr val a d r appr val c s r c fr m he B ildi g a d Safe y Depar me . The B ildi g a d Safe y Depar me m us appr ve he c mple ed gradi g f y r pr jec bef re a b ildi g permi ca be iss ed. R gh Grade appr val ca be acc mplished by c mplyi g wi h he f ll wi g:
1. S bmi i g a "We Sig ed" c py f he S ils Gradi g Rep r c ai i g s bs a ia i g da a fr m he S ils E gi eer (regis ered ge l gis r cer ified ge l gis , civil e gi eer r ge ech ical e gi eer as appr pria e) f r his her cer ifica i f he pr jec .
2. S bmi i g a "We Sig ed" c py f he R gh Grade cer ifica i fr m a Regis ered ivil E gi eer cer ifyi g ha he gradi g was c mple ed i c f rma ce wi h he appr ved gradi g pla .
3. Req es i g a R gh Grade l spec i a d b ai i g r gh grade appr val fr m a Riverside y i spec r.
4. R gh Grade O rly Permi s: I addi i b ai i g all req ired i spec i s a d appr val f all fi al rep r s, all si es permi ed f r r gh grade ly shall pr vide 100 perce vege a ive c verage r her mea s f si e s abiliza i as appr ved by y l spec r pri r receivi g a r gh grade permi fi al.

Pri r release f r b ildi g permi , he applica shall have me all r gh grade req ireme s b ai B ildi g a d Safe y Depar me cleara ce.

Fire

080 - Fire. 1 FIRE - Fire di i s Pri r B ildi g Permi N Sa isfied

080-Phased s r c i Access a d Wa er S pply-Fire

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0. Pri r T B ildi g Permi Iss a ce

Fire

0 0 - Fire. 1 FIRE - Fire di i s Pri r B ildi g Permi (c .) N Sa isfied
If c s r c i is phased, a appr ved phasi g pla shall be appr ved by he Fire Depar me .
Each phase shall pr vide appr ved access a d wa er s pply f r fire pr ec i pri r a y
c s r c i . ac r ffice f r s bmi al i s r c i s.
0 0-Trac Wa er Verifica i -Fire
The req ired wa er sys em, i cl di g all fire hydra (s), shall be i s alled, a d accep ed by he
appr pria e wa er age cy a d he Riverside y Fire Depar me pri r a y c mb s ible
b ildi g ma erial placed a i divid al l . ac he Riverside y Fire Depar me
i spec he req ired fire fl w, s ree sig s, all wea her s rface, a d all access a d/ r
sec dary access. Appr ved wa er pla s m us be a he j b si e.

5. 0 0-Fire Depar me Pla Review-Fire
S bmi al f c s r c i pla s he Fire Depar me will be req ired. This will req ire a
separa e permi applica i s bmi ed direc ly he Fire Depar me . This shall i cl de a f ll
si e pla i cl di g all fire appara s access r ads. Fi al fire a d life safe y c di i s will be
addressed whe he Fire Depar me reviews hese pla s. These c di i s will be based
alif r ia Fire de, alif r ia B ildi g de (B), a d rela ed c des/s a dards ad p ed a
he ime f c s r c i pla s bmi al. ac r ffice f r s bmi al i s r c i s.

Pla i g

0 0 - Pla i g. 1 FEE BALAN E N Sa isfied

Pri r iss a ce f b ildi g permi s, he Pla i g Depar me shall de ermi e if he dep si
based fees are i a ega ive bala ce. If s , a y s a di g fees shall be paid by he
applica /devel per.

0 0 - Pla i g. 2 Ge - s m N Sa isfied

Pri r iss a ce f a permi f r gradi g, i cl di g permi s f r cleari g, gr bbi g, a d/ r
s ckpili g, he pr jec 's c s l i g bi l gis shall prepare a d s bmi a rep r d c me i g
he res l s f he s rvey. l s me cases, EPD may als req ire a Mo i ri g a d Av ida ce
Pla pri r he iss a ce f a gradi g permi . All rep r s s bmi ed EPD m us be s bmi ed
direc ly by he pr jec 's s l i g Bi l gis r Bi l gical m o i r hr gh he Riverside y
PLUS O rli e P r al.

0 0 - Pla i g. 3 PARK ONSTRU TION N Sa isfied

Pri r he b ildi g permi fi al f r L 152 f r Phase 4 a d L 235 f r Phase 1 i he
TENTATIVE MAP, r as herwise deemed appr pria e defer a la er b ildi g permi
hresh ld based specific req es fr m Deser Park Recrea i Dis ric , he p blic park he
e a ive map shall be f lly c s r c ed, accep ed by Deser Park Recrea i Dis ric , a d
pe f r pera i . Meas res a d racki g shall be i s i ed a d pr vided by he devel per
he y e s re c mplia ce wi h his.

0 0 - Pla i g. 4 PARK PLANS N Sa isfied

Pri r he b ildi g permi fi al f r L 152 f r Phase 4 a d L 235 f r Phase 1wi hi he
TENTATIVE MAP, r as herwise deemed appr pria e defer a la er b ildi g permi
hresh ld based specific req es fr m Deser Park Recrea i Dis ric , de ailed park pla s
shall be s bmi ed he Pla i g Depar me a d he [Deser Park Recrea i Dis ric f r he
park si e wi hi he Te a ive Map. The de ailed park pla s shall c f rm wi h he desig
cri eria i he specific pla d c me f r he park a d wi h he req ireme s f he Deser

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80. Pri r T B ildi g Permi Iss a ce

Pla i g

080 - Pla i g. 4 PARK PLANS (c .) N Sa isfied

Recrea i Dis ric , Ordi a ce N . 859 (as ad p ed a d a y ame dme s here), a d he Riverside y G ide alif r ia Frie dly La dscapi g. The park pla s eed be w rki g drawi gs, b shall i cl de la dscape a d irriga i pla s, descrip i s a d placeme f recrea i al facili ies a d d c me a i evide ci g a perma e mai e a ce mecha ism f r he park a d i s facili ies.

080 - Pla i g. 5 RENEWABLE ENERGY N Sa isfied

I acc rda ce wi h meas re R2- E1 f he y's lima e Ac i Pla , he pr p sed pr jec shall be req ired ffse i s e ergy dema d by 30 perce hr gh pr visi f re ewable e ergy ge era i . This is a icipa ed be acc mmoda ed hr gh s lar pa els m o ed he b ildi g r f ps.

The e ergy dema d shall be de ermi ed a he i i ial b ildi g permi s age. U ilizi g he e ergy dema d calc la ed, he appr pria e am o f s lar pa els shall be i cl ded wi h he rela ed b ildi g permi s e s re heir i s alla i a d pera i .

080 - Pla i g. 6 ROOF MOUNTED EQUIPMENT N Sa isfied

R f-m o ed mecha ical eq ipme shall be permi ed wi hi he s bdivisi , h wever, s lar eq ipme r a y her e ergy savi g devices shall be permi ed wi h y Pla i g Depar me appr val.

080 - Pla i g. 7 S HOOL MITIGATION N Sa isfied

Impac s he achella Valley Sch l Dis ric shall be mi iga ed i acc rda ce wi h alif r ia S a e law.

080 - Pla i g. 8 UNDERGROUND UTILITIES N Sa isfied

All ili y ex e si s wi hi a l shall be placed dergr d.

080 - Pla i g. 9 WALLS FEN ING PLAN N Sa isfied

The la d divider permi h lder shall file a Wall Fe ci g Pla he y Pla i g Depar me f r review a d appr val. Said pla shall be s bmi ed he Depar me i he f rm f a pl pla applica i p rs a y Ordi a ce N . 348, Sec i 18.30.a.(1) (Pl Pla s s bjec he alif r ia E vir me al Q uali y Ac a d s bjec review by a y g ver me al age cy her ha he Pla i g Depar me), al g wi h he c rre fee c f rmi g wi h Ordi a ce 729. The pla shall be i c mplia ce wi h Sec i 18.12, a d he TENTATIVE MAP c di i s f appr val.

A. The pla shall sh w all pr jec fe ci g i cl di g, b limi ed , perime er fe ci g, side a d rear yard fe ci g, a d pe space r park fe ci g. A ypical fr al view f all fe ces shall be sh w he fe ci g pla .

B. All ili y service areas a d e cl s res shall be scree ed fr m view wi h la dscapi g r dec ra ive barriers r baffle rea me s, as appr ved by he Pla i g Depar me .

. All w d fe ci g shall be rea ed wi h heavy il s ai ma ch he a ral shade preve bleachi g fr m irriga i spray.

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0. Pri r T B ildi g Permi Iss a ce

Pla i g

0 0 - Pla i g. 9 WALLS/FEN ING PLAN (c .) N Sa isfied

D. Fr yard re r walls shall be c s r c ed f mas ry sl mp s e r ma erial f similar appeara ce, mai e a ce, a d s r c ral d rabili y) a d shall be a mi imum f five fee i heigh .

E. Side yard ga es are req ired e side f fr yard, a d shall be c s r c ed f wr gh ir , w d, vi yl r b lar s eel. Side a d rear yard fe ci g shall be mas ry, sl mp s e r her ma erial f similar appeara ce, mai e a ce, a d s r c ral d rabili y. hai li k fe ci g is permi ed. All c s r c i m us be f g d q ali y a d s fficie d rabili y wi h a appr ved s ai a d/ r seala mi imize wa er s ai i g. (Applica s shall pr vide specifica i s ha shall be appr ved by he Pla i g Depar me).

F. All ew reside ces c s r c ed l s f less ha 20,000 sq are fee shall i cl de rear a d side yard fe ci g c s r c ed f mas ry bl ck ha is a mi imum f five (5) fee i heigh . The maximum heigh f walls r fe ci g shall be six (6) fee i heigh . I he deser areas, bl ck walls are disc raged he perime er i fav r f i creased se backs wi h ex e sive dr gh lera la dscapi g, berms a d fe ci g s ch as spli rails.

G. Excep f r he deser areas, all l s havi g rear a d/ r side yards faci g l cal s ree s r herwise pe p blic view shall have fe ces r walls c s r c ed f dec ra ive bl ck.

H. r er l s shall be c s r c ed wi h wrap-ar d dec ra ive bl ck wall re r s (N e: excep i s f r he deser area disc ssed ab ve).

I. Side yard ga es are req ired e side f he h me a d shall be c s r c ed f p wder-c a ed wr gh ir r b lar s eel.

J. Wr gh ir r b lar s eel fe ce sec i s may be i cl ded wi hi rac s where view pp r i ies a d/ r errai warra i s se. Where privacy f views is a iss e, b lar s eel r wr gh ir sec i s sh ld be c s r c ed i perime er walls i rder ake adva age f cas al view pp r i ies.

Tra sp r a i

0 0 - Tra sp r a i . 1 La dscape I spec i Dep si Req ired N Sa isfied

The devel per/ permi h lder shall:
Pri r b ildi g permi iss a ce, he devel per/permi h lder shall verify all pla check fees have bee paid a d dep si s fficie f ds c ver he c s s f he req ired la dscape i spec i s ass cia ed wi h he appr ved la dscape pla s. The dep si req ired f r la dscape i spec i s shall be de ermi ed by he Tra sp r a i Depar me , La dscape Sec i . The Tra sp r a i Depar me , La dscape Sec i shall clear his c di i p de ermi a i f c mplia ce.

0 0 - Tra sp r a i . 2 La dscape Pl Pla /Permi Req ired N Sa isfied

The devel per/ permi h lder shall:
Pri r iss a ce f b ildi g permi s, he devel per/permi h lder shall apply f r a Pl Pla (Admi is ra ive/PPA) La dscape Permi (LSP) r La dscape Pl Pla (LPP) fr m TLMA La d Use al g wi h applicable dep si (pla check a d i spec i are DBF fees).

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80. Pri r T B ildi g Permi Iss a ce

Tra sp r a i

080 - Tra sp r a i . 2 La dscape Pl Pla Permi Req ired (c .) N Sa isfied
Pr vide c s r c i level la dscape pla s i PDF (all shee s c mpiled i 1 PDF file), al g wi h a elec r ic ra smi al memo i PDF (i cl de Ow er c ac , Devel per, if he same as he w er, Pr jec ma ager, pers r pers s m os likely i q ire ab he s a s f he pla s, La dscape Archi ec , Pri cipal r LA sig i g he pla s, La dscape Archi ec , Pr jec Ma ager, pers resp sible f r maki g he c rrec i s, if differe fr m ab ve), a d a c rre se f gradi g pla s i PDF, a d s bmi all hree PDF files a D (c mpac Disc) wi h applica i . The la dscape pla s shall be prepared i a pr fessi al ma er by a alif r ia Lice sed Regis ered La dscape Archi ec a d sig ed s amped by s ch.

Drawi gs shall be c mple ed y s a dard Tra sp r a i Depar me i le bl ck, pla shee f rma (24 i ch x 36 i ch), 1:20 scale, r h arr w, limi f w rk li es, hardscape fea res, graphic scale, a d s ree ames, e c. The la dscapi g pla s shall be i c f rma ce wi h he APPROVED EXHIBITS; i c mplia ce wi h Ordi a ce N . 348, Sec i 18.12; Ordi a ce N . 859; a d, be prepared c sis e wi h he y f Riverside G ide alif r ia Frie dly La dscapi g. A mi imum, pla s shall i cl de he f ll wi g c mp e s:

1) La dscape a d irriga i w rki g drawi gs (s amped) by a alif r ia cer ified regis ered la dscape archi ec ;
2) Wea her-based c r llers a d ecessary c mp e s elimi a e wa er was e;
3) A c py f he (s amped) appr ved gradi g pla s; a d,
4) Emphasis a ive a d dr gh lera species.

Whe applicable, pla s shall i cl de he f ll wi g c mp e s:

1) Ide ifica i f all c mmo pe space areas;
2) Na ral pe space areas a d h se reg la ed c served by he prevaili g MSH P a d r ALU ;
3) Shadi g pla s f r pr jec s ha i cl de parki g l s areas;
4) The se f ca py rees (24 i ch b x r grea er) wi hi he parki g areas;
5) La dscapi g pla s f r sl pes exceedi g 3 fee i heigh ;
6) La dscapi g a d irriga i pla s ass cia ed wi h e ry mo me s. All mo me l ca i s shall be l ca ed side f he ROW a d dime si s shall be pr vided he pla ; a d r,
7) If his is a phased devel pme , he a c py f he appr ved phasi g pla shall be s bmi ed f r refere ce.

Please refere ce La dscape Pla hecklis s available li e a R TLMA. rg.

NOTE: Whe he La dscapi g Pl Pla is l ca ed wi hi a special dis ric s ch as LMD SA FD r Valleywide, he devel per permi h lder shall s bmi pla s f r review he appr pria e special dis ric f r sim ul a e s review. The permi h lder shall sh w evide ce he Tra sp r a i Depar me , La dscape Sec i ha he s bjec dis ric has appr ved said pla s. Wa er Dis ric s s ch as VWD, TVWD, a d EMWD may be req ired appr ve pla s pri r y appr val.

Up verifica i f c mplia ce wi h his c di i a d he APPROVED EXHIBITS, he Tra sp r a i Depar me , La dscape Sec i shall clear his c di i .

080 - Tra sp r a i . 3 La dscape Pr jec Specific Req ireme s N Sa isfied

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0. Pri r T B ildi g Permi Iss a ce

Tra sp r a i

0 0 - Tra sp r a i . 3 La dscape Pr jec Specific Req ireme s (c .) N Sa isfied

The devel per/ permi h lder shall:
I addi i he req ireme s f he La dscape a d Irriga i Pla s bmi al, he f ll wi g pr jec specific c di i s shall be imp sed:

a. La dscape scree i g shall be desig ed e s re f ll, paq e, c verage p a mi imum heigh f (25) fee a ma ri y excep ha pla i g wi hi e fee f a e ry r exi driveway shall be permi ed gr w higher ha eigh ee (1) i ches a d rees shall be pla ed wi hi e (10) fee f driveways, alleys, r s ree i ersec i s.
b. Pr jec shall c mply wi h he la es versi f Ord. 59 ET f .45, f r c mmercial applica i s, .50 ET f r reside ial, r .70 ET f r recycled wa er ses. Pr jec shall c mply wi h he la es S a e M odel Wa er Efficie La dscape Ordi a ce. Pr jec shall c mply wi h he l cal servici g wa er p rvey r/dis ric /c mpa y la dscape req ireme s i cl di g h se rela ed recycled wa er.
c. Pr jec pr p e shall desig verhead irriga i wi h a mi imum 24 i ch ffse fr m -permeable s rfaces, eve if ha s rface drai s i a permeable area.
d. La dscapi g pla s shall i c rp ra e he se f specime (24 i ch b x r grea er) ca py rees. All rees a d shr bs shall be draw reflec he average specime size a 15 years f age. All rees shall be d ble r riple s aked a d sec red wi h -wire ies.
e. Pr jec shall prepare wa er se calc la i s as li ed i Ord 59.3.
f. Trees shall be hydr z ed separa ely.
g. Irriga i shall be desig ed si g hydr z es by pla wa er ype, irriga i ype, a d fla /sl ped areas.
h. The devel per/ permi h lder/la d w er shall se he y f Riverside's alif r ia Frie dly Pla Lis whe maki g pla selec i s. Use f pla ma erial wi h a LOW r VERY LOW wa er se desig a i is s r gly e c raged.
i. All pla ma erials wi hi la dscaped areas shall be mai ai ed i a viable gr w h c di i hr gh he sef l pla life, a d replaced wi h a eq al r less r wa er se pla .
j. Pr jec shall se y s a dard de ails f r which he applica i is available i y S a dard De ail F rma regardless f mai e a ce resp sibili y excep he pr jec /area be mai ai ed by Valley-Wide Recrea i & Park Dis ric .
k. M me s, b lders, a d fa palms shall be l ca ed side he y Mai ai ed R ad Righ - f-Way (ROW).
l. Res ric ed pla species ed i MSH P d c me s shall be sed if MSH P areas are adjace he pr jec .
m. Pla species shall mee ALU req ireme s, if applicable.
. Hydr seedi g is permi ed i s rmwa er BMP sl pe areas, c ai er s ck will be req ired sl pes. Trees m us be l ca ed av id drai age swales a d drai , ili y, leach, e c. li es a d s r c res
. La dscape a d irriga i pla s m us mee er si c r l req ireme s f Ordi a ce 457.
p. Pr jec shall se (50) Perce p i s rce irriga i ype regardless f mee i g he wa er b dge wi h al er a ive irriga i me h ds, excep as eeded wi hi s rmwa er BMP areas as ed i a appr ved WQMP d c me . P i s rce is defi ed as e emi er (r w) l ca ed a each pla . I -li e emi er bi g is defi ed as p i s rce f r he p rp se f his req ireme .
q. Typical Fr Yard la dscapi g pla s (c s r c i d c me level package) shall be s bmi ed Tra sp r a i Depar me f r appr val. Fr yards shall have rf law s.
r. C mmo areas a d pe space la dscapi g pla s (c s r c i d c me level package) shall be s bmi ed Tra sp r a i Depar me f r appr val.

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0. Pri r T B ildi g Permi Iss a ce

Tra sp r a i

0 0 - Tra sp r a i . 3 La dscape Pr jec Specific Req ireme s (c .) N Sa isfied
s. The pr jec pr p e r c rre pr per y w er shall c ec a reclaimed wa er s pply f r la dscape wa eri g p rp ses whe sec dary r reclaimed wa er is made available he si e.
. Pr jec shall i s all p rple/reclaimed/recycled c mp e s as deemed ecessary a d as de ermi ed by he y a d/ r wa er dis ric .
. Pr jec pr p e shall pr vide 12 i ch wide c cre e mai e a ce walkway pla er isla ds adjace parki g spaces. cre e mai e a ce walkway shall be sh w la dscape a d gradi g pla s, ypical.

0 0 - Tra sp r a i . 4 MAP – ANNEX ALL MAINT DISTRI TS N Sa isfied

Pri r iss a ce f a b ildi g permi , he Pr jec shall c mple e all a exa i /f rma i i all f respec ive mai e a ce dis ric s, as appr ved by he y Tra sp r a i a d y EDA/ SA, wi h appr ved impr veme pla s, a d as ed r sh w he appr ved Mai e a ce Exhibi .

0 0 - Tra sp r a i . 5 R TD-MAP-WQ - IMPLEMENT WQMP N Sa isfied

The Pr jec shall c s r c BMP facili ies described i he appr ved Fi al y WQMP pri r he iss a ce f a b ildi g permi he sa isfac i f y Gradi g I spec i Sec i .
The Pr jec is resp sible f r perf rmi g all ac ivi ies described i he y WQMP a d ha c pies f he appr ved Fi al y WQMP are pr vided f re w ers/ cc pa s.

Was e Res rces

0 0 - Was e Res rces. 1 Was e Recycli g Pla N Sa isfied

Pri r b ildi g permi iss a ce, a Was e Recycli g Pla (WRP) – F rm B shall be s bmi ed he Riverside y Depar me f Was e Res rces f r review a d appr val Was ePla i g@rivc . rg. A c py f F rm B ca be f d a (h ps://www.rcwas e. rg/Was e-G ide/ a dD). A a mi im m, he WRP m s ide ify he ma erials (i.e., c cre e, asphal , w d, e c.) ha will be ge era ed by c s r c i a d devel pme , he pr jec ed am o s, he meas res/me h ds ha will be ake recycle, re se, a d/ r red ce he am o f ma erials, he facili ies a d/ r ha lers ha will be ilized, a d he arge ed recycli g r red c i ra e. D ri g pr jec c s r c i , he pr jec si e shall have, a a mi im m, w (2) bi s: e f r was e disp sal a d he her f r he recycli g f s r c i a d Dem di i (&D) ma erials. Addi i al bi s are e c raged be sed f r f r her s rce separa i f &D recyclable ma erials. Acc ra e rec rd-keepi g (receip s) f r recycli g f &D recyclable ma erials a d s lid was e disp sal m s be kep . Arra geme s ca be made hr gh he fra chise ha ler.

90. Pri r B ildi g Fi al I spec i

BS-Grade

090 - BS-Grade. 1 PRE ISE GRADE APPROVAL N Sa isfied

Pri r fi al b ildi g i spec i , he applica shall b ai precise grade appr val a d/ r cleara ce fr m he B ildi g a d Safe y Depar me . The B ildi g a d Safe y Depar me m s appr ve he precise gradi g f y r pr jec bef re a b ildi g fi al ca be b ai ed. Precise Grade appr val ca be acc mplished by c mplyi g wi h he f ll wi g:
1. Req es i g a d b ai i g appr val f all req ired gradi g i spec i s.
2. S bmi i g a “We Sig ed” c py f he Precise (Fi al) Grade er ifica i f r he e ire si e

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90. Pri r B ildi g Fi al l spec i

BS-Grade

090 - BS-Grade. 1 PRE ISE GRADE APPROVAL (c .) N Sa isfied

fr m a Regis ered ivil E gi eer cer ifyi g ha he precise gradi g was c mple ed i c f rma ce wi h he appr ved gradi g pla .
Pri r release f r b ildi g fi al, he applica shall have me all precise grade req ireme s b ai B ildi g a d Safe y Depar me cleara ce.

Fire

090 - Fire. 1 FIRE - Fire di i s N Sa isfied

Pri r Fi al – Fire Depar me Fi al l spec i s
Pri r iss a ce f a B ildi g er ifica e f Occ pa cy, he Fire Depar me shall perf rm all fire fi al i spec i s wi hi he B ildi g, fire s ppressi sys ems a d her rela ed fire permi s.

Pla i g

090 - Pla i g. 1 BLO CK WALL ANTIGRAFFITI N Sa isfied

A a i-graffi i c a i g shall be pr vided all bl ck walls, a d wri e verifica i fr m he devel per shall be pr vided b h he TLMA - La d Use Divisi , a d he Devel pme Review Divisi .

090 - Pla i g. 2 QUIMBY FEES (2) N Sa isfied

The la d divider/permi h lder shall prese cer ifica i he Riverside y Pla i g Depar me ha payme f parks a d recrea i fees a d/ r dedica i f la d f r park se i acc rda ce wi h Sec i 10.35 f y Ordi a ce N . 460 has ake place as applicable. er ifica i shall be b ai ed fr m Deser Recrea i Dis ric . If Q uimby fees are riggered, his OA will be ll a d v id.

090 - Pla i g. 3 RENEWABLE ENERGY N Sa isfied

I acc rda ce wi h meas re R2- E1 f he y's lima e Ac i Pla , he pr p sed pr jec shall be req ired ffse i s e ergy dema d by 30 perce hr gh pr visi f re ewable e ergy ge era i . I acc rda ce wi h he pri r c di i i led "Re ewable E ergy Ge era i R2- E1", pri r b ildi g permi fi al i spec i , he re ewable e ergy sys em as appr ved wi h he pri r c di i shall be i s alled a d ready f r pera i .

090 - Pla i g. 4 WALL/FEN ING OMPLIAN E N Sa isfied

Walls a d fe ci g shall be pr vided hr gh he s bdivisi i acc rda ce wi h he appr ved fi al si e devel pme pla s a d walls/fe ci g pla .

Tra sp r a i

090 - Tra sp r a i . 1 0% mple i N Sa isfied

Occ pa cy releases will be iss ed B ildi g a d Safe y f r a y l exceedi g 0% f he al rec rded reside ial l s wi hi a y map r phase f map pri r c mple i f he f ll wi g impr veme s:

a) Primary a d req ired al er a e (sec dary) access r ads shall be c mple ed a d paved fi ish grade acc rdi g he limi s i dica ed i he impr veme pla s a d as ed elsewhere i hese c di i s.

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90. Pri r B ildi g Fi al I spec i

Tra sp r a i

090 - Tra sp r a i . 1 0% mple i (c .) N Sa isfied
b) I eri r r ads shall be c mple ed a d paved fi ish grade acc rdi g he limi s i dica ed i he impr veme pla s a d as ed elsewhere i hese c di i s. All c rbs, g ers, sidewalks, a d driveway appr aches shall be i s alled. The fi al lif f asphal c cre e paveme i eri r s ree s shall be placed pri r he release f he fi al 20% f h mes r he pr d c i m odels r a a y ime whe c s r c i f ew h mes wi hi he devel pme has s pped. The Pr jec shall be req ired cap pave i fr f cc pied h mes p he eares capped s ree wi hi he rac b dary. The s bdivisi will remai resp sible f r he mai e a ce f hese facili ies il all impr veme s wi hi he rac b dary are c mple ed a d accep ed i he y mai ai ed sys em.

c) S rm drai s a d fl d c r l facili ies shall be c mple ed acc rdi g he impr veme pla s a d as ed elsewhere i hese c di i s. Wri e c firma i f accep a ce f r se by he Fl d r l Dis ric , if applicable, is req ired.

d) Wa er sys em, i cl di g fire hydra s, shall be i s alled a d pera i al, acc rdi g he impr veme pla s a d as ed elsewhere i hese c di i s. All wa er valves shall be raised paveme fi ished grade. Wri e c firma i f accep a ce fr m wa er p rvey r is req ired.

e) Sewer sys em shall be i s alled a d pera i al, acc rdi g he impr veme pla s a d as ed elsewhere i hese c di i s. All sewer ma h les shall be raised paveme fi ished grade.

f) Wri e c firma i f accep a ce fr m sewer p rvey r is req ired.

g) La dscapi g a d irriga i , wa er a d elec rical sys ems shall be i s alled a d pera i al i acc rda ce wi h y Ordi a ce N s. 461.11 a d 59.

090 - Tra sp r a i . 2 A exa i i a Mai e a ce Dis ric N Sa isfied

The pr jec pr p e shall c mply wi h y req ireme s wi hi p blic r ad righ s- f-way, i acc rda ce wi h Ordi a ce N . 461.11. The pr jec pr p e shall pr vide ass ra ce f mai e a ce f vari s facili ies wi hi he p blic r ad righ - f-way by c mple i g he a exa i pr cess wi h he applicable mai e a ce e i y/dis ric (s) f r a exa i i he La dscapi g a d Ligh i g Mai e a ce Dis ric N . 9-1- s lida ed by c ac i g he Tra sp r a i Depar me a (951) 955-6767, a d/ r a y her mai e a ce dis ric appr ved by he Tra sp r a i Depar me r by pr cessi g a d fili g a La dscape Mai e a ce Agreeme as direc ed by he Tra sp r a i Depar me Pla heck Divisi . Said a exa i may i cl de he f ll wi g:
(1) La dscapi g.
(2) S ree ligh s.
(3) Graffi i aba eme f walls a d her perma e s r c re(s).
(4) S ree sweepi g.
(5) WQMP BMP(s) r ca ch basi i ser s.

F r s ree ligh i g, he pr jec pr p e shall c ac he Tra sp r a i Depar me L&LMD 9-1- Admi is ra r a d s bmi he f ll wi g:
(1) mple ed Tra sp r a i Depar me applica i .
(2) Appr pria e fees f r a exa i .

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90. Pri r B ildi g Fi al I spec i

Tra sp r a i

090 - Tra sp r a i . 2 A exa i i a Mai e a ce Dis ric (c .) N Sa isfied
(3) Tw (2) se s f s ree ligh i g pla s appr ved by Tra sp r a i Depar me .
(4) S ree ligh A h riza i f rm fr m S E, IID r her elec ric pr vider.

r as appr ved by he Direc r f Tra sp r a i .

090 - Tra sp r a i . 3 mple e La dscapi g I s alla i N Sa isfied

La dscapi g wi hi p blic r ad righ - f-way shall c mply wi h Tra sp r a i Depar me s a dards a d Ordi a ce N . 461.11 a d shall req ire appr val by he Tra sp r a i Depar me . La dscapi g shall be i s alled al g he s ree s ass cia ed wi h his devel pme . La dscapi g wi hi p blic r ad righ - f-way shall c mply wi h Tra sp r a i Depar me s a dards, p licies, g ideli es, a d Ordi a ce N . 461.11 a d shall req ire he appr val fr m he Tra sp r a i Depar me .

r as appr ved by he Direc r f Tra sp r a i .

090 - Tra sp r a i . 4 La dscape I spec i a d Dr gh mplia ce N Sa isfied

The devel per/ permi h lder shall:

The devel per/permi h lder shall c rdi a e wi h heir desig a ed la dscape represe a ive a d he Tra sp r a i Depar me la dscape i spec r e s re all la dscape pla i g a d irriga i sys ems have bee i s alled i acc rda ce wi h APPROVED EXHIBITS, la dscapi g, irriga i , a d shadi g pla s. The Tra sp r a i Depar me will e s re ha all la dscapi g is heal hy, free f weeds, disease a d pes s; a d, irriga i sys ems are pr perly c s r c ed a d de ermi ed be i g d w rki g rder. The devel per/permi h lder's desig a ed la dscape represe a ive a d he Tra sp r a i Depar me la dscape i spec r shall de ermi e c mplia ce wi h his c di i a d exec e a La dscape er ifica e f mple i . All la dscape i spec i dep si s a d pla check fees shall be paid.

Up de ermi a i f c mplia ce, he Tra sp r a i Depar me , La dscape Sec i shall clear his c di i .

090 - Tra sp r a i . 5 La dscape Sig age Req ired M odel H me mplexe N Sa isfied

The devel per/ permi h lder shall:
Pri r b ildi g permi fi al i spec i , M odel H me mplexes (MH) shall display a sig i dica i g ha he h me fea res wa er efficie pla i g a d irriga i . The sig shall be displayed i he fr yard f each h me a d be clearly visible he pr spec ive h me b yers.

090 - Tra sp r a i . 6 R TD-MAP-TS / I s alla i N Sa isfied

The pr jec pr p e shall be resp sible f r he desig a d c s r c i f raffic sig al m odifica i a he i ersec i s f:

SR- 6 (NS) a 62 d Ave (EW)
- Pr vide righ r verlap phasi g i he wes b d direc i
- Pr vide sig age res ric U- r s i he s hb d appr ach

r as appr ved by he Tra sp r a i Depar me .

F r impr veme s eligible f r fee credi , he pr jec pr p e shall c ac he Tra sp r a i

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90. Pri r B ildi g Fi al I spec i

Tra sp r a i

090 - Tra sp r a i . 6 R TD-MAP-TS I s alla i (c .) N Sa isfied
Depar me a d e er i a agreeme f r sig al mi iga i fee credi r reimb rseme pri r s ar f c s r c i f he sig al. All w rk shall be pre-appr ved by a d shall c mply wi h he req ireme s f he Tra sp r a i Depar me a d he p blic c rac c de i rder be eligible f r fee credi r reimb rseme .

090 - Tra sp r a i . 7 R TD-MAP-WQ - WQMP OMPLETION N Sa isfied

Pri r B ildi g Fi al I spec i , he Pr jec is req ired f r ish ed ca i al ma erials regardi g wa er q ali y f re w ers cc pa s, pr vide a e gi eered WQMP cer ifica i , i spec i f BMPs, GPS l ca i f BMPs, e s re ha he req ireme s f r i spec i a d clea i g he BMPs are es ablished, a d f r b si esses regis eri g BMPs wi h he Tra sp r a i Depar me 's B si ess S rm Wa er mplia ce Pr gram Sec i .

090 - Tra sp r a i . 8 Regi al Tra sp r a i Fees N Sa isfied

Pri r he ime f iss a ce f a er ifica e f Occ pa cy r p fi al i spec i , whichever cc rs firs , he Pr jec shall pay fees i acc rda ce wi h he fee sched le i effec a he ime f payme :

_All Tra sp r a i U if rm Mi iga i Fees (TUMF) i acc rda ce wi h Ordi a ce N 673.

090 - Tra sp r a i . 9 R ad Impr veme s (I s alla i) N Sa isfied

The f ll wi g r adways shall be c s r c ed i acc rda ce wi h appr ved impr veme pla s.

FULL-WIDTH ENTRY STREET K
E ry S ree K shall be impr ved fr m Li c l S ree S ree L wi h 40-FT f ll-wid h f A paveme , wi hi a 60-FT f ll wid h dedica ed righ - f-way, 6 i c rb a d g er, 6 FT sidewalk a c rb adjace mee he y S a dard N . 105A, Sec i A.

FULL-WIDTH INTERIOR STREETS
I eri r S ree s shall be impr ved wi h 40-FT f ll-wid h f A paveme , wi hi a 56-FT f ll wid h dedica ed righ - f-way, 6 i c rb a d g er, 6 FT sidewalk a c rb adjace mee he y S a dard N . 105A, Sec i A. M odify he 10-FT parkway wid h i S a dard NO 105A, Sec i A 8-FT parkway wid h. M odify he 60-FT f ll-wid h righ - f-way i S a dard NO 105A 56-FT f ll-wid h righ - f-way.

NOTE: Pr vide sigh dis a ce a alysis per he y S a dard N . 821. If he e gi eer ca c mply wi h he y s a dard, a desig excep i ca be s bmi ed f r review a d appr val by he pla -check s pervis r. All-way s p c r l may be ilized a he i ersec i s f S ree A S ree B a d S ree L S ree K.

HALF-WIDTH 63RD AVENUE
63RD Ave e shall be impr ved al g pr jec b dary wi h 20-FT half-wid h f A paveme , wi hi a 30-FT half-wid h dedica ed righ - f-way, 6 i c rb a d g er, 5 FT sidewalk a righ - f-way adjace mee he y S a dard N . 105A, Sec i A.

EXISTING MAINTAINED LIN OLN STREET
Li c l S ree al g he pr jec b dary is y-mai ai ed r ad desig a ed as a Sec dary Highway, a d shall be wide ed wi h A Paveme i s all 6 i c rb a d g er be l ca ed 32-FT fr m ce erli e wi hi a 50-FT half-wid h dedica ed righ - f-way, wi h a

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90. Pri r B ildi g Fi al I spec i

Tra sp r a i

090 - Tra sp r a i . 9 R ad Impr veme s (I s alla i) (c .) N Sa isfied
par -wid h paveme sec i ex e di g a addi i al 19-FT exis i g 30-FT righ - f-way bey d ce erli e i acc rda ce wi h y S a dard N . 94, Ordi a ce N . 461.11. The exis i g paveme shall be rec s r c ed; r res rfaci g as de ermi ed by he Tra sp r a i Depar me . I addi i , a 5 FT sidewalk per S a dard N . 401 shall be pr vided.

NOTE:
1. I s all B s T r impr veme s r h f E ry S ree K. Wide he paveme i s all 6 i c rb a d g er be l ca ed 44-FT fr m he ce erli e, 9-FT wide sidewalk wi hi a 53-FT half-wid h dedica ed righ - f-way per he y S a dard N 14. rdi a e wi h he S li e Tra si Age cy f r b s s p impr veme s, sig age a d ADA req ireme s.

INITIAL PHASE
If a y p r i f he pr jec is phased, regardless f phase mber, he i i ial phase f he pr jec shall i s all i s i er al s ree impr veme s a d i s righ - f-way. I addi i , he pr jec al g he TTM3 945 rac b dary shall c s r c 63RD Ave e half-wid h impr veme s a d righ - f-way per S a dard N 105A, Sec i A a d shall als c s r c Li c l S ree par -wid h impr veme s a d righ - f-way per S a dard N 94.
NOTE
If he pr jec phase b dary d es fr 63RD Ave e a d Li c l S ree , he pr jec shall pr vide primary a d sec dary access r ads fr m he phase b dary access Li c l S ree a d 63RD Ave e wi h mi im um f 32-FT f A paveme wi hi a mi im um 56 FT dedica ed righ - f-way i acc rda ce wi h y S a dard N . 106, sec i A, Ordi a ce N . 461.11. Excep f r E ry S ree K f 60-FT f ll-wid h righ f way, m odify he 60-FT f ll-wid h righ - f-way i S a dard N 106 56-FT f ll-wid h righ - f-way.

The Pr jec shall pr vide/acq ire s fficie dedica ed p blic righ - f-way, e vir me al cleara ces, a d sig ed appr val f all s ree impr veme pla s f r he ab ve impr veme s. The limi s f he impr veme s shall be c sis e wi h he appr ved e a ive map less herwise specified i hese c di i s. Sh ld he applica fail acq ire he ecessary ff-si e righ f way, he map will be re r ed f r redesig .

r as appr ved by he Direc r f Tra sp r a i .

090 - Tra sp r a i . 10 S ree ligh I s alla i N Sa isfied

I s all s ree ligh s al g he s ree s ass cia ed wi h devel pme i acc rda ce wi h he appr ved s ree ligh i g pla a d s a dards f y Ordi a ces N . 461.11.

S ree ligh a exa i i L&LMD r similar mecha ism as appr ved by he Tra sp r a i Depar me shall be c mple ed.

I shall be he resp sibili y f he devel per e s re ha s ree ligh s are e ergized al g he s ree s ass cia ed wi h his devel pme where he devel per is seeki g B ildi g Fi al I spec i (Occ pa cy).

090 - Tra sp r a i . 11 U ili y I s alla i N Sa isfied

New elec rical p wer, eleph e, c mmu ica i , s ree ligh i g, a d cable elevisi li es shall be i s alled dergr d i acc rda ce wi h Ordi a ce N . 461.11, r as appr ved by he Tra sp r a i Depar me . A cer ifica e sh ld be b ai ed fr m he per i e ili y c mpa y

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90. Pri r B ildi g Fi al I spec i

Tra sp r a i

090 - Tra sp r a i . 11 U ili y I s alla i (c .) N Sa isfied
a d s bmi ed he Depar me f Tra sp r a i as pr f f c mple i f r cleara ce.

I addi i , he Pr jec shall e s re ha s ree ligh s are e ergized a d pera i al al g he s ree s f h se l s where he Pr jec is seeki g B ildi g Fi al I spec i (Occ pa cy).

Was e Res rces

090 - Was e Res rces. 1 Was e Rep r i g F rm a d Receip s N Sa isfied

Pri r b ildi g fi al i spec i , a Was e Rep r i g F rm (F rm) a d evide ce (i.e., receip s r her ypes f verifica i) dem o s ra i g pr jec c mplia ce wi h he appr ved Was e Recycli g Pla (WRP) shall be s bmi ed by he pr jec pr p e he Pla i g Sec i f he Riverside y Depar me f Was e Res rces f r review a d appr val a Was ePla i g@rivc . rg. Receip s m us clearly ide ify he am o f was e disp sed a d s r c i a d Dem di i (&D) ma erials recycled. A c py f F rm ca be f d a (h ps: www.rcwas e. rg Was e-G üde a dD).

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
3.1
(ID # 27921)
MEETING DATE:
Wednesday, September 03, 2025

SUBJECT: TENTATIVE TRACT MAP NO. 38945 (TTM38945) – INTENT TO CONSIDER AN ADDENDUM NO. 1 TO A MITIGATED NEGATIVE DECLARATION (MND) – Applicant: Coachella Valley Housing Coalition – Pedro Rodriguez – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Community Development: Medium Density Residential (CD:MDR) – Zoning: R-6 (Residential Incentive) – Location: The property is located along the east side of Lincoln Street, approximately 630 feet north of 64th Avenue – REQUEST: The Tentative Tract Map No. 38945 is for a Schedule "A" subdivision a 58.28 acre parcel to create a total of 291 single family lots. The project was previously approved as part of TTM38465, but the map has expired. APN: 727-030-037 – Project Planner: Jose Merlan at (951) 955-0314, or email at jmerlan@rivco.org.

PROPOSED PROJECT	
Case Number(s):	TTM38945
Environmental Type:	Mitigated Negative Declaration Addendum
Area Plan No.	Eastern Coachella Valley
Zoning Area/District:	Lower Coachella Valley District
Supervisorial District:	Fourth District
Project Planner:	Jose Merlan
Project APN(s):	727-030-037
Continued From:	

PROJECT DESCRIPTION AND LOCATION

Tentative Map No. 38945 (TTM38945) is a Schedule “A” subdivision of one (1) 60.54 gross acre lot (57.34 net acres) into 291 single family lots.

The description as included above and as further detailed in the Addendum to the Mitigated Negative Declaration (MND) No. 41710 constitutes the “Project” as further referenced in this staff report.

The Project site is located north of 64th Ave., east of Lincoln Street, south of 63rd Ave and west of Johnson St. approximately 630 feet north of 64th Avenue in the unincorporated community of Mecca-Northshore in the County of Riverside.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS: THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER an ADENDUM to a MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 41710** based on the findings and conclusions provided in the Initial Study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE TRACT MAP NO. 38945, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Not in a General Plan Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Medium Hight Density Residential (CD: MHDR)
East:	Agriculture: Agriculture
South:	Community Development: High Density Residential (CD: HDR), Community Development: Medium High Density Residential (CD: MHDR)
West:	Agriculture: Agriculture (AG:AG)

Existing Zoning Classification:	Residential Incentive (R-6)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Mobilehome Subdivision and Mobilehome Park (R-T); Multifamily (R-2)
East:	Heavy Agriculture, 10-acre Minimum (A-2-10)
South:	Mobilehome Subdivision and Mobilehome Park (R-T); General Residential (R-3)
West:	Heavy Agriculture, 10-acre Minimum (A-2-10)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Mobilehome park
East:	Vacant/Farm Land
South:	Mobilehome park, Single Family Residential Development
West:	Vacant/Farm Land

Project Details:

Item	***Value***	***Min./Max. Development Standard***
Project Site (Acres):	60.54 Gross Acres (57.34 Net Acres)	N/A
Building Height (FT):	Residential - 35 feet Other uses – 50 ft.	35’ – 50’
Proposed Minimum Lot Size:	5,000 sq. ft. (Min) 13,164 sq. ft. (Max)	
Total Proposed Number of Lots:	291	
Map Schedule:	Schedule “A” Subdivision	

Parking:

Type of Use	*Building[1] Area (in SF)*	*Parking Ratio*	*Spaces Required*	*Spaces Provided*
Single-Family	291 units	2 spaces/dwelling unit	582	582[2]
TOTAL:	**293,786 SF**			

Located Within:

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

[1] Residential building area is limited to the lot size and the front, side and rear setbacks. The applicant will submit an Final Site of Development applicant that will be reviewed by Planning for review of development standards and design guidelines.
[2] Two (2) garage parking spaces are accounted for each home at 291 X 2=582 total parking spaces. The ratio for single family parking is 2 spaces/dwelling.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Proposed Project

The Coachella Valley Housing Coalition (CVHC) is proposing to develop the 60.54-acre property as originally planned under TTM35465, with an affordable housing development of 291 single family residential lots. In addition to the single-family homes, the project proposes paved internal streets, open space, retention, landscaped and recreational areas.

The table below indicates the land use descriptions and acreage of development.

Land Use Description and Area

Land Use Description		Acreage
Existing Gross Acreage		60.54 ac
Proposed Public Right of Way Dedication (63rd Avenue & Lincoln Street)		3.23 ac
Proposed Net Acreage		57.31 ac
Proposed Single Family Residential Lots (Lots 1 through 291)		38.02 ac
- Minimum Lot Size - Maximum Lot Size - Average Lot Size	5,000 sf 13,164 sf 5,691 sf	
Proposed Public Streets (Street "A" through "L")		13.90 ac
Proposed Open Space, Retention, Landscape & Recreation Lots (Lots "A" through "J")		5.20 ac

Offsite Improvements

The proposed Project would dedicate 3.23 acres for public Right of Way on 63rd Ave and Lincoln St. Primary ingress and egress from the project site will occur from one point on 63rd Avenue and one point on Lincoln Avenue. Internal rights-of-way will be paved and consist of various cul-de-sacs.

An existing 8-inch sewer main is located along Lincoln Street. The project proposes to connect to the existing sewer main, via an 8-inch PVC pipe. An existing 16-inch water main is located along Lincoln Street and a 12-inch water main along 68th Avenue. The project will connect to the existing water mains along Lincoln Street and 68th Avenue via 8-inch and 12-inch water lines. The proposed onsite sewer and water lines will occur along the proposed internal streets to provide water and sewer utilities to each residential home.

Current Site Characteristics

The site is currently vacant and undeveloped with scattered vegetation. Based on historical aerial imagery, the site previously operated as an agricultural property until at least 1996. Historical aerial imagery indicates that agricultural activities did not occur onsite from 2002 to present day. The project site is surrounded by residential properties to the north and south, and vacant and agricultural lots to the east and west. Lincoln Street delineates the project's western boundary, and 63rd Avenue delineates the project's northern boundary.

Background

On April 14, 2009, Tentative Tract Map 35465 (TTM35465) was approved by the Board of Supervisors for an affordable housing development to divide approximate 60 acres into 291 single-family residential lots with common area lots for open space and drainage purposes. The original TTM35465 was coupled with a General Plan Amendment No. 905 (GPA905) and a Change of Zone No. 7621 (CZ7621), as follows: GPA905 amended the Eastern Coachella Valley Area Plan from the Community Development: High Density Residential (CD:HDR) (8-14 units per acre) to Medium Density Residential CD:MDR (2-5 dwelling units per acre) and CZ7621 changed the zoning classification from Heavy Agriculture, 10-acre minimum (A-2-10) to Residential Incentive (R-6). TTM35465 was approved for several extensions of time to extend the life of the map but the map ultimately expired. The applicant applied for a new Tentative Tract Map under the current case number TTM38945 to re-approve the project.

General Plan Consistency

The entire project property is currently located within the Medium Density Residential (MDR) land use designation, as delineated by the County of Riverside. MDR land use designations allow single family detached and attached residencies with a density range of 2 to 5 dwelling units per acre. Lots within MDR designations range from 5,500 to 20,000 square feet.

The proposed Project has a Medium Density Residential land use designation with a density of 2-5 dwelling units per acre, which, at 60.54 gross acres would yield 120 units (at 2 dwelling units per acre) or 300 units (at 5 dwelling units per acre). At 291 dwelling units proposed the project does not exceed the maximum density under the currently MDR land use designation and does not require consideration of an exceedance of the density to achieve the proposed 4.85 dwelling units per acre (5 dwelling units, if rounding up).

Zoning/Development Code Consistency

The proposed Project is located in the Residential Incentive (R-6) zone. According to Riverside County Ordinance No. 348, Article VIIIf, R-6 zones allow one-family dwellings, including mobile homes on permanent foundations. The project does not propose a land use or zone change. The Housing Element of the Riverside County General Plan has identified the need for affordable housing as one of the most significant housing problems in the County of Riverside. It is the intent of the Board of Supervisors in enacting the R-6 Zone to establish a specialized zone that will, through incentives and consideration of a specific housing proposal in connection with a proposed zone change, facilitate construction of affordable housing. Pursuant to the Housing Element, the density of a project shall be determined by the physical and service

constraints of the parcel being considered, during the hearing process, and may exceed the density permitted for standard projects by the Land Use Element. The project is zoned Residential Incentive Zone (R-6), according to the Riverside County Zoning Map. According to Riverside County Ordinance No. 348, Article VIIIf, R-6 zones allow one-family dwellings, including mobile homes on permanent foundations.

The proposed Project proposing 120 affordable housing units is not only consistent with but meets the primary purpose of the R-6 zone.

Community Outreach

To ensure that the community has an opportunity to review the project and provide direct input, the proposed project was presented to the Mecca/Northshore Community Council on May 6, 2025.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

Addendum No. 1 is an addendum to the previously adopted Mitigated Negative Declaration EA41710. Addendum No. 1 was prepared to provide information regarding the potential effects associated with implementation of the proposed Project. Section 15164(b) of the State CEQA Guidelines states that an addendum to an adopted negative declaration may be prepared if only minor technical change or additions are necessary or none the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

This Addendum No. 1 provides the environmental information necessary for the County to consider the environmental effects of the proposed Project prior to considering approval of the proposed discretionary actions.

State CEQA Guidelines section 15162 provides that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project *unless* the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following have occurred:

1. *Substantial changes are proposed that would require major revisions to the EIR or negative declaration due to the involvement of new significant impacts or a substantial increase in the severity of previously identified significant impacts.*

   The proposed Project does not propose to add or remove units from those previously approved under TTM35465. It does not propose to add acreage or disturb areas not previously considered or analyzed under EA41710. The layout of the lots and streets are

identical with negligible changes to driveway widths, street grades, additional pavement, striping and transitions on both pavement and stripping for Lincoln St.

The proposed Project would not require "major revisions" to the adopted EA41710 since the proposed Project would not involve any substantial increases in the severity of the previously identified significant impacts, nor would it involve any new significant impacts not previously addressed. The effects of the proposed Project would occur within portions of the Project Site that were previously evaluated for physical impacts and no new significant on-site or off-site impacts would occur.

2. *Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previously 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.*

No substantial changes in circumstances under which the proposed Project is undertaken would occur that would require major revisions of the adopted EA41710 due to the occurrence of new significant environmental effects or a substantial increase in the severity of previously identified effects; and as demonstrated in the accompanying Initial Study/Addendum and supporting technical reports. In summary, because the previous map expired, the only other way to continue work on the current map (TTM38945) was for the Planning Department to process a new map number and consider any new requirements - from various Development Advisory Development (Fire, Transportation, Planning) department - applicable to the new map. Although the Project would process a new map number, the minor changes required to bring the Map into current standards would result in the same or fewer impacts as previously analyzed.

The project, on its face, does not include substantial changes 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. The project is simply extending the life of the map by processing a new Tentative Tract Map application and incorporating current engineering standards.

3. *New information of substantial importance, which was not known and could not have been know at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of the following:*

a) *The Project will have one or more significant effects not discussed in the previous EIR or negative declaration*;

The Addendum No. 1 to EA4170 would not have any significant effects not discussed in the previously adopted Mitigated Negative Declaration. The Addendum No. 1 to EA4170 is provided as an attachment to the staff report. As such, the project does not trigger a subsequent or supplemental MND. Mitigation measures were added to the Addendum No. 1 resulting in CEQA document that provides *more protection* to resources than previously adopted. However, no new impacts were discovered that required mitigation measures by necessity.

b) *Significant effects previously examined will be substantially more severe than shown in the previous EIR or MND;*

The Addendum No. 1 to EA4170 would not contribute any new significant effect previously examined that would be more severe than analyzed in the previous MND because there no significant changes from the prior, approved Map and MND.

c) *Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the Project but the Project proponents decline to adopt the mitigation measure or alternative; or,*

The Addendum No. 1 to EA4170 provided mitigation measures that were standard and feasible. The project would comply with this prior standard. The Project proponent does not object to any recommended mitigation measure in the previously adopted MND or the Addendum No. 1.

d) *Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the Project proponent declines to adopt the mitigation measure or alternative.*

The Addendum No. 1 to EA4170 provided mitigation measures for the first MND and although no new impacts were discovered, mitigation measures were introduced to improve protections to resources. The level of analysis and new standard mitigation measures have become more robust and have improved significantly to mitigate standard impacts. The project Proponent does not object to the mitigation measures.

The Initial Study/Addendum No 1 prepared for this Project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed Project, and all significant impacts were previously addressed

in the MND. No new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project Site currently has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR). CD:MDR allows for single family detached and attached residences with a density range of 2-5 dwelling units per acre. As stated in the background section, the 291 unit affordable housing project on 60.54 gross acres meets the use type and density as allowed in the General Plan land use designation, Therefore, the Project as proposed will be consistent with the existing General Plan land use designations.

2. The Project Site has an existing Zoning Classification of Residential Incentive (R-6). Residential Incentive is defined in Section 8.201 of Ordinance 348 as "a specialized residential development zone that will, through incentives and consideration of a specific housing proposal in connection with a proposed zone change, facilitate construction of affordable housing." As stated in the background section, the 291 unit affordable housing project meets the requirements and purpose of the existing R-6 zoning classification.

3. The Project Site is located within the Mecca-North Shore Environmental Justice (EJ) Community as identified in the Healthy Communities Element. The project is not proposed to result in health risks, or significant negative impacts to food access, safe and sanitary homes, or public facilities. The project site is located in Riverside County's Medium Density Residential land use designation and is surrounded by existing residential uses to the north and south, and vacant and agricultural land to the west and east. Additionally, the project does not propose industrial or commercial uses. Notable site and community improvements proposed by the project include incorporating open space, community greenbelt separators, and recreational amenities into development areas to enhance recreational opportunities and community aesthetics, thereby improving quality of life; ensuring the availability of safe

and potable drinking and cooking water in the EJ community; and implementing landscape improvements by planting trees on a community basis, which remove pollutants from the air, provide shade, and reduce the negative impacts of extreme heat. These direct investments offer meaningful improvements to the EJ community. Additionally, the project is providing needed affordable housing opportunities in the EJ community.

Entitlement Findings:

Tentative Tract Map

Tentative Tract Map No. 38945 is a Schedule "A" subdivision map which is comprised of 1 Parcel, approximately 60.54 gross acres to be subdivided into 291 single-family residential lots. The lots would comprise of approximately 38.24 acres of land for the 291 lots, 13.90 acre for proposed public streets (Street "A" through "L"), 5.20 acres for open space, retention and landscape and recreational lots (Lots "A" though "J" with a minimum lot size of 5,000 square feet and a maximum lot size of 13,195 square feet. 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 tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of lifestyles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.A.6 states that communities should be revitalized through development of under-used, vacant or infill sites and re-designing vacant land for higher density uses or mixed uses. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan by providing adding to the mix of housing types, including to the affordable housing.

2. Project implementation will be consistent with the policies and goals of the County of Riverside's General Plan and the Eastern Coachella Valley Area Plan. The proposed land division will ultimately result in a development that will add to the housing mix type. The Project will be consistent with the overall density, as provided in the General Plan. Therefore, the proposed Project is consistent with this finding.

3. The Project is a proposal to subdivide 60.54 gross acres into 291 developable single family residential lots. The site is physically suitable for the type of development and density proposed due to its frontage on Lincoln Street and 63rd Ave. and the availability of infrastructure and accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental constraints that would result in the inability to develop the Project site. Therefore, the proposed Project is consistent with this finding.

4. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Mitigated Negative Declaration Addendum No. 1 Environmental Assessment for 41710.

5. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Mitigated Negative Declaration, EA 41710 as previously reviewed and adopted by the BOS identified potential significant impacts to Aesthetics, Agriculture Resources, Air Quality, Geology/Soils, Hydrology/Water Quality, Noise, Transportation/Traffic, and Utilities/Service Systems. However, through the incorporation of mitigation measures the impacts were reduced to less than significant. The Addendum No. 1 to EA 41710 prepared for this project (TTM38945) concluded that 1) all potentially significant effects of the proposed project have been adequately analyzed in an earlier MND pursuant to applicable legal standards, 2) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier MND; 3) the proposed project will not result in any new significant environmental effects not identified in the earlier MND; 4) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier MND; 5) no considerably different mitigation measures have been identified and 6) no mitigation measures found infeasible have become feasible

6. 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 10.05 for a Schedule ‘A’ Map as detailed below:

a) Streets – All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461 as applicable per the Transportation conditions of approval.

b) Domestic Water - Domestic water service will be supplied by the Coachella Valley Water District (CVWD) consistent with the requirements set forth in California Code of Regulations, Title 22, Chapter 16. The project is located within the service area of CVWD for the provisions of domestic water and sanitation service. The initiation of said service to the project area will be subject to the satisfaction of terms and condition established by CVWD and imposed by the same, including but not limited to fees and charges, water conservation measures etc.

c) Fire Protection – Fire protection improvements include but are not limited to, signage, the location and design of emergency vehicle apparatus access roads, documentation confirming adequate water system capable of delivering a minimum fire flow of 1500 gpm at 20 psi for 2 hours, and availability of existing fire hydrants. Therefore, with the incorporation of standard conditions of approval the requirements of Ordinance No. 460, Section 10.05(C), as it pertains to fire protection will be met.

d) Sewage Disposal – Sanitary Sewer Service will be supplied by the CVWD. Therefore, with the requirements of the advisory notification document, and CVWD requirements, compliance with Ordinance No. 460, Section 10.05(D), as it pertains to sewage disposal, will be met. The project proposes a residential development that will include sewage utilities.

e) Fences – The project will include the following:

- An existing six-foot block wall on the east side the property, adjacent to the residential development to the east.

- Six-foot combo wall and tube steel fence will be installed on the around both parks abutting the dwelling units with six-foot high pilasters.

- Six-foot split face masonry wall among the perimeter of the project on the north, west and south, and;

- Three-foot 2-rail vinyl fence on the outer edge of both parks, facing the streets.

f) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be to be placed underground. Therefore, with this condition of approval the requirements of Ordinance No. 460, Section 10.05(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 Tentative Tract Map are consistent with Schedule 'A' land divisions as provided for in Ordinance No. 460 which states any division of land into 5 or more parcels, where any parcel is less than 18,000 square feet in net area, shall be defined as a Schedule "A" subdivision. In addition, the minimum lot size for residential developments within the R-6 zoning classification shall be 5,000 square feet. The residential portion of the Project site is comprised of 60.54 acres to create a total of 291 single family lots with a minimum lot size of 5,000 square feet. Therefore, the proposed Project is consistent with this finding.

Development Standards Findings:

With the previous approval of Change of Zone No. 07621 (approved on January 21, 2010), the Project site is located within Residential Incentive (R-6). As proposed, the Project is consistent with the permitted uses and development standards of the zoning classification as provided in Ordinance No. 348, as follows:

R-6 Development Standards:

A. The allowable density of a project will be determined by the physical and service constraints of the property and the area in which the property is located; however, the density of each approved development must exceed four units per gross acre.

As previously discussed, the Project's density is designed for 291 units on 60.54 gross acres, which equates to approximately 5 dwelling units per acre. The project area is largely flat terrain with not steep slopes or topographical features that would add physical constraints to development of the whole site. The project will tie into water and sewer for the provision of domestic water and sanitation and well as tie into the electrical grid. The Project is consistent with this development standard.

B. The minimum lot area for single family detached developments shall be 5,000 square feet.

Project is composed of 291 residential lots ranging from 5,000 square feet to 13,195 square feet. The Project is consistent with this development standard.

C. Lots shall have a minimum frontage of 30 feet except that minimum frontage may be reduced on knuckles and cul-de-sacs or as part of an approved zero lot line attached unit housing project.

The Project site has a minimum frontage of 42' (lot 61). The Project is consistent with this development standard.

D. A minimum of 30 percent of each lot's net area in a single-family development shall be designed for usable open space. Usable open space shall be defined as those portions of the site not encumbered by a structure. The net lot area is defined as the total area contained within the property lines. Side yard setbacks shall be approved as part of the design of the project. Setbacks for garages that open parallel with the access way shall not be less than 20 feet.

The project site will have single family residential units ranging from 1,290–1,412 square feet in size, which equates to a maximum of 25.8-28.24% lot coverage. The Project is consistent with this development standard.

F. One-family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height.

The projects site will have single family residences that will not exceed 35 feet in height. Unit height is not submitted at the tentative tract map phase. A final site of development (FSOD) will review design standards including max height restrictions. The Project is consistent with this development standard.

G. One off-street parking space shall be required for each dwelling unit, notwithstanding the apartment building parking standards contained in Section 18.12. of this ordinance. All single-family homes shall have two-car garages.

The proposed Project will include two-car garages, which will count toward the "one off-street" parking requirements. The proposed Project meets this standard.

H. Open space or recreational facilities proposed in a project shall be subject to approval of the County.

Open spaces areas were reviewed by Transportation and the Desert Recreation District for adherence to the doubling of the use, as a basin and a passive open park space. The Project is consistent with this development standard.

I. Streets providing circulation within a development shall be constructed to a minimum width of 36 feet within a 56 foot right-of-way for major interior streets and a minimum width of 32 feet of improvements within a 50 foot right-of-way for minor interior streets and cul-de-sac streets. All improvements to be in accordance with the improvement standards of County Ordinance No. 461.

All internal roads have 56 feet of right-of-way. The Project is consistent with this development standard.

J. Design standards, dedications, and improvements will be in conformance with the requirements of County Ordinance Nos. 460 and 461, and as approved by the County Road Commissioner, for all streets other than interior streets. The Project is consistent with this development standard.

Other Findings:

1. This Project is located within the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP) but not located within a Criteria Cell of the MSHCP. The proposed Project does not fall within nor, is it in proximity to, a CVMSHCP conservation area. A biological resource assessment (BRA) was completed by a consulting biologist and was submitted to the Environmental Programs Division. EPD division concluded that the BRA was adequate and consistent with the CVMSHCP.

2. The Project Site is not located within a city Sphere of Influence and is therefore not required to conform to a Memorandum of Understanding ("MOU") with any city

3. The Project Site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.

4. The proposed Project does not include a General Plan Amendment or Change of Zone, as such, it is not subject to SB18. Additionally, AB52 requires tribal consultation when a project will trigger a Mitigated Negative Declaration of higher to be prepared. This project prepared an Addendum to a previously adopted MND. As such, AB52 does not apply.

5. The Project Site is not located within the Mount Palomar Observatory Lighting Zone boundary.

6. 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 is not located within a CAL FIRE state responsibility area or any fire hazard severity zone. Fire protection and suppression services will be available for the residential and commercial uses through Riverside County Fire Department.

Conclusion:

For the reasons discussed above, as well as the information provided in the Initial Study/MND, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication/phone call from who indicated opposition to the proposed project.

This project was presented before the Mecca-Northshore Community Council Advisory Committee on May 7, 2025. The Community Council was supportive with the project and voted 3-0 in favor.

APPEAL

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Planning Commission's decision.

ATTACHMENTS

Attachment A – Tentative Tract Map No. 38945
Attachment B – Preliminary Grading
Attachment C – Landscape Concept Package

Attachment D – Phasing Plan
Attachment E – Preliminary Utility Layout
Attachment F – Landscape Maintenance Exhibit
Attachment G – Radius Map and Mailing Addresses and GIS Exhibits
Attachment H – Environmental Justice Checklist
Attachment I – Desert Recreation District Letter
Attachment J – CEQA Addendum to MND EA 41710
Attachment K – Advisory Notification Document and Conditions of Approval

Braden Holly
Braden Holly, Deputy County Counsel IV 8/27/2025

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: Addendum No. 1 to Mitigated Negative Declaration CEQ No. 41710
Project Case Type (s) and Number(s): TTM 38945
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: MSA Consulting, Inc. c/o Nicole Vann
Telephone Number: 760-320-9811
Applicant's Name: Coachella Valley Housing Coalition (CVHC)
Applicant's Address: 45701 Monroe Street, Suite G, Indio, CA 92201
Final Hearing Body (DH/PC/BOS): Planning Commission
Final (Date Adopted by Hearing Body): September 3, 2025
SCH#:

I. PROJECT INFORMATION

Project Description: In 2009, the County of Riverside adopted a Mitigated Negative Declaration (MND) for a 291-lot residential project on approximately 60.54 acres proposed by the Coachella Valley Housing Coalition (CVHC). At the time the MND was approved, a Tentative Tract Map (TTM) was also approved indicating the 291 lots and rights-of-way. The approved project was not developed and the TTM expired.

CVHC is proposing to develop the 60.54-acre property as originally intended, with 291 single family residential lots. The Assessor's Parcel Number (APN) for the site is 727-030-037, at the southeast corner of 63rd Avenue and Lincoln Street. The site is currently vacant and undeveloped with scattered vegetation. Based on historical aerial imagery, the site previously operated as an agricultural property until at least 1996. Historical aerial imagery indicates that agricultural activities did not occur onsite from 2002 to present day. The project site is surrounded by residential properties to the north and south, and vacant and agricultural lots to the east and west. Lincoln Street delineates the project's western boundary, and 63rd Avenue delineates the project's northern boundary.

As previously stated, the project proposes the development of 291 single family homes on 60.54 acres. In addition to the single family homes, the project proposes paved internal streets, open space, retention, landscaped and recreation areas. The table below indicates the land use description and area.

Land Use Description and Area

Land Use Description		Acreage
Existing Gross Acreage		60.54 ac
Proposed Public Right of Way Dedication (63rd Avenue & Lincoln Street)		3.23 ac
Proposed Net Acreage		57.31 ac
Proposed Single Family Residential Lots (Lots 1 through 291)		38.02 ac
- Minimum Lot Size - Maximum Lot Size - Average Lot Size	5,000 sf 13,164 sf 5,691 sf	
Proposed Public Streets (Street "A" through "L")		14.10 ac
Proposed Open Space, Retention, Landscape & Recreation Lots (Lots "A" through "J")		5.19 ac

Primary ingress and egress from the project site will occur from one point on 63rd Avenue and one point on Lincoln Avenue. Internal rights-of-way will be paved and consist of various cul-de-sacs.

An existing 8-inch sewer main is located along Lincoln Street. The project proposes to connect to the existing sewer main, via an 8-inch PVC pipe. An existing 16-inch water main is located along Lincoln Street and a 12-inch water main along 68th Avenue. The project will connect to the existing water mains along Lincoln Street and 68th Avenue via 8-inch and 12-inch water lines. The proposed onsite sewer and water lines will occur along the proposed internal streets in order to provide water and sewer utilities to each residential home.

The entire project property is currently located within the Medium Density Residential (MDR) land use designation, as delineated by the County of Riverside. MDR land use designations allow single family detached and attached residencies with a density range of 2 to 5 dwelling units per acre. Lots within MDR designations range from 5,500 to 20,000 square feet. The project is zoned Residential Incentive Zone (R-6), according to the Riverside County Zoning Map. According to Chapter 17.68, R-6 Residential Incentive Zone, of the Riverside County Municipal Code, R-6 zones allow one-family dwellings, including mobile homes on permanent foundations. The project does not propose a land use or zone change.

Project Changes from Prior Project Description:

The project approved in 2009 proposed 291 single family residential lots on the 60.54-acre project property. The 2009 project also proposed associated improvements including rights-of-way, The TTM approved in 2009 has expired and no development has occurred on the site.

The project currently proposed is similar to the 2009 project. Both projects propose 291 single family homes and associated improvements. Slight changes to the TTM include lot locations and sizes, retention locations, and project rights-of-way. The 2009 MND and this Addendum document both analyze the development of 291 residential lots on the 60.54-acre lot.

Statutory Background:

Riverside County is the CEQA lead agency responsible for the project. Under CEQA, an addendum to a certified Environmental Impact Report (EIR) or a Negative Declaration (ND) may be prepared if minor technical changes or additions to the proposed project are required or if none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR (or MND) have occurred (CEQA Guidelines Section 15164[b]). An addendum is appropriate if the project changes or modifications do not result in any new significant impacts or a substantial increase in severity of previously identified significant impacts. The addendum need not be circulated for public review (CEQA Guidelines Section 15164[c]); however, an addendum is to be considered along by the decision-making body prior to making a decision on the project (CEQA Guidelines Section 15164[d]).

This MND addendum demonstrates that the environmental analysis and impacts identified in the MND remain substantively unchanged by the revised project description detailed herein and supports the findings that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous MND. It should be noted that the County established mitigation measures for the 2009 project. These conditions of approval are related to aesthetics, agricultural resources, air quality, geology and soils, hydrology, noise, transportation, and utilities. Due to changes in the map and environmental conditions since the 2009 MND, additional requirements for the protection of biological, cultural, and paleontological resources have been established by the State and local jurisdictions. As discussed in detail below, the County has conditioned the project to implement protection measures of these resources to comply with State and local requirements (see the Biological Resources, Cultural Resources, and Paleontological Resources discussions of this document below). Further, rather than only focusing on the characterization of whether the project is “new” or “old”, the

County has also evaluated the previous environmental document to determine if it retains any relevance in light of the proposed changes, and if any major revisions to the document are required due to the involvement of new, previously unstudied significant environmental effects. The subsequent review provisions of CEQA are designed to ensure that an agency proposing changes to a previously approved project explores environmental impacts not considered in the original environmental document. This assumes that some of the environmental impacts of the modified project are considered in the original environmental document, such that the original document retains relevance to the decision-making process. If it is wholly, irrelevant, then it is only logical that the agency starts over from the beginning. The County has determined that project changes will not require major revisions to the initial environmental document. Accordingly, recirculation of the MND for public review is not necessary pursuant to Section 15164 of the CEQA Guidelines. Therefore, a decision was made by the County of Riverside not to prepare a subsequent Negative Declaration pursuant to Section 15162 of the CEQA Guidelines. To support this decision, the following discussion describes the proposed project modifications and the associated environmental analysis.

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

B. Total Project Area: 60.54 Gross Acres

Residential Acres: 38.02	**Lots:** 291	**Units:** N/A	**Projected No. of Residents:** 908
Commercial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A

Other: 5.19 ac. Open Space, Retention, Landscape and Recreation

C. Assessor's Parcel No(s): 727-030-037

D. Street References: Southeast corner of of 63rd Avenue and Lincoln Street

E. Section, Township & Range Description or reference/attach a Legal Description: Portion of the West ½ of the southeast ¼, Section 5, Township 7 South, Range 9 East, San Bernardino Meridian

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently characterized as vacant and undeveloped land. The site previously operated as agricultural land; however, it has been cleared of agricultural uses and scattered desert vegetation regrowth is present on site. Lincoln Street delineates the project's western boundary, and 63rd Avenue delineates the project's northern boundary. Existing residential homes are located north and south of the project, while vacant lots are located east and west of the property and an agricultural lot is also located to the east.

G. Other Public Agency Involvement and Required Permits: State Water Resource Control Board; Regional Water Quality Control Board; South Coast Air Quality Management District.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The entire project property is currently located within the Medium Density Residential (MDR) land use designation, as delineated by the County of Riverside. The project does not propose a land use change.

2. **Circulation:** Primary access to the site will occur at two locations. One location occurs on 63rd Avenue to the north. The second access point occurs on Lincoln Street to the west. Both 63rd Avenue and Lincoln Street are paved. The project will buildout these rights-of-ways with curb and gutter improvements. The onsite access would consist of paved internal streets.

3. **Multipurpose Open Space:** The project property is currently vacant and undeveloped. The site is surrounded by existing residential uses to the north and south, vacant land to the east and west, and agricultural land to the east. No natural open space land was required to be preserved within the boundaries of this project.

4. **Safety:** The proposed project is not located within an Alquist-Priolo or county designated earthquake fault zone. The project is not located within a Very High Fire Hazard Severity Zone. The project will not place people in a dangerous setting and will not use hazardous materials that could potentially harm the community if released. The project is consistent with applicable policies within the Safety Element.

5. **Noise:** The project site is located within an area that is not densely populated. Single family residential communities are located north and south of the project. Vacant land and agricultural land also surround the project property to the west and east. Sensitive receptors to noise include the residential communities to the north and south. Development of the project property may impact the sensitive receptors; therefore, project construction will occur during County permitted construction hours to ensure impacts to noise are not significant. Operation of the single family project would result in noise typical to residential communities. The project is consistent with all other applicable Noise Element policies.

6. **Housing:** As previously stated, the project site is vacant and undeveloped. The project proposes 291 single family homes and associated improvements to support growth in the Eastern Coachella Valley.

7. **Air Quality:** Construction of the proposed project would require clearing and grubbing of existing vegetation and grading of the entire project property. Compliance with South Coast Air Quality Management District Rule 403 would minimize the release of fugitive dust during construction activities. During operation of the project, the project will consist of landscaping and paved features that will permanently mitigate against fugitive dust. The proposed project meets all applicable Air Quality Element policies.

8. **Healthy Communities:** The proposed project will provide housing opportunities to the area. The project proposes 291 single family homes with associated improvements, open space, retention, landscaped and recreational areas for the residents. The proposed residential community will provide housing for people employed in the Eastern Coachella Valley and their family. The project is located approximately a mile north of existing schools, restaurants and food markets. The project shall not create a public nuisance or adversely affect the health and safety of the nearby residents or employees by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions, or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes.

9. **Environmental Justice Summary:** The project is not proposed to result in health risks, or significant negative impacts to food access, safe and sanitary homes, or public facilities. The project site is located in Riverside County's Medium Density Residential land use designation and is surrounded by existing residential uses to the north and south, and vacant

and agricultural land to the west and east. Additionally, the project does not propose industrial or commercial uses. See Environmental Justice form.

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

C. Foundation Component(s): Community Development Foundation

D. Land Use Designation(s): Existing – Medium Density Residential (MDR)

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

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Eastern Coachella Valley Area Plan
2. **Foundation Component(s):** Community Development Foundation
3. **Land Use Designation(s):** Medium High Density Residential
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

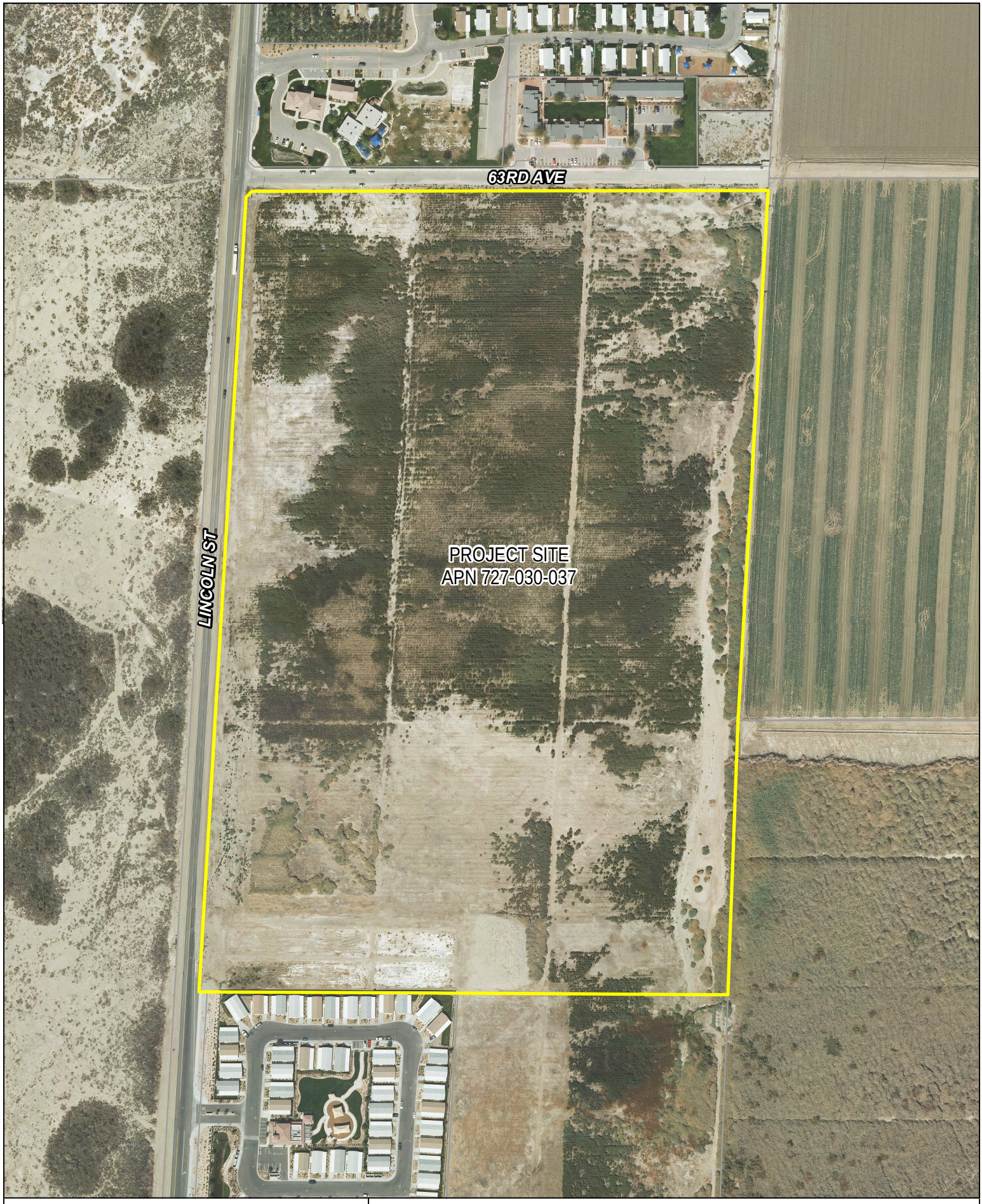
H. Adopted Specific Plan Information

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

I. Existing Zoning: R-6

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: R-2, R-3, R-T A-2-10



MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING

0 NORTH 300 FT

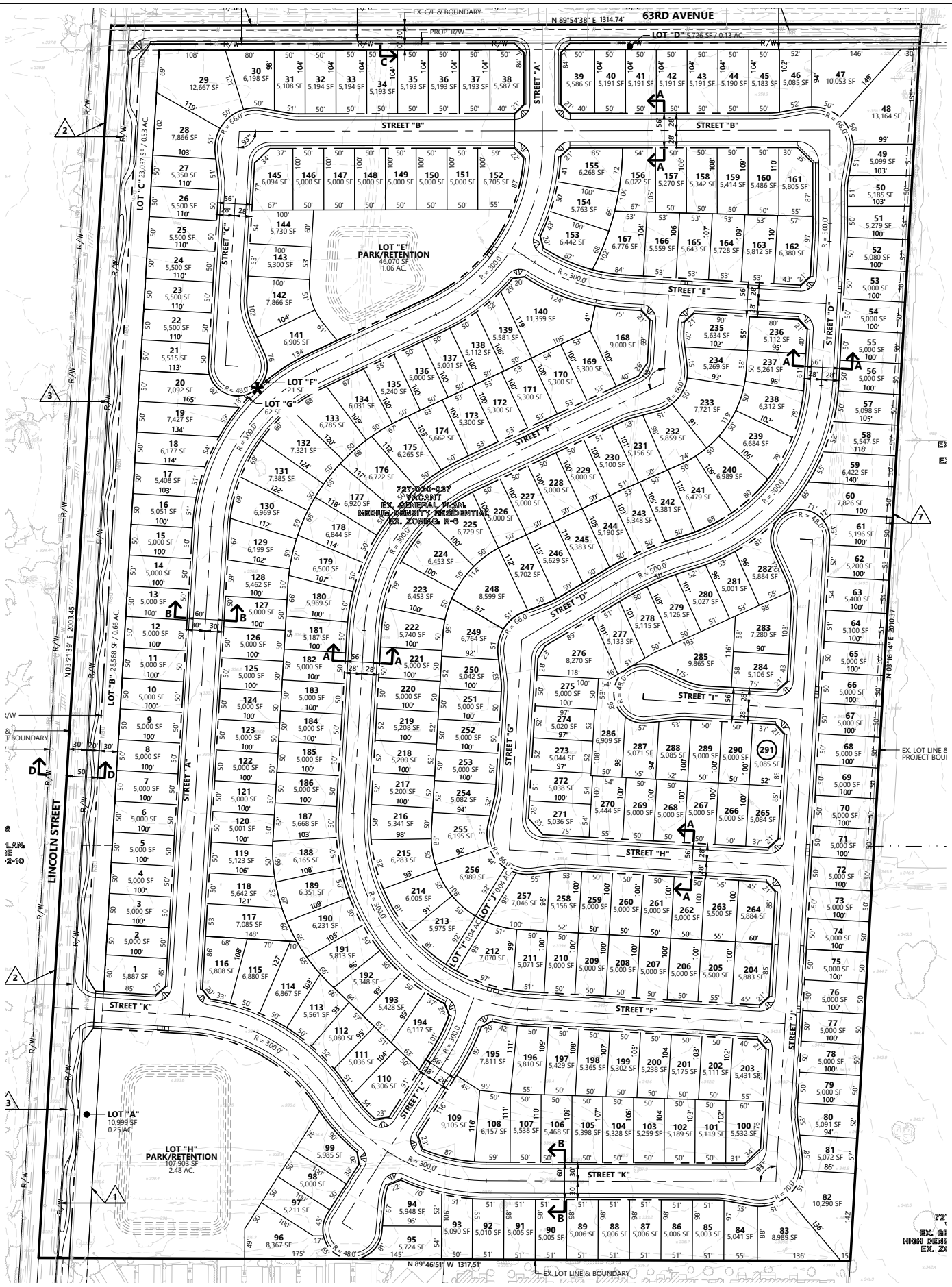
AERIAL MAP
NUESTRO ORGULLO
EXHIBIT 1



MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING

0 NORTH 5,000 FT

VICINITY MAP
NUESTRO ORGULLO
EXHIBIT 2



MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING

SITE PLAN
NUESTRO ORGULLO
EXHIBIT 3

THE UNINCORPORATED AREA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 38945

SCHEDULE "A"
FTA 2007-08

EXHIBIT DATE: OCTOBER 25, 2023

LEGAL DESCRIPTION:

THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 9 EAST OF SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 5 IN THE CENTERLINE OF LINCOLN STREET;

THENCE, SOUTH 89° 59' 00" EAST, ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1,315.21 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE, SOUTH 03° 20' 56" WEST, ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 2,010.31 FEET;

THENCE NORTH 89° 42' 40" WEST, A DISTANCE OF 1,317.92 FEET TO A POINT IN THE WESTERLY LINE OF SAID SECTION 5 AND THE CENTERLINE OF SAID LINCOLN STREET;

THENCE, NORTH 03° 26' 15" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 5 AND THE CENTERLINE OF SAID LINCOLN STREET, A DISTANCE OF 2,003.45 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION WHICH MAY LIE WITHIN LOT "B" OF LOT LINE ADJUSTMENT NO. 4960, RECORDED MARCH 23, 2006 AS INSTRUMENT NO. 205571 OFFICIAL RECORDED.

LAND USE DESCRIPTION:		**ACREAGE:**
EXISTING GROSS ACREAGE		60.54 AC.
PROPOSED PUBLIC RIGHT OF WAY DEDICATION (63RD AVENUE & LINCOLN STREET)		3.23 AC.
PROPOSED NET ACREAGE		57.31 AC.
PROPOSED SINGLE FAMILY RESIDENTIAL LOTS (LOTS 1 THRU 291)		38.02 AC.
- MINIMUM LOT SIZE	5,000 SF	
- MAXIMUM LOT SIZE	13,164 SF	
- AVERAGE LOT SIZE	5,691 SF	
PROPOSED PUBLIC STREETS (STREET "A" THRU "L")		14.10 AC.
PROPOSED OPEN SPACE, RETENTION, LANDSCAPE & RECREATION LOTS (LOTS "A" THRU "J")		5.19 AC.

EXISTING ZONING:	HDR (HIGH DENSITY RESIDENTIAL)
PROPOSED ZONING:	R-6 (RESIDENTIAL INCENTIVE ZONE) / MDR (MEDIUM DENSITY RESIDENTIAL)

EXISTING GENERAL PLAN LAND USE:	MDR (MEDIUM DENSITY RESIDENTIAL)
PROPOSED GENERAL PLAN LAND USE:	MDR (MEDIUM DENSITY RESIDENTIAL)

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.

☒ Aesthetics	☐ Hazards & Hazardous Materials	☐ Recreation
☒ Agriculture & Forest Resources	☒ Hydrology / Water Quality	☒ Transportation
☒ Air Quality	☐ Land Use / Planning	☐ Tribal Cultural Resources
☐ Biological Resources	☐ Mineral Resources	☒ Utilities / Service Systems
☐ Cultural Resources	☒ Noise	☐ Wildfire
☐ Energy	☐ Paleontological Resources	☐ Mandatory Findings of Significance
☒ Geology / Soils	☐ Population / Housing	
☐ Greenhouse Gas Emissions	☐ Public Services	

IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☒ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described 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.

	7-31-25
Signature	Date
Jose Merlan	For: John E. Hildebrand, Planning Director
Printed Name	

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
AESTHETICS Would the project:				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☒	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

2009 MND Findings: The 2009 MND stated that the project site is located within viewing distance of a designated corridor. Lincoln Street, abutting the site, is a major highway and entry point to the community of Mecca. Many corridors in Riverside County traverse its scenic resources, creating aesthetic experiences for residents and visitors. Due to the visual significance of some of these areas, several roadways have been officially recognized as either State or County designated or eligible scenic highways. Enhancement and preservation of the County’s scenic resources have been established. Residential developments with landscape improvements that are compatible with the existing setting in the surrounding area and will, therefore, have a less than significant impact as a result of its implementation.

The 2009 MND stated that residential tract maps are subject to the Countywide Design Standards and Guidelines adopted by the Board of Supervisors (2004), as well as the Mecca Design Guidelines, which have been approved by the Mecca Community Council and Planning Commission. The 2009 MND required the project’s compliance with the conditions of approval on file in the County Land Management System (LMS), including 10. Planning. 1 – Comply with Ord./Codes, 10. Planning. 8 – Landscape

maintenance, 50. Planning 13 – CSA Clearance, 80. Planning 4 – Landscape plot plan, 80. Planning 13 – Allow underground utilities. With the implementation of the above, the 2009 project would result in less than significant impacts.

Addendum No. 1

According to the 2009 MND, the project will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project would be subject to the Countywide Design Standards and Guidelines and Mecca Design Guidelines. Impacts were determined to be less than significant

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND.

a) According to Riverside County's Eastern Coachella Valley Area Plan, scenic highways provide motorists with views of distinctive natural characteristics that should be conserved. Implementing policies that manage development along scenic highways and corridors allows the County to conserve the natural views. Highway 74 is the closest Officially Designated State Scenic Highway to the project site, lying approximately 20 miles to the northwest. Highway 111, from State Route 195 (near Mecca) to Bombay Beach on the Salton Sea, is considered an Eligible State Scenic Highway, however, it is not officially designated. This segment of Highway 111 lies approximately 0.64 miles southwest of the project property. According to the Circulation Element in the Riverside County General Plan, Interstate 10 is a County Eligible Scenic Highway (Figure C-8). Interstate 10 lies approximately 7.50 miles north of the project. Due to the project's distance from the State Highway 74, Highway 111 and Interstate 10, the project is not expected to impact the roadways. However, as stated in the 2009 MND, Lincoln Street, abutting the site, is a major highway and entry point to the community of Mecca. Many corridors in Riverside County traverse its scenic resources, creating aesthetic experiences for residents and visitors. Therefore, the project will be subject to the Countywide Design Standards and Guidelines adopted by the Board of Supervisors (2004), as well as the Mecca Design Guidelines, which have been approved by the Mecca Community Council and Planning Commission. Similar to the 2009 project, the proposed project shall comply with conditions of approval established by the County.

   Moreover, the project would not result in a substantial change from the previous (2009) analysis.

b) The project property has remained vacant and undeveloped since approximately 2002. Scattered vegetation has grown onsite due to the inactivity and maintenance of the site. There are no trees, rock outcroppings or unique or landmark features on the project site. As previously stated, land uses surrounding the project property includes residential communities, agricultural lands, and vacant land.

   Similar to the project analyzed in the 2009 MND, the project proposes to develop 291 single family residences and associated improvements (i.e., pave drive aisles, landscaping, retention, open space, and recreation areas) on approximately 60 acres. The entire project property currently sits within the County's Residential Incentive (R-6) zone. The residential homes will be one-story (maximum 16 feet in height) and will be similar in design to the existing residential homes to the north and south of the project site. The project will develop a residential community that is consistent with the existing residential and rural context of the surrounding area. Moreover, the homes will be developed in compliance with the County's developmental standards established in the Municipal Code. Therefore, the homes will not result in the creation of an aesthetically offensive site open to public view.

The proposed landscaping throughout the property and along the project will include native and drought-tolerant trees and shrubs to maintain desert landscaping that is consistent with the surrounding area. Trees proposed throughout the community will consist of various palms, willow acacia, shoestring acacia, palo blanco, mulga, sweet acacia, and tipuana tipu. Shrubs will include red bird of paradise, oleander, jojoba, bottlebrush, and lantana species. The site will be surrounded by block walls.

Currently, the public viewshed locations in proximity to the project site include 63rd Avenue and Lincoln Street. These roadways are accessible to the public and provide views of the surrounding mountain ranges to motorists traveling along these rights-of-ways. The surrounding mountain ranges visible from these rights-of-ways include the Mecca Hills to the north and northeast, the Little San Bernardino Mountains to the northwest, San Jacinto Mountains to the west, and the Santa Rosa Mountains to the west and southwest. The closest landform to the project is the Mecca Hills, which are located approximately 2 miles to the northeast. The other surrounding mountain ranges are distant and over 7.50 miles from the project boundary. Due to the distance from these mountains to the project, the midrange and peak views are largely unobstructed. Existing landscaping, structures, and manmade infrastructure (i.e., power poles and lines) obstruct the base views of the mountains.

The proposed project, as previously stated, will result in the development of a single family community on approximately 60 acres. In order to comply with Riverside County Municipal Code Chapter 17.68 for R-6 zones, a single family residence shall not exceed 35 feet in height. The project proposes maximum building heights of 16 feet. Additionally, front and rear yards shall be a minimum of 10 feet. The community will also be surrounded by block walls for privacy. The property's compliance with these setbacks and building heights will allow the views of the surrounding mountains to be visible to motorists traveling along the surrounding roadways. Therefore, the project is not expected to obstruct any prominent scenic vistas.

There are no known rock outcroppings or unique or landmark features on the project site. Project implementation is not anticipated to have a significant impact on the scenic views or create an aesthetically offensive site following development, height, and setback standards outlined within the Riverside County Municipal Code. Overall, less than significant impacts are anticipated.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

c) As mentioned in the previous discussions, the project site is currently characterized as vacant and undeveloped land. The project site is located within the Eastern Coachella Valley's Residential Incentive (R-6) zone, and Medium Density Residential (MDR) land use designation as distinguished by the County of Riverside. R-6 zones allow one-family dwellings, including mobile homes on permanent foundations. The land use designation for the project site, as established by Figure 3, Eastern Coachella Valley Area Plan Land Use Plan in the Riverside County General Plan, is Medium Density Residential (MDR). This land use is designated for single family detached and attached residences with a density range of 2 to 5 dwelling units per acre. The project site is surrounded by existing residential uses to the north and south, vacant land uses to the east and west, and agricultural land to the east.

The project area is located on approximately 60 acres of vacant land. The project proposes to develop 291 single family residences, compliant with Riverside County R-6 zoning and MDR land use designations. The project will also submit a Tentative Tract Map (TTM No. 35465) to illustrate the proposed residential lots, drive aisles, retention/recreational areas, etc. The proposed residential project shall comply with the County's building standards and guidelines for such uses in R-6 Zones.

The proposed residential homes will be similar to typical single family residential communities in the area (such as those to the south and a mile south of the project) and throughout the Coachella Valley. Additional improvements include roadway enhancements of 63rd Avenue to the north, Lincoln Street to the west, construction of a northern access point and western access point, as well as attractive project frontages.

Riverside County Ordinance 348 provides development standards for R-6 zones (Ordinance 348 Section 8.204). The development standards establish building heights, setbacks, lot size, street size, and open space requirement. The project shall comply with the standards established in the County Ordinance.

The project is located in a rural area, primarily defined by agricultural land, vacant land, and residential communities. Development and operation of the proposed project would not change the use of the project site, which is currently vacant and undeveloped. The proposed project will be developed to be consistent with residential operations. Overall, the development of the site would not substantially degrade the existing visual character of the site. Less than significant impacts are anticipated.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

Mitigation: The project's compliance with the conditions of approval on file in the County Land Management System (LMS), including 10. Planning. 1 – Comply with Ord./Codes, 10. Planning. 8 – Landscape maintenance, 50. Planning 13 – CSA Clearance, 80. Planning 4 – Landscape plot plan, 80. Planning 13 – Allow underground utilities.

Monitoring: Monitoring is to be provided by the Building and Safety and Planning Departments and through Ordinance Nos. 348 and 457.

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

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

2009 MND Findings: The 2009 MND stated that the project site is not within 45 miles of the Palomar Observatory and light and glare from the project may not reduce the usefulness of or interfere with the nighttime use of this major astronomical facility.

Findings of Fact: No substantial change from previous analysis. Impacts from the project will be less than significant.

a) As found in the 2009 MND, the project is not within 45 miles of the Palomar Observatory. Therefore, the project will not interfere with the nighttime use of the Mt. Palomar Observatory. No Impacts, and the project would not result in a substantial change from the previous (2009) analysis.

   Moreover, the project would not result in a substantial change from the previous (2009) analysis.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues c) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
d) Expose residential property to unacceptable light levels?	☐	☐	☐	☒

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

2009 MND Findings: Per the 2009 MND, the creation of future residential use would bring increased light and glare due to reflective light from parked vehicles, illuminated signs, street lamps, security lighting and nighttime vehicle traffic. However, to reduce light and glare impacts, all common area lighting equipment/devices would be hooded and directed so as to prevent glare and light from shining directly upon adjoining properties and road rights-of-way. Monitoring would be provided by the Planning Department (landscape review) and the Department of Building and Safety and through Ordinance No. 348. Impacts would be less than significant.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant

a) The project site is currently vacant and undeveloped. The vacant state of the project does not generate sources of light or glare. As stated in the discussion above, existing sources of fixed nighttime lighting can be attributed to the existing residential uses located north and south of the project site. Lighting associated with residential areas typically consist of wall- and post-mounted, downward-oriented fixtures at residential building entrances and driveways, backyard/patio lighting, and landscape lighting. 63rd Avenue and Lincoln Street are the closest rights-of-way to the project site. These roadways include street light posts, which contribute to nighttime lighting in the area. Additionally, day-time glare and nighttime lighting can be attributed to existing vehicular traffic along the surrounding roads.

   As stated previously, the project proposes the development of 291 single family residences on approximately 60-acres at the southeast corner of 63rd Avenue and Lincoln Street. The development of the project will introduce a new source of light in the area, implemented by wall- and post-mounted, downward-oriented fixtures at residential building entrances and driveways, backyard/patio lighting, and landscape lighting, similar to the surrounding residential properties. wall mounted illumination along building frontages and at entrances. Traffic associated with the project will also contribute to an incremental increase in nighttime lighting. Proposed circulation to and from the project site will be located from two access points: one on 63rd Avenue, and one on Lincoln Street.

The project property shall adhere to the standards outlined within the Riverside County Municipal Code, Chapter 8.80, otherwise referred to as Riverside County Ordinance No. 915, regarding outdoor lighting. Chapter 8.80 and Ordinance No. 915 states that at certain levels, light trespass, and associated glare, may jeopardize the health, safety or general welfare of Riverside County residents and degrade their quality of life. Therefore, the municipal code and ordinance requires that all outdoor luminaires shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Additionally, outdoor luminaires shall not blink, flash or rotate. Project compliance with the County's Municipal Code and Ordinance will ensure that the project does not create a new source of substantial light in the area.

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

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

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

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:				
4. Agriculture				
c) 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?	☐	☐	☐	☒
d) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☐	☒

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
e) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
f) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source(s): The County of Riverside General Plan, Eastern Coachella Valley Area Plan; California Department of Conservation, California Important Farmland Finder, 2022; Riverside County 2018-2020 Land Use Conversion, provided by the California Department of Conservation.

2009 MND Findings: The 2009 MND concluded that a buffer between productive agricultural land uses and the project land uses should be incorporated into the project design to reduce impacts to less than significant. Buffer measures include masonry walls and retention basins along portions of the tract perimeter adjacent in the conditions on file with Land Management System, including 90 PLANNING 14 – Block Wall.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant

a) According to Riverside County's Eastern Coachella Valley Area Plan, the Eastern Coachella Valley is one of California's most important agricultural producing areas, growing date palms, grapes, citrus and seasonal row crops. According to the Farmland Mapping and Monitoring Program (FMMP) of California Resources Agency, the entire project site is designated as Farmland of Local Importance. Farmland of Local Importance includes soils that are listed as prime or statewide importance but lack available irrigation water. Farmland of Local Importance is land that a local unit has designated as having local significance and will take priority over some other classification by the state.

According to Riverside County's Eastern Coachella Valley Area Plan, Figure 3, *Eastern Coachella Valley Area Plan Land Use Plan*, the project site's land use plan is to be developed into medium density residential. Additionally, the project site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and therefore would not convert these land uses to non-agricultural land use. No impact would occur.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

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

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

The project site is not enrolled in a Williamson Act contract. As such, the project would not conflict with Williamson Act contract land. Additionally, the land is not within a Riverside County Agricultural Preserve. The project site is zoned as R-6, Residential Incentive Zone. Zone R-6 is enacted to establish a specialized zone that will, through incentives and consideration of a specific housing proposal in connection with a proposed zone change, facilitate construction of affordable housing. Overall, the project is not anticipated to impact Williamson Act contract lands, or existing agricultural zones or land uses within Riverside County. No impact would occur.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

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

The project property occupies approximately 60 acres east of Lincoln Street and south of 63rd Avenue in the unincorporated community of Mecca. The project proposes the development of 291 single family residential units. Land uses surrounding the project property include agricultural uses to the east, residential units directly south and north, and vacant land to the west and east. The development would be directly next to agricultural land; however, the county has zoned the project site as R-6, as discussed in b) above. Therefore, the county plans for the project site to be developed into nonagricultural land uses. Less than significant impacts are expected.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

d) The project site existed as agricultural land from at least 1974 based off aerial imagery. However, the project site is not currently used for the production of agriculture, and the project site is zoned for R-6 as discussed in b) above. The project proposes the development of 291 single family residential units, providing housing for new and existing residents. The proposed project would follow the Land Use Plan (Figure 3) of the Riverside County General Plan Eastern Coachella Valley Plan Area. Although the project site is designated as Farmland of Local Importance, the site is not zoned for agricultural use, and the Land Use Map designates the site for residential uses. Therefore, less than significant impacts are to be expected from the development of the project.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas."

2009 MND Findings: At the time of writing the 2009 MND, this section was not included in the County's CEQA Checklist.

Findings of Fact: There will be no impacts.

a-c) The California Public Resources Code Section 12220(g) defines forest land as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber. Aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. No lands within the project site meet this definition of forest land. Additionally, the project site is not zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. As a result, no impacts will occur, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-	☐	☐	☒	☐

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
attainment under an applicable federal or state ambient air quality standard?				
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

Source(s): Final 2022 Air Quality Management Plan (AQMP), by SCAQMD, December 2022; Final 2003 Coachella Valley PM10 State Implementation Plan (CVSIP), by SCAQMD, August 2003; Analysis of the Coachella Valley PM10 Redesignation Request and Maintenance Plan, by the California Air Resources Board, February 2010; South Coast AQMD Rule Book; California Emissions Estimator Model (CalEEMod) Version 2022.1.1.23, California Air Pollution Officers Association (CAPCOA) and California Air Districts

2009 MND Findings: The 2009 MND found that the project would result in no impacts involving a conflict with or obstruction of the applicable air quality plan; the exposure of sensitive receptors which are located within 1 mile of the project to substantial point source emissions; the construction of a sensitive receptor located within one mile of an existing substantial point source emissions; the construction of a sensitive receptor located within one mile of an existing substantial point source emitter; or creating objectionable odors affecting a substantial number of people.

The 2009 MND also found less than significant impacts pertaining to violating any air quality standard or contributing substantially to an existing or projected air quality violation.

The 2009 MND found potentially significant impacts pertaining to a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. The criteria pollutants in non-attainment status at the time of the 2009 MND preparation were particulate matter (PM10) and ozone. Therefore, the 2009 MND identified mitigation required that project implementation must comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations, and construction of the project, in accordance with Riverside County Ordinance No. 742 and the conditions of approval.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant.

a. Since the 2009 MND was prepared, there have been various updates to air quality regulations, including the approval of subsequent air quality management plans, air quality monitoring, and air quality attainment strategies. The project site and Coachella Valley region continue to be situated within the Riverside County portion of the Salton Sea Air Basin (SSAB), under jurisdiction of the South Coast Air Quality Management District (SCAQMD). The adopted 2022 Air Quality Management Plan (2022 AQMP) serves as the current regional blueprint toward achieving the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) with the most current strategies to effectively reduce emissions, accommodate growth, and minimize any negative fiscal impacts of air pollution control on the economy. The 2022 AQMP also accounts for information and assumptions from the 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) to support the

integration of land use and transportation toward meeting the federal Clean Air Act requirements.

The project site is located within the Eastern Coachella Valley (ECV) Community Emissions Reduction Plan (CERP), approved in July of 2021 to implement Assembly Bill (AB) 617, which was signed into law in 2017 to address the disproportionate impacts of air pollution in environmental justice communities. The ECV boundary under AB 617 includes the incorporated and unincorporated portions of the Eastern Coachella, including the Community of Mecca. The CERP was developed to achieve air pollution emission and exposure reductions within the ECV community and address this community's air quality priorities. The plan describes the community outreach conducted to develop the CERP and provides emissions and exposure reduction actions, an implementation schedule, and an enforcement plan. The CERP finds that the primary sources of air pollution emissions in the ECV community are on-road vehicles, farming equipment, trains, off-road equipment, and certain industrial activities. The ECV is also deemed to be highly impacted by the declining Salton Sea levels, resulting in increasing dust emissions from the Salton Sea playa. Air Quality concerns associated with the Greenleaf Desert View Power Plant (DVP) facility is also being addressed by CERP.

To protect public health, the CERP has identified efforts for improved monitoring, collaboration, and enforcement activities to be undertaken by the various responsible agencies across the ECV. Both California Air Resources Board (CARB) and South Coast AQMD enforcement staff have had a presence in the community of Eastern Coachella Valley for many years. From 2017 through 2019, CARB conducted over 1,500 inspections and South Coast AQMD responded to approximately 370 complaints and conducted over 300 inspections within the Eastern Coachella Valley community. The CERP indicates that both CARB and South Coast AQMD will continue to coordinate their enforcement programs to address air pollution sources effectively within their respective jurisdictions. The most relevant topics and concerns of the CERP applicable to the project are 1) pesticides, 2) fugitive road dust and off-roading, and 3) open burning/illegal dumping.

Current Regional Significance Threshold Criteria:

Based on the current South Coast AQMD criteria, Air quality impacts can be deemed significant if the estimated project emissions exceed the South Coast AQMD Air Quality Significance Thresholds, applicable to peak short-term construction-related and long-term operational impact thresholds measured in pounds per day. Table III-1 below displays these numeric thresholds applicable to construction and operational activities in the Coachella Valley, to which the project-specific air emissions results have been compared.

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

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

Source: Air Quality Analysis Guidance Handbook and SCAQMD Air Quality Significance Thresholds, March 2023

Localized Significance Threshold Criteria:

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

The project surroundings are a combination of vacant land, agricultural fields, and residential communities. Therefore, the most conservative distance interval of 25 meters (82 feet) serves as the basis for this analysis. The shortest distance interval to the nearest sensitive receptor establishes the strictest threshold with the lowest emissions allowances needed to maintain compliance. It is worth noting that in accordance with SCAQMD Rules 403 and 403.1, the project proponent is required to implement proper soil stabilization and maintain a temporary wind fence during construction to prevent or control fugitive dust emissions. Control strategies associated with a required dust control plan are factored into the LST analysis.

Methodology

This analysis and findings rely in part on the quantitative results of running the most current California Emissions Estimator Model (CalEEMod, Version 2022.1.1.23), which is computer software developed and periodically updated in conjunction with the California Air Pollution Control Officers Association (CAPCOA) and California Air Districts to calculate criteria air pollutants and greenhouse gas emissions from land use projects, using widely accepted methodologies. The air emissions modeling for this project involved input of the proposed single-family residential uses with associated areas of pavement and landscaped open space.

The quantitative findings included in Table III-2 below demonstrate that the peak criteria air pollutant emissions resulting from project construction activities, consisting of site preparation, grading, utilities/building construction, paving, and architectural coating associated with the proposed project will not exceed the applicable SCAQMD Air Quality Significance Thresholds for criteria pollutants, including PM10 and Ozone precursors. The estimated construction emissions are representative of traditional land development and therefore are conservative estimates for the proposed nature of the project. As a standard requirement, dust control measures and control strategies will be implemented during construction as part of a fugitive dust control plan in accordance with SCAQMD Rule 403/403.1 and the County of Riverside Ordinance 742 (as amended through 742.1). Thus, a less than significant impact would occur

for the construction-related emissions in relation to the applicable South Coast AQMD Air Quality Significance Thresholds.

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

	ROG/VOC	NOx	CO	SO2	PM10	PM2.5
Peak Emissions Resulting from Site Preparation, Grading, Building Construction, Paving, and Architectural Coating	44.3	46.3	51.3	0.12	9.42	5.45
SCAQMD Air Quality Significance Threshold	75	100	550	150	150	55
Threshold Exceeded	**No**	**No**	**No**	**No**	**No**	**No**
Note: The PM10 and PM2.5 emissions account for required compliance with SCAQMD Rules 403/403.1 and Riverside County Ordinance 742 (as amended through 742.1).						

The CalEEMod results for the long-term operational air pollutant emissions that would occur during the life of the project (area, energy, and mobile sources) would also occur below the applicable SCAQMD Air Quality Significance Thresholds for criteria pollutants, including PM10 and Ozone precursors.

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

Emission Source	ROG/VOC	NOx	CO	SO2	PM10	PM2.5
Peak Area Sources, Energy Use, Mobile Sources	25.1	12.9	114	0.25	19.8	5.28
SCAQMD Air Quality Significance Threshold	55	55	550	150	150	55
Threshold Exceeded	**No**	**No**	**No**	**No**	**No**	**No**

In addition to the emission levels discussed above, another measure of determining consistency with the governing AQMP is outlined in Chapter 12, Section 12.2 and Section 12.3 of SCAQMD's CEQA Air Quality Handbook (1993), as provided and evaluated below:

Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

The relevant emission standards are compiled in the South Coast AQMD Air Quality Significance Thresholds and also provided in Table III-1 pertaining to construction and

operation. As demonstrated by the CalEEMod results in Tables III-2 and III-3, the proposed project would not result in emission levels exceeding the AQMD Air Quality Significance Thresholds for any criteria air pollutant category, including PM10 and ozone precursors, and therefore would not conflict with the AQMP according to this criterion.

Consistency Criterion No. 2: The project will not exceed the assumptions in the AQMP based on the years of project build-out phase.

The proposed project would not result in significant changes to the current land use policies and growth assumptions.

Eastern Coachella Valley Community Emissions Reduction Plan: As previously introduced, the project is located within the Eastern Coachella Valley (ECV) Community Emissions Reduction Plan (CERP), approved by SCAQMD in July of 2021. The CERP was developed to achieve air pollution emission and exposure reductions within the ECV community and address this community's air quality priorities. The CERP calls for coordination with various agencies, including CARB and South Coast AQMD, to improve air monitoring, collaboration and enforcement across various sectors. The CERP finds that the primary sources of air pollution emissions in the ECV community are on-road vehicles, farming equipment, trains, off-road equipment, and certain industrial activities. The ECV is also deemed to be highly impacted by the declining Salton Sea levels, resulting in increasing dust emissions from the Salton Sea playa. The most relevant topics of the CERP applicable to the project are 1) pesticides, 2) fugitive road dust and off-roading, and 3) open burning/illegal dumping and the Greenleaf Desert View Power Plant (DVP) facility.

Pesticides: The ECV community includes a large amount of agricultural activity with associated use of pesticides that has raised concerns over the adverse health effects. The CERP recognizes that CARB, South Coast AQMD, Department of Pesticide Regulation (DPR), and Office of Environmental Health Hazard Assessment (OEHHA) are to be responsible for undertaking continued research and air monitoring to identify exposure reductions. The proposed development involving single family residential development will not constitute a new source of pesticide application. The project would not interfere with the measures undertaken by the responsible agencies.

Fugitive Road Dust and Off-Roading: The CERP identifies a concern over inhalable particulate matter (PM10) emitted from unpaved and paved roadways and from dust resuspended by off-road vehicles. To address community concerns about emissions from fugitive road dust and off-roading in ECV, the CERP has identified additional agency monitoring and enforcement efforts, combined with the pursuit of opportunities to implement paving to reduced unpaved travel.

The proposed residential development will include the appropriate street improvements to serve the residential units and would not involve the use of unpaved or off-road operations during the life of the project. During construction, fugitive dust will be regulated by an approved dust control plan under SCAQMD Rule 403/403.1 and under the County of Riverside Ordinance 742 (as amended through 742.1). Therefore, project implementation would not interfere or impede CERP implementation on this community concern.

Open Burning and Illegal Dumping: The CERP identified as concern over agricultural burning,

particularly associated with grapes, dates, citrus, and other crops. To address community concerns about open burning and illegal dumping emissions and exposures, the CERP has identified additional agency monitoring and enforcement efforts, combined with the pursuit of opportunities to work with agricultural operators for reduced open burning activities. The proposed residential community would not involve new potential sources of open burning or illegal activity. Therefore, project implementation would not interfere or impede CERP implementation on this community concern.

Greenleaf Desert View Power Plant (DVP): The DVP facility has previously been identified as a community concern for air quality in the ECV study area under this plan. DVP is a 45-megawatt biomass electrical generation facility located on the Cabazon Band of Mission Indians Reservation, approximately 1,500 feet west of the project site. This facility has been in operation since 1992. Since this facility is located on tribal land, it is regulated by Region 9 of the U.S. EPA. The CERP acknowledges the concerns raised about air pollutant emissions from this facility and has established various actions under the SCAQMD responsibility to compile further information about the facility emissions, including monitoring and air quality measurements, and implement reduction measures as necessary. On April 30, 2024, the operator of DVP announced an indefinite cease of operations. The proposed residential development would not interfere or impede CERP implementation on this community concern involving closed DVP facility.

In summary, the project is not expected to result in emission levels, population growth or land use changes that would interfere with the County or region's ability to comply with the most current air quality plans, such as the 2022 AQMP, State Implementation Plan strategies for PM10 and ozone level attainment efforts, and the CERP strategies. The project's short-term construction and long-term operational emissions would not exceed the established regional thresholds for criteria air pollutant emissions. Pertaining to the obstruction of an applicable air quality plan, including the CERP, less than significant impacts are anticipated.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

b) The Coachella Valley portion of the Salton Sea Air Basin (SSAB) is in nonattainment for the 1997 8-hour ozone standard. Under the 2022 AQMP, the target attainment date for this standard is August 2033. SCAQMD has established that the Coachella Valley does not have large sources of smog-forming emissions and therefore, local sources of air pollution have a limited impact on ozone levels compared to the transport of ozone precursors generated upwind in SCAB. As demonstrated in tables III-2 and III-3, project-related short-term construction and long-term operational emissions would not exceed the SCAQMD Air Quality Significance Thresholds for ozone precursors, such as NOx and ROG/VOC. Therefore, pertaining to the ozone nonattainment status, the proposed project would not result in an exceedance to the applicable threshold or result in a cumulatively considerable net increase in the precursors of this criteria pollutant.

Furthermore, the Coachella Valley is currently designated as a serious nonattainment area for PM10 and is under the EPA-approved Coachella Valley PM10 State Implementation Plan is in place with an attainment strategy for meeting the PM10 standard. Some of the existing measures include the requirement of detailed dust control plans from builders that specify the use of more aggressive and frequent watering, soil stabilization, wind screens, and phased

development to minimize fugitive dust. Appropriate air quality measures to prevent fugitive dust are required by the County of Riverside Ordinance 742 (as amended through 742.1) with plan implementation requirements designed to be consistent with SCAQMD Rules 403 and 403.1 applicable to the Coachella Valley strategy for reducing fugitive dust emissions. Under these regulations, a fugitive dust control plan must be prepared and approved prior to any grading, earth-moving, demolition, or building operation with a disturbed surface area of more than five thousand (5,000) square feet. Consistent with SCAQMD Rules 403 and 403.1, implementation of the Fugitive Dust Control Plan is required to occur under the supervision of an individual with training on Dust Control in the Coachella Valley. The plan will include methods to prevent sediment track-out onto public roads, prevent visible dust emissions from exceeding a 20-percent opacity, and prevent visible dust emissions from extending more than 100 feet (vertically or horizontally from the origin of a source) or crossing any property line. The most widely used measures include proper construction phasing, proper maintenance/cleaning of construction equipment, soil stabilization, installation of track-out prevention devices, and wind fencing. As shown in tables III-2 and III-3, project-related short-term construction and long-term operational emissions that factor in the required soil stabilization measures are expected to not exceed the applicable SCAQMD Air Quality Significance Thresholds for PM10. Therefore, pertaining to the PM10 nonattainment status, the proposed project would not result in an exceedance to the applicable threshold or result in a cumulatively considerable net increase in the precursors of this criteria pollutant. Less than significant impacts are anticipated.

Moreover, the project would result in a new ability to substantially reduce a significant impact compared to the previous (2009) analysis.

c) A sensitive receptor is a person or group in the population particularly susceptible (i.e., more susceptible than the population at large) to health effects due to exposure to an air contaminant. Sensitive receptors and the facilities that house them are of particular concern if they are located in close proximity to localized sources of carbon monoxide, toxic air contaminants, or odors. Residences, long-term health care facilities, schools, rehabilitation centers, playgrounds, convalescent centers, childcare centers, retirement homes, and athletic facilities are generally considered sensitive receptors.

The SCAQMD has developed and published the Final Localized Significance Threshold (LST) Methodology to help identify potential impacts that could contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). LST methodology was developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. The purpose of analyzing LSTs is to determine whether a project may generate significant adverse localized air quality impacts in relation to the nearest exposed sensitive receptors. Due to the presence of residential uses located immediately to the north and south of the project site, the LST analysis utilized the shortest separation interval (25 meters/82 feet) as the basis for analysis.

Table III-4
Localized Significance Thresholds (LSTs) Associated with Construction of the Revised Project with Receptors at 25 Meters (82 Feet), (In Pounds/Day)

Emission Source	NOx	CO	PM10	PM2.5
Peak Construction Emissions	46.3	51.3	9.42	5.45
SCAQMD LST Threshold for SRA 30	304	2,292	14	8
LST Threshold Exceeded?	**No**	**No**	**No**	**No**

Sources: CalEEMod Results and AQMD LST Look-Up Tables

Note: The PM10 and PM2.5 emissions are based on the CalEEMod mitigated results due to the local standard requirement to implement SCAQMD Rule 403 and 403.1 to control fugitive dust. LST Parameters: Source Receptor Area (SRA) 30, 5-acre area increments, 25-meter distance.

The results provided in Table III-4 resulting from the Localized Significance Thresholds methodology demonstrate that the construction-related and operation emission levels would occur below the applicable thresholds, taking into account the source receptor area and nearest sensitive receptor location to the project. Therefore, the project would not result in emissions capable of exposing sensitive receptors to localized substantial pollutant concentrations. Moreover, the proposed project would not situate new housing in a location known to be exposed to existing or planned sources of substantial emissions. Being located adjacent to existing residential uses, the project would be subject to the regional strategies under the CERP. Less than significant impacts are anticipated.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

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

Objectionable odors can be associated with toxic or non-toxic emissions. While offensive odors seldom cause physical harm, they can be unpleasant and lead to considerable annoyance and distress among the public. Examples of facilities commonly recognized for generating odors include wastewater treatment plants, sanitary landfills, composting/green waste facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting/coating operations, rendering plants, and food packaging facilities. The CERP for the Eastern Coachella Valley has identified pesticides and associated odors as a community concern.

As previously described in the project description, the project site occurs in a mixed setting with existing residential uses, vacant land, and agricultural uses. The project site is located approximately 1,500 feet east of the Greenleaf DVP facility, which is a woody biomass facility previously operating and being regulated under Region 9 of the U.S. On April 30, 2024, the operator of DVP announced an indefinite cease of operations. The future status of this facility is unknown, but it is expected that any future resumption in operation would be contingent on proper air quality compliance in order to address the CERP concerns.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

As a single-family residential community, the project is not expected to represent a substantial source of new emissions, including odors. As a standard requirement under SCAQMD Rule 402, no operation or activity on-site shall cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, odors, or other forms of air pollution, which exceed levels identified as acceptable by the SCAQMD or the County of Riverside. Less than significant impacts related to objectionable odors are anticipated.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

Mitigation: Compliance with the measures set forth in the conditions of approval on file in the LMS, including 60 .PLANNING. 2 — PM10 Mitigation Plan.

Monitoring: Monitoring to be provided by the Building and Safety Department, Planning Department, and affected state agencies and through Ordinance Nos. 457, 564, and 742.

BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☐	☒
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☒	☐
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source(s): Biological Resource Assessment and Environmental Impact Analysis, BIOCON2 Biological Consulting, February 2024, Riverside County Volume 1: Draft Program EIR No. 521, February 2015.

2009 MND: The 2009 MND determined that the project is not influenced by wildlife and vegetation issues as identified in the Riverside County Integrate Project (RCIP), including wetlands and protected biological resources. It was also concluded that the project does not involve the potential for adverse effects, either individually or cumulatively, on wildlife. The project would comply with the requirements of Ordinance No. 875 (CVMSHCP Fee). No impact and less than significant impacts were expected to occur.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. There will be no impacts OR Impacts will be less than significant.

a) The project site has previously been graded and modified for agricultural purposes. The project lies within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which outlines policies for conservation of habitats and natural communities. However, the project is not located within or adjacent to a designated Conservation Area under this plan. Therefore, it is not subject to CVMSHCP requirements regarding lands adjoining Conservation Areas. The CVMHSCP implements a Local Mitigation Development Fee (LDMF) from all new development to support the acquisition of conservation lands. The applicable fees would be collected by the County and the project is expected to comply with the provisions of the CVMSHCP. No impact would result from project implementation.

   Moreover, the project would not result in a substantial change from the previous (2009) analysis.

b-c) As previously discussed, the site has previously been used for farmland and heavily impacted by human activity. The general area is impacted and surrounded by developments to the north and south sides and bound by heavily trafficked paved roads. The area is typical of the Coachella Valley; undisturbed sections consist of Creosote Bush Scrub and stabilized and partially stabilized Desert Sand Fields. The largest portion of the site has been previously graded or cleared for agriculture. These anthropogenically disturbed areas now support a typical mixture of invasive weeds and native plants. The agricultural field portion of the site has considerable amounts of refuse and evidence of illegal dumping. Areas to the west are partially graded and currently undeveloped. Areas to the east across the road are largely undeveloped land with a large industrial plant to the northeast.

   A Biological Resource Assessment and Environmental Impact Analysis ("biological report") was conducted in February 2024. According to the biological report, there are seven sensitive species considered resident by the CNDDB and are known to occur in the vicinity. Below is a list of the seven sensitive plant species.

   - Elephant Tree - *Bursera microphylla*
   - Slender Stem Bean - *Phaseolus filiformis*
   - Rattle Weed – *Senna covesii*
   - Pink Velvet Mallow - *Horsfordia alata*
   - Newberryii's Velvet Mallow - *Horsfordia newberryi*
   - Hairy Sand Verbena - *Abronia villosa var. aurita*
   - Stardust - *Leptosiphon floribundus ssp.hallii*

None have special federal or state status and none were observed during surveys. During the biological surveys, it was noted that the project site has a lack of biodiversity. The less agriculturally developed portions of the site are covered in a mixture of native and non-native trees and small stabilized and partially stabilized agricultural rows that support common native weeds and forbs. Below is a list of the eight plant species that currently occur on site.

- Amaranth- *palmeri or Bassia scoparia*
- Arrowweed – *Pluchea sericea*
- Bullrush/Cattail - *Typha latifol*
- Date Palm – *Phoenix dactylifera*
- Big Saltbush – *Atriplex lentiformis*
- Salt Cedar – *Tamarix ramosissima*
- Salt Bush - *Pluchea serici*
- Rattle Weed – *Senna covesii*

Fauna surveys were conducted within the boundaries of the proposed project site. Only three mammals were observed: coyote (*Canis latrans*), common dog (*Canus lupus familiaris*), and common house cat (*Felis catus*). There was only one lizard observed, side blotched lizard (*Uta*). No special status mammal or lizard species were found on site. No observation was made of Coachella Valley Fringe Toed Lizard, (*Uma Inornata)* (CVFTL) although there is low grade habitat in the vicinity which supports this creature. A significant effort was made to locate CVFTL sign. CVFTL is officially listed as protected, Threatened and Endangered. No sign of CVFTL's and no firsthand observations or evidence of any kind was found on or near the site. No further action is warranted, and less than significant impacts are expected to occur on CVFTL.

A significant effort was made to locate desert tortoise signs. *Gopherus agassizi* is officially listed as Federally Protected and Threatened and Endangered. No sign of desert tortoise, no firsthand observations or evidence of any kind was found on or near the site. Additionally, no observations of this species were made during previous surveys. Therefore, no further action is warranted, and no impact on the desert tortoise is expected.

Observed bird species during the project specific biological surveys include a sharp shinned hawk (Accipiter striatus), mourning dove (*Zenaida macroura*), house finch (*Haemorhous mexicanius*), northern mockingbird (*Mimus polyglottos*), and costa's hummingbird (*Colypte costae*).

Although the sharp-shinned hawk is not a federal or state special status species, two sharp-shinned hawks were observed together and seen taking turns foraging. It is assumed that this species pair are nesting on or adjacent to the project site. Nesting birds are protected under the Migratory Bird Treaty Act (MBTA). Compliance with the conditions of approval on file for the proposed project (060 – Planning – EPD MBTA Clearance) would ensure less than significant impact on nesting birds.

Since the project site 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 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. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nest. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur.

The project's biologist shall monitor the nest during construction activity to ensure no disturbance to birds are occurring and shall have the authority to halt ground disturbing activities if they are disturbing the nesting birds.

Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report documenting the results of the survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. All reports submitted to EPD must be submitted directly by the project's Consulting Biologist or Biological monitor through the Riverside County PLUS Online Portal.

With the implementation of the conditions of approval, impacts to nesting birds will not be significant.

In addition to pre-construction Nesting Bird Surveys, pre-construction burrowing owl (*Athene cunicularia*) surveys are also required in order to abide by the MBTA and the most updated California Fish and Game Code. Although no western burrowing owl was observed during the biological surveys, this species is attracted to disturbed sites and can move in and take up residence at any time. Compliance with the conditions of approval on file for the proposed project (060 – Planning – EPD Burrowing Owl Clearance) would ensure less than significant impact on burrowing owls.

Within 30 days prior to any ground disturbance or the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for burrowing owls shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Division (EPD). The pre-construction survey shall cover the project site and any offsite improvements. If ground disturbance activities do not begin within 30 days of the survey, a second survey must be conducted.

If it is determined that the project site is occupied by burrowing owls, take shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act (MBTA). Relocation of burrowing owls may only be approved outside of the nesting season (February 1 through August 31). A qualified biologist who holds an MOU with the County of Riverside must submit a relocation plan to EPD, California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for review and approval prior to any relocation. All reports submitted to EPD must be submitted directly by the

project's Consulting Biologist or Biological monitor through the Riverside County PLUS Online Portal.

Compliance with the conditions of approval on file for the proposed project (060 – Planning – EPD Burrowing Owl Clearance) would ensure less than significant impact on burrowing owls. Similar to 060 – Planning – EPD MBTA Clearance, 060 – Planning – EPD Burrowing Owl Clearance would reduce impacts on nesting birds to less than significant and would ensure that the project does not violate the MBTA or California Fish and Game Code.

Less than significant impacts are expected for species identified as candidate, sensitive or special status in local or regional plans, policies, regulations, or by the CDFW or USFWS with the compliance to the conditions of approval (060 – Planning – EPD MBTA Clearance, 060 – Planning – EPD Burrowing Owl Clearance).

Based on the implementation of conditions of approval from the County of Riverside, similar to the 2009 project, the proposed project would result in less than significant impacts and therefore will not result in a substantial change from the previous (2009) analysis.

d) Per the project-specific biological report, no migratory wildlife corridors or native wildlife nursery sites were found on the project or adjacent properties. As previously discussed, the project has been highly disturbed and impacted by humans. During the project specific field surveys, special attention was given to observation and identification of animal tracks. Observing soils, after precipitation events in a given area produced very easily identifiable tracks. Area roadkill and depredation sites were monitored for activity. No discernable and routinely used corridors were identified. No impacts to the movement of any native resident or migratory fish or wildlife species or wildlife nursery sites are expected.

   Moreover, the project would not result in a substantial change from the previous (2009) analysis.

e) The biological survey performed on the project site did not find any on-site naturally occurring springs, aquatic habitats, drainages, or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or the USFWS. No blue-line stream corridors or desert washes were found within the project boundaries nor are there botanical indicators of such corridors. Due to the absence of significant wash or riparian vegetation, and the absence of other sensitive natural communities, no impacts are expected.

   Moreover, the project would not result in a substantial change from the previous (2009) analysis.

f) Per the project-specific biological report, the project site does not contain, nor is it adjacent to federally protected wetlands, marshes, or other drainage features. No blue-line stream corridors or dry washes were found within the project boundary. The project site does not lie within, or adjacent to, a Conservation Area as shown in the CVMSHCP. Therefore, there are no Plan requirements or recommendations regarding drainage modifications or other stipulations for projects adjacent to conservation areas. No impacts to federally protected wetlands are expected.

   Moreover, the project would not result in a substantial change from the previous (2009) analysis.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

g) The proposed project would not conflict with any local policies or ordinances protecting biological resources or with any provisions of the CVMSHCP. The project would be required to pay the CVMSHCP mitigation fee to mitigate the loss of habitat for covered species prior to construction. There are no other local, regional, or state habitat conservation plans currently in place other than the CVMSHCP that are applicable to the proposed project. Therefore, less than significant impacts are expected.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

Mitigation: No mitigation required.

Monitoring: Qualified Biologist, Project Proponent, Planning Department, Environmental Programs Division.

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source(s)*:* Phase 1 Cultural Resources Assessment of 60.56 acre Cultural Resource Study for 291 SFR Units, within the City of Mecca, prepared by Statistical Research, Inc., dated April 19, 2024.

2009 MND Findings: The 2009 MND stated that the project has been disturbed from agricultural activities for a number of years. Studies relied upon for the 2009 analysis concluded that the project site contained no historical resources within or adjacent to the project site. In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, work should stop in the vicinity of the find and a plan of action for the evaluation and treatment should be developed in consultation with County of Riverside and a qualified archaeological consultant. Therefore, the 2009 MND concluded that compliance with conditions of approval on file in the LMS, including 60. Planning. 5 – If human remains found and 60. Planning – Native American Monitoring.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. With the implementation of the conditions of approval, impacts to historic resources will not be significant.

a-b) On January 31, 2024, SRI conducted a records-search with the California Historical Resources Information System (CHRIS) Eastern Information Center (EIC), Department of Anthropology, University of California, Riverside. The records search included review of all reports of the previous archaeological work executed within a 1-mile radius of the project area and examination of USGS topographic maps held by the CHRIS EIC that show the locations of previous cultural resource surveys and known archaeological sites. Survey reports and site records for previously recorded sites were gathered. The records search also included consultation of the catalogs of sites listed in the National Register of Historic Places (NRHP) and/or designated as California Historical Landmarks. Additional archival research conducted

by SRI staff included reviewing primary and secondary sources for information pertinent to historical-period activities within the project area. As part of the archival research, SRI staff consulted the online USGS (2024) collection of historical topographic maps, online U.S. Department of the Interior Bureau of Land Management/U.S. General Land Office (GLO) records, and historical aerial imagery for information regarding specific historical-period land use in and around the project area.

No historical-period structures or other features are depicted within the project area on the 1856 or 1914 GLO plat maps. Additionally, the project area was not included as part of any land patent. Available aerial imagery from 1953 shows the project area as undeveloped, depicting well-defined dirt roads around the edges of the project area and a faint dirt road trending northwest–southeast in the northern half of the project area. No structures appear in the 1953 aerial imagery. In the 1959 aerial imagery, the entirety of the project area appears to be developed as agricultural land, with a reservoir and a structure in the northeastern corner of the project area. By 1972, the reservoir had been converted into more agricultural land, and the structure remained in the northeastern corner of the project area. The project area appears relatively the same in the 1977 and 1984 aerial images, and in 1996, the structure appears to have been demolished, but the rest of the project area appears to have remained agricultural land. The available aerial imagery from 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020 shows the transition from actively maintained agricultural land prior to 1996 into what the project area looks like now: unmaintained and vacant land.

SRI surveyed the entirety of the 60.56-acre project area on March 19 and 20, 2024. The ground surface within the project area was largely free of vegetation and afforded excellent ground visibility. Numerous fragments and concentrations of modern refuse were observed throughout the project area. No evidence of the historical-period structure that appears in historical aerial images was identified during the survey but features related to the structure may be present subsurface. The northeastern corner of the project area has modern refuse scattered densely on the surface, and there is a recent water tower that appears to be associated with construction and/or road-grading activities for the nearby agricultural fields

Thirty-three (33) previously recorded resources had been identified within the 1-mile records search buffer. The 33 resources consisted of 26 archaeological sites (9 historical period, 14 prehistoric, and 3 multicomponent sites) and 7 isolated occurrences. The previously recorded historical-period sites consisted of 5 paved or dirt roads, 2 buildings (a school and a single-family residence), 1 site with 2 cisterns, and a refuse scatter. These resources were recorded a ½ mile from the project site and within ¼ of a mile. No previously recorded resources have been identified within the project area.

Based upon this analysis, there will be no new or significant impacts that have not been previously identified. The County has conditioned the project to enter into an agreement with the consulting tribe(s) for a Native American Monitor, who shall be onsite during all initial ground disturbing activities and excavation (060 – Planning-CUL Native American Monitor).

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

As such, no change in the significance of historical resources would occur with the implementation of the proposed project. Moreover, the project would not result in a substantial change from the previous (2009) analysis.

Mitigation: Compliance with conditions of approval, including 60. Planning 5 – If Human Remains Found and 060 – Planning-CUL – Native American Monitor (previously 2009 COA 60. Planning 6 – Native American Monitoring).

Monitoring: Monitoring to be provided by the Building and Safety Department.

9. Archaeological Resources a) Alter or destroy an archaeological site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Source(s): Phase 1 Cultural Resources Assessment of 60.56-acre Cultural Resource Study for 291 SFR Units, within the City of Mecca, prepared by Statistical Research, Inc., dated April 19, 2024.

2009 MND Findings: An archaeological survey was performed as part of the 2009 MND and no archaeological resources were identified. Less than significant and no impacts were expected to occur as a result of project implementation.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts from the project will be less than significant or no impacts.

a-c) As part of this analysis, an updated 2024 cultural report was prepared by Statistical Research, Inc (SRI) to assess the sites current condition. The entire project area had been previously surveyed during two investigations. Both surveys were negative for cultural resources. During the 2024 survey conducted by SRI, two isolated occurrences (IO) were discovered. Each identified IO consists of a single prehistoric potsherd (unpainted brown ware body sherd), and each shows evidence of burning. The two artifact IOs fail to meet any of the four criteria for eligibility for listing in the CRHR. This is because they lack association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage (Criterion 1); cannot be shown to be associated with the lives of persons important in our past (Criterion 2); do not embody distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values (Criterion 3); and are unlikely to yield information important in prehistory or history (Criterion 4).

The geoarchaeological study of the project area showed that the sediments within the project area are relatively young and their geomorphic surfaces are unstable, indicating that there is moderate to moderately high potential for buried cultural resources. Based on the records-search results, one might expect to find small, seasonal prehistoric camps as well as historical-

period sites associated with residential use and clandestine refuse deposition in the project area. No prehistoric sites were identified within the project area during SRI's survey. Also, the NAHC Sacred Lands File search was negative for known Tribal resources. In terms of potential for buried resources, the geoarchaeological study of the project area suggested a high sensitivity for such resources. Furthermore, several prehistoric sites and IOs have been identified within the records-search area, including cremations and a habitation area. Therefore, the project area may have a moderate to moderately high sensitivity for buried cultural resources, suggesting that cultural resources may be present just under the ground surface.

While project impacts remain less than significant and no impacts, the County Planning department issued Conditions of Approval as part of their approval of the 2024 cultural report, which is required to be submitted to the County prior to its completion. The County has conditioned the project to retain a certified professional archaeologist to implement a Cultural Resource Monitoring Program (CRMP). The CRMP shall address the details of activities and provide procedures that must be followed in order to avoid impacts to cultural resources (060 – Planning-CUL). Additionally, the County has conditioned the project to enter an agreement with the consulting tribe(s) for a Native American Monitor (060 – Planning-CUL Native American Monitor, previously 2009 COA 60. Planning 6 – Native American Monitoring).

Moreover, the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

Mitigation: Compliance with conditions of approval, including 60. Planning 5 – If Human Remains Found, 060 – Planning-CUL – Project Archaeologist, and 060 – Planning-CUL – Native American Monitor (previously 2009 COA 60. Planning 6 – Native American Monitoring).

Monitoring: Monitoring to be provided by the Building and Safety Department.

ENERGY Would the project:				
10. Energy Impacts a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary	☐	☐	☐	☒

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
consumption of energy resources, during project construction or operation?				
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Source(s): CalEEMod Version 2022.1; Riverside County General Plan, December 2015; Riverside County General Plan EIR, March 2014; California Energy Consumption Database, provided by the California Energy Commission, 2022; Riverside County Municipal Code; Riverside County Climate Action Plan Update, November 2019.

2009 MND Findings: The 2009 MND was prepared prior to the requirement of energy resources analysis in the CEQA Appendix G Checklist. As a result, this topic of environmental review was not a part of the adopted project and is included herein for informational purposes only.

Findings of Fact: As stated above, energy consumption was not analyzed in the 2009 MND. However, it is analyzed in this Addendum for informational purposes. Impacts will be less than significant.

a) The project proposes the development of 291 single family residences on approximately 60 acres at the southeast corner of 63rd Avenue and Lincoln Street in Mecca. In addition to the 291 single family homes, the project proposes paved drive aisles, landscaped, retention, and recreation areas.

   According to the Riverside County General Plan, most of the energy resources used within the County are non-renewable. Non-renewable energy comes from sources that will run out or will not be replenished within a lifetime (or many lifetimes) and includes sources such as oil, petroleum, fossil fuels (i.e. coal), and natural gas. Electricity and natural gas are the primary sources of household energy, while fossil fuels are the primary source of energy for most modes of transportation. The consumption of non-renewable resources contributes to greenhouse gas (GHG) emissions, and according to the Riverside County Climate Action Plan (CAP), the County contributed a total of 4,905,518 MTCO2e GHG emissions in 2017. Transportation emitted the largest portion of the County's emissions (1,766,784 MTCO2e), followed by agriculture (1,670,954 MTCO2e), and electricity and natural gas use in buildings (712,928 and 475,211 MTCO2e, respectively).

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

   The project is expected to consume energy in the form of electricity, natural gas and petroleum during project construction and operation. The latest version of CalEEMod 2022.1.1.23 was utilized to calculate construction-source and operational-source criteria pollutant and GHG emissions from direct and indirect sources and quantify applicable air quality and GHG reductions achieved from mitigation measures. The projected project-related energy

consumption via electricity, natural gas and petroleum was evaluated in the analysis of this section and is discussed further below.

Electricity

Construction

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

Operation

The project proposes the operation of 291 single family residences. The project would not result in the use of excessive amounts of fuel or electricity and would not result in the need to develop additional sources of energy. While energy use at the project would not be excessive, the project would incorporate several measures directed at minimizing energy use. These measures include applying energy efficient design building shells and building components, such as windows, roof systems, electrical lighting systems, and heating, ventilating, and air conditioning systems to meet the most current Title 24 Standards. Therefore, reducing the use of electricity during project operation.

According to the CalEEMod calculations, the project is expected to generate the demand of approximately 2,717,720 kWh of annual electricity. The project shall be required to implement energy efficient design and building components to decrease the consumption of electricity during operation. The projected energy consumption values are depicted below.

Table X-1 Operational Electricity Demand

	Electricity Use
Land Use	kWh/yr
Single Family Housing	2,717,720
Parking Lot	0
Total	**2,717,720**

Natural Gas

Construction

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

Operation

The consumption of natural gas typically is consumed during building heating, water heating and cooking, which will occur during project operation. The project's expected natural gas consumption was calculated using CalEEMod default values. Based on the CalEEMod calculations, the project is estimated to consume a total of approximately 10,349,215 thousand British thermal units (kBTU) of natural gas annually during project operation. The proposed land uses and their projected natural gas consumption during operation is displayed in Table X-2, Operational Natural Gas Demand, below.

Table X-2 Operational Natural Gas Demand

	Natural Gas Use
Land Use	kBTU/yr
Single Family Housing	10,349,215
Parking Lot	0
Total	**10,349,215**

As such, the project would result in a long-term increase in demand for natural gas. However, the project would be designed to comply with Title 24, Part 6 of the California Code of Regulations (CCR). Natural gas consumption would be appropriate and not place a significant burden on SoCal Gas services.

Petroleum

Construction

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

Heavy-duty construction equipment of various types would be used during each phase of construction. CalEEMod was used to estimate construction equipment usage, which was converted to gallons of fuel.

Table X-3 Construction Fuel Demand

Demand	Fuel	Gallons
Worker	Gasoline	32,118.1
Vendor	Diesel	22,249.5
Equipment	Diesel	98,818.3
Hauling	Diesel	16,444
	Total	**169,629.9**

Overall, the project is estimated to consume approximately 32,118.1 gallons of gasoline and 137,511.8 gallons of diesel fuel during the project's construction phases. In total, the project will consume approximately 169,629.9 gallons of petroleum. Petroleum use is necessary to operate construction equipment. The US EPA applied a Tier 3 program in order to reduce the impacts of motor vehicles on air quality and public health. The vehicle emissions standards will reduce both tailpipe and evaporative emissions from passenger cars, light-duty trucks, medium duty passenger vehicles, and some heavy-duty vehicles. The construction equipment will utilize Tier 3 engines or higher, therefore the equipment would be newer off-road equipment units.

The energy used during the construction of the project would be limited to the development of the project and would not require long-term petroleum use. Additionally, there are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive that is used for comparable activities or use of equipment that would not conform to current emissions standards (and related fuel efficiencies). Thus, project construction would not consume petroleum in a wasteful or inefficient manner.

Operation

According to the figures provided by the CalEEMod calculations, the project would have and estimated annual VMT of 9,784,440, as depicted in Table X-4. The average daily trip rate for weekdays is 2,747, 2,779 on Saturdays, and 2,488 on Sundays. Total mobile source CO2e is 3,628 MT per year, or 3,628,000 kg per year. CalEEMod assumes 92.5 percent of VMT burns gasoline, while the remaining 7.5 percent burn diesel. Thus, of the 1,628,000 kg of mobile emissions, 3,355,900 kg is generated by gasoline combustion and 272,100 kg is generated by diesel combustion. The project would have an annual gasoline demand of 377,491.6 gallons and an annual diesel demand of 26,728.9 gallons, as displayed in Table X-5.

Table X-4, Operational Petroleum Demand

Land Use	Annual VMT
Single Family Housing	9,784,400
Parking Lot	0
Total	**9,784,400**

Table X-5 Operational Annual Petroleum

	Annual VMT	Annual Gallons
Gasoline	9,050,607	377,491.6
Petroleum	733,830	26,728.9
	Total	**404,220.5**

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

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

Although the project would result in an increase in petroleum use during construction and operation compared to the existing conditions, the project would implement State- and County-wide measures required regarding VMT reduction. Given these considerations, petroleum consumption associated with the project operation would not be considered excessive.

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

b) The approximately 60-acre project proposes the operation of 291 single family residences and associated improvements. As stated in the previous discussion, project development and operation are not anticipated to use an unnecessary amount of energy resources. To ensure the conservation of energy, the State of California and the County of Riverside implements various regulations in order to be more energy efficient and reduce the amount of GHG emissions. The project will comply with State-implemented building standards such as those outlined in Title 20 and Title 24 of the California Code of Regulations. Energy efficient appliances will be utilized during project operation. As stated in the previous discussion, project-related energy consumption and VMTs created by the project are not anticipated to be substantial. Construction activities would require the use of equipment that would be more energy intensive that is used for comparable activities. However, construction equipment will comply with the Tier 3 program engines or higher. Newer off-road equipment units will be utilized on-site.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	☐	☐	☐	☒
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake				

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

Source(s): The Alquist-Priolo Earthquake Fault Zoning (AP) Act, California Department of Conservation; Riverside County General Plan, Eastern Coachella Valley Area Plan, 2021; California Department of Conservation Earthquake Zone Map; *Geotechnical Report*, Sladden Engineering, 2007; Geotechnical Update, Sladden Engineering, 2024.

2009 MND Findings: The 2007 project specific Geotechnical Report, prepared by Sladden Engineering, indicated that the project site does not lie within an Alquist-Priolo Earthquake Fault Zone. The Geotechnical Report also concluded that surface rupture risk is considered low at the project site because well-delineated fault lines through the Coachella Valley are not mapped trending through or towards the site. It was concluded that in order to reduce geologic impacts to less than significant, structures should be designed in accordance with the latest provisions of the most recent edition of the California Building Code as well as County ordinances.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant.

a) According to Riverside County's Eastern Coachella Valley Area Plan, the San Andreas Fault traverses the northeast portion of the Eastern Coachella Valley, thus, making the region susceptible to seismic events. Secondary hazards from seismic events may include fault rupture, liquefaction, and landslides, discussed subsequently in this geotechnical section.

   The project site does not lie within an Alquist-Priolo Earthquake Fault Zone. Additionally, after consulting the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist, it can be determined that the closest AP Earthquake Fault Zone to the project site is the San Andreas Fault, approximately 3.1 miles northeast. It is difficult to predict the potential for surface rupture on undiscovered or new faults that may underlie the site.

   Sladden Engineering prepared a Geotechnical Update in 2024 on the 2007 project specific Geotechnical Report. The Geotechnical Update provides updated information regarding footings, bearing pressures, settlement, lateral forces, flood slab thickness, retaining walls, foundation bearing soil, and design seismic loading. The project would be required to follow the Geotechnical Update, County and State building standards, as well as the most recent California Building Code (CBC). Conclusively, the project site is not located within or in close proximity to an existing fault, County designated Fault Zone, or Alquist-Priolo Earthquake Fault Zone, therefore impacts are expected to be less than significant.

   Moreover, the project would not result in a substantial change from the previous (2009) analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone	☐	☐	☐	☒	

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Be subject to seismic-related ground failure, including liquefaction?				

Source(s): Riverside County General Plan Safety Element, 2021; Riverside County General Plan Eastern Coachella Valley Area Plan, 2021; Geotechnical Report, Sladden Engineering, 2007; Geotechnical Update, Sladden Engineering, 2024.

2009 MND Findings: The 2009 MND concluded that the site is potentially at risk for seismically induced liquefaction due to the relative high groundwater levels at this site as well as the somewhat loose to medium dense fine granular soils that underlie this site and the generally high seismicity of this region. The site was underlain by a previously installed tile drain system. Although this system was originally installed to adequately drain the site for agricultural use and to prevent the buildup of salts in the surficial soils, it currently serves to help prevent rising groundwater from encroaching into the surficial soils and therefore the system should be retained in a usable condition.

Sladden Engineering's 2007 Geotechnical Report concluded that groundwater and risks associated with liquefaction, liquefaction related hazards, and seismic settlement should be considered in the design of the new structure. With these risks accounted for in the Geotechnical Report, County and State building standards, and the most current CBC standards, impacts are expected to be less than significant.

Findings of Fact: Impacts will be less than significant

a) According to the 2021 Riverside County General Plan Safety Element, liquefaction occurs primarily in saturated, loose, fine- to medium-grained soils in areas where the groundwater table is within approximately 50 feet of the surface. When a long duration of seismic shaking occurs, the shallow groundwater saturates the soil and causes the soil to lose strength and act like a liquid. Figure 15, *Eastern Coachella Valley Area Plan Seismic Hazards*, provided in the Eastern Coachella Valley Area Plan of the Riverside County General Plan, indicates that the project site is located in an area with high liquefaction susceptibility due to the shallow groundwater and liquefaction susceptible sediments.

   According to the Sustainable Groundwater Management Act (SGMA) Data Viewer application, the groundwater level for State Well Number (07S09E07J001S), located 0.55 miles south of the project site, was recorded at 9.7 feet in March 2023. In order to reduce impacts from a high-water table, the project would be required to follow County and State building standards, and the most current CBC standards. Additionally, the project would be required to follow the Geotechnical Update. The Geotechnical Update provides updated information regarding footings, bearing pressures, settlement, lateral forces, flood slab thickness, retaining walls, foundation bearing soil, and design seismic loading. With these implementations, less than significant impacts would occur.

   Moreover, the project would not result in a substantial change from the previous (2009) analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
13. Ground-shaking Zone a) Be subject to strong seismic ground shaking?	☐	☐	☐	☒

Source(s): *Geotechnical Report*, Sladden Engineering, 2007; Geotechnical Update, Sladden Engineering, 2024.

2009 MND Findings: According to the project-specific 2007 Geotechnical Report, the project site is expected to be subjected to moderate to strong ground motion from earthquakes in the region. In order to reduce hazards associated with ground shaking impacts on people and buildings, the project shall implement the latest seismic safety design standards outlined in the most current edition of the CBC. The buildings and structures proposed for the project will be required to follow all applicable building standards outlined in the CBC in order to ensure the safety of the residents and structures. All grading and construction plans will be reviewed by the County of Riverside. Additionally, the project shall comply with the Uniform Building Code, Ordinance No. 457, which shall address ground-shaking impacts. Therefore, project-related impacts associated with seismic ground shaking would be less than significant.

Findings of Fact: Impacts will be less than significant.

a) The project site is located in a seismically active region where earthquakes originating on local and regional seismic faults can produce severe ground shaking. Like most of the Coachella Valley, the project site has been subjected to past ground shaking by nearby faults. It can be expected that the project site will be subjected to moderate to strong ground motion from earthquakes in the lifetime of the project. Ground motions are dependent primarily on the earthquake magnitude and distance to the rupture zone. Acceleration magnitudes also are dependent upon attenuation by rock and soil deposits, direction of rupture and type of fault; therefore, ground motions may vary considerably in the same general area.

   In order to reduce hazards associated with ground shaking impacts on people and buildings, the project shall implement the latest seismic safety design standards outlined in the most current edition of the CBC. The buildings and structures proposed for the project will be required to follow all applicable building standards outlined in the CBC in order to ensure the safety of the residents and structures. Additionally, the project would be required to follow the Geotechnical Update and all County and State building standards. Grading and construction plans would be reviewed by the County of Riverside. Therefore, project-related impacts associated with seismic ground shaking are less than significant.

   Moreover, the project would not result in a substantial change from the previous (2009) analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
14. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☐	☒

Source(s): Riverside County General Plan, Eastern Coachella Valley Area Plan, 2021; Geotechnical Report, Sladden Engineering, 2007; Geotechnical Update, prepared by Sladden Engineering, 2024. Riverside County General Plan Safety Element.

2009 MND Findings: The 2009 MND concluded that the project would not be affected by landslides due to the project site being level and not adjacent to any cliffs or slopes. It was also concluded that there would be no impact from lateral spreading, collapse, and rockfall hazards.

Findings of Fact: No substantial change from previous analysis. There will be no impacts or impacts will be less than significant.

a) According to the Riverside County General Plan, the project site is not located in an area susceptible to seismically induced landslides and rockfalls. Figure 16, *The Eastern Coachella Valley Area Plan Steep Slope*, provided in the Eastern Coachella Valley Area Plan of the Riverside County General Plan, classifies the project site as having a slope steepness of less than 10 percent. The project site is not considered susceptible to landslides or rockfalls due to its distance from areas with steep slopes, and the project's relatively flat topography. No impact from landslides or rockfalls are anticipated.

   As stated in discussion 12. a) of this geotechnical discussion, the project site is susceptible to liquefaction due to the shallow groundwater levels found at the project site. Lateral spreading is a secondary effect of liquefaction. However, since liquefaction is not anticipated to occur at the project site due to County and State building standards, and the most current CBC standards, the potential for lateral spreading is also unlikely. Less than significant impacts are expected.

   According to the Riverside County General Plan Safety Element, soil collapse typically occurs in recently deposited, Holocene (less than 10,000 years old) soils that were deposited in an arid or semi-arid environment. Soils prone to collapse are commonly associated with human-made fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. When saturated, collapsible soils undergo a rearrangement of their grains, and the water removes the cohesive (or cementing) material. Rapid, substantial settlement results. An increase in surface water infiltration, such as from irrigation, or a rise in the groundwater table, combined with the weight of a building or structure, can initiate settlement and cause foundations and walls to crack.

   In order to ensure that collapse does not occur, the construction of the project will follow county and State building standards the most current CBC, and the Geotechnical Update. Additionally, the development plans will be reviewed by the county; therefore, impacts from collapse will be less than significant.

   Moreover, the project would not result in a substantial change from the previous (2009) analysis.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

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, 2021; *Geotechnical Report*, Sladden Engineering, 2007; Geotechnical Update, prepared by Sladden Engineering, 2024.

2009 MND Findings: The 2009 MND concluded that the project would not be affected by ground subsidence, and no mitigation relating to subsidence is required. According to the project-specific 2007 Geotechnical Report, laboratory tests indicated that the surface soil within the upper 5 feet consists primarily of silty sand and sand with sandy silt layers. Expansion tests indicate that the surface silty sand is generally non-expansive and is classified as “very low” expansion category soil in accordance with Table 18-I-B of the 1997 Uniform Building Code. Due to the prominence of “very low” expansion category soil near the surface, the expansion potential of the foundation bearing soil should not be a controlling factor in foundation or floor slab design, and expansion potential should be reevaluated subsequent to grading. Therefore, it was concluded that there would be no impact relating to subsidence.

Findings of Fact: No substantial change from previous analysis. Impacts will be less than significant.

a) The Riverside County General Plan defines subsidence as the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human activities, such as the over-extraction of groundwater, and natural activities, including earthquakes.

   The Geotechnical Update stated that the bearing soil is non-expansive and falls within the “very low” expansion category in accordance with 2022 CBC classification criteria. By following all State and County building standards as well as the most current CBC guidelines and the Geotechnical Update, the project site would have a less than significant impact from subsidence.

   Moreover, the project would not result in a substantial change from the previous (2009) analysis.

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): FEMA’s National Flood Hazard Zone Layer (NFHL) Viewer.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

2009 MND Findings: The 2009 MND concluded that the project site would not be affected by seiche, tsunami, or volcanic hazard. No impacts were expected.

Findings of Fact: Impacts will be less than significant.

a) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM Panel 06065C2930H, effective 03/06/2018), the entire project site and its surroundings are located within Zone X. Zone X is an area of minimal flood hazard. As such, the project is not located in a Special Flood Hazard Area (SFHA) or a designated floodplain. The property is situated at an inland location and is not immediately adjacent to any bodies of water, therefore the threat of tsunami, seiches or other seismically-induced flooding is unlikely. Additionally, the project site is not located in proximity to any known volcanically active area and, risk of volcanic hazards is considered very low. No impacts are expected from geologic hazards, such as seiches, mudflows or volcanoes.

   Moreover, the project would not result in a substantial change from the previous (2009) analysis.

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?	☐	☐	☐	☒

2009 MND Findings: The 2009 MND concluded that no impact and less than significant impacts would occur on the site from slope conditions. The Environmental Health Department will review the project for any impacts to subsurface sewage disposal systems, if proposed for the project, prior to the issuance of construction permits as required by Ordinance No. 457. Project is expected to connect to sewer.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. There will be no impacts or impacts will be less than significant.

a) The project site is characterized by relatively flat topography, with a gentle slope descending to the southwest. The project site is currently undeveloped, and project implementation will require clearing of vegetation, and grading of the property. However, grading, project design and construction are not expected to change the topography, or any existing ground surface relief features onsite. Less than significant impacts are expected.

b) Per the site design that follows existing topography, the proposed project does not intend to create cut or fill slopes greater than 2:1, or higher than 10 feet. No impacts are anticipated.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

c) The project proposes a residential development that will include sewage utilities. No existing sewer lines are on site in its current condition. The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, no impacts are anticipated.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source(s): Geotechnical Report, Sladden Engineering, 2007; Geotechnical Update, Sladden Engineering, 2024; Riverside County General Plan, 2021; South Coast Air Quality Management District Rule 403 and 403.1, 2005.

2009 MND Findings: According to the 2009 MND, the near surface soils on the site are loose and compressible in their current condition and should be removed and replaced as compacted fill. Provided they are cleaned of organics, other deleterious materials, and rocks and other fragments larger than 6 inches in largest dimension, these soils may be reused as compacted fill soils. These soils exhibit a low expansion potential, so no special procedures related to expansive soil conditions are needed.

It was recommended that all fill soils should be placed in 6 to 8 inch loose lifts, moisture conditioned to near optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM Test Method D 1557. Fill placement should be observed and tested by the consultant at frequent intervals so as to provide the consultant sufficient data to verify compliance with the recommendations. The 2009 MND concluded that compliance with the conditions of approval on file in the LMS including, 10 PLANNING 33 – Geo. 1632 as well as monitoring provided by the Building Department and County Geologist and through Ordinance Nos. 348, 457, and 650 would reduce impacts from soils to the project site to less than significant levels.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant.

a) The Riverside County General Plan identifies wind erosion as a serious environmental problem that is characterized by soil movement initiated as a result of wind forces exerted against the ground surface. Natural erosion processes, such as windborne and waterborne erosion, are often accelerated through human activities, such as agricultural and land-development,

therefore implementing soil stabilization during earthmoving activities will assist in the reduction of project-induced soil erosion. Additionally, the development of the project will include paved surfaces and landscaping, reducing the possibility for wind erosion.

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

In addition to the Fugitive Dust Control Plan, the project is also expected to implement standard construction best management practices (BMPs) to reduce potential erosion impacts during the period of grading and construction. In accordance with the State's most current Construction General Permit (CGP) (Order No. 2022-0057-DWQ as amended by 2009-0009-DWQ, 2010-0014-DWQ and 2012-0006-DWQ) the project is required to implement a Storm Water Pollution Prevention Plan (SWPPP) at the project site. The SWPPP requires the project site to implement the use of best management practices (BMPs), such as the use of concrete washouts, secondary containment areas, storm drain inlet protection, etc. The implementation of the BMPs will ensure waterborne erosion does not occur at the project site. Waterborne erosion is discussed further in the Hydrology and Water Quality section of this document, and subsequently in section 19. b).

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

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

b) According to the USDA Soil Survey, a majority of the site is compiled of sandy loam. Sandy loam soil generally has a low expansion potential; however, to ensure less than significant impacts occur, development of the project site should follow the Geotechnical Update, County and State Standards, and the most recent CBC. Additionally, according to the Geotechnical Update, the soils underlying the site are considered to have a "very low" expansion potential. Therefore, less than significant impacts are expected.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

c) As stated previously, the project would develop 291 single family residential units on undeveloped land. The proposed project would connect to Coachella Valley Water District's wastewater collection system and would not include any septic tanks or alternative disposal systems; therefore, less than significant impacts are expected.

Moreover, the project would not result in a substantial change from the previous (2009) analysis.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map,"; South Coast Air Quality Management District Rule 403 and 403.1, 2005.

2009 MND Findings: It was concluded that the project would comply with the Building Department's Grading Section's requirements, as contained within the conditions of approval on file in the LMS, including 10 BS Grade. 8 – G2 .4 Geotech/Soils Report. Additionally, soil stabilization methods shall be utilized to control wind and water erosion on graded but undeveloped portions of the project site as provided by conditions of approval on file in the LMS. Monitoring: Monitoring to be provided by the Building and Safety Department, and through Ordinance Nos. 348 and 457. It was also concluded that the project would comply with Planning Department's general conditions regarding dust control, project dust control plan and restricting grading on file in the LMS, including 10 .PLANNING. 15 – Prevent Dust and Blowsand, and other development to areas designated on project site disturbance plan, and the Building and Safety Department Grading Section conditions on file in the LMS. Monitoring: Monitoring to be provided by the Building and Safety Department, and through County Ordinance Nos. 484, 457, and 460 (Sec. 14.2). Through the compliance of the above conditions and plans, erosion and blowsand problems from the project site would be less than significant.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant.

a) During development, the proposed project site will be required to develop and implement a Fugitive Dust Control Plan in order to comply with the SCAQMD Rule 403 and 403.1. Per the Fugitive Dust Control Plan, the project shall implement BMPs that establish temporary perimeter controls and soil stabilization measures to prevent erosion and sediment track-out during construction activities. The Fugitive Dust Control Plan is further discussed in the Air Quality section of this document.

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

   Moreover, the project would not result in a substantial change from the previous (2009) analysis.

Mitigation: No mitigation is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Source(s): California Emissions Estimator Model (CalEEMod), Version 2022.1.1.23.; California Greenhouse Gas Emissions for 2000 to 2020, Trends of Emissions and Other Indicators, 2022 Edition, California Air Resources Board; California Greenhouse Gas Emissions for 2000 to 2019, Trends of Emissions and Other Indicators, 2021 Edition, California Air Resources Board; Release No. 18-37 & 19-35, California Air Resources Board Press Release, July 2018 and August 2019; County of Riverside Climate Action Plan (CAP), December 2019; *TTM No. 35465 Single-Family Residential Project Vehicle Miles Traveled (VMT) Screening Analysis, May 2024; Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity: Designed for Local Governments, Communities, and Project Developers*, California Air Pollution Control Officers Association.

2009 MND Findings: The 2009 MND did not include a Greenhouse Gas (GHG) analysis because the CEQA Guidelines at the time of preparation did not cover this topic. The introduction of GHG as a subject of analysis was made in the 2009 CEQA Guidelines update. Therefore, this CEQA Addendum provides a stand-alone GHG analysis for informational purposes.

Setting:

To address the long-term adverse impacts associated with global climate change, California's Global Warming Solutions Act of 2006 (AB 32) requires California Air Resource Board (CARB) to reduce statewide emissions of greenhouse gases to 1990 levels by 2020. In 2016, Governor Jerry Brown signed Senate Bill 32 (SB32) that requires California to reduce GHG emissions to 40 percent below 1990 levels by 2030. With the passage of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze greenhouse gases and assess the potential significance and impacts of GHG emissions.

California's annual statewide GHG emission inventory is a relevant tool for tracking California's progress in reducing GHGs and achieving the statewide GHG target. The GHG inventory relies on data collected through various California Global Warming Solutions Act (AB 32) programs. On July 11, 2018, CARB announced in a press release (No. 18-37) that greenhouse gas pollution in California fell below 1990 levels for the first time since emissions peaked in 2004, an achievement roughly equal to taking 12 million cars off the road or saving 6 billion gallons of gasoline a year. Moreover, according to the CARB report on California Greenhouse Gas Emissions for 2000 to 2017 (published in 2019), which tracks the trends of GHG emissions, California's GHG emissions have followed a declining trend between 2007 and 2017. In 2017, emissions from GHG emitting activities statewide were 424 million metric tons of CO2 equivalent (MMTCO2e), 5 MMTCO2e lower than 2016 levels and 7 MMTCO2e below the 2020

GHG Limit of 431 MMTCO2e. The data also show that for the first time since California started to track GHG emissions, the state power grid used more energy from zero-GHG sources like solar and wind power than from electrical generation powered by fossil fuels. On July 28, 2021, CARB announced via Press Release No. 21-34 that state Greenhouse Gas Inventory shows emissions have continued to drop below 2020 target, which is a return to the 1990 GHG levels. The target was achieved four years ahead of schedule in 2016.

On October 26, 2022, CARB published the California Greenhouse Gas Emissions for 2000 to 2020, Trends of Emissions and Other Indicators. Based on this report, in 2020, emissions from GHG emitting activities statewide were 369.2 million metric tons of carbon dioxide (CO2) equivalent (MMTCO2e), 35.3 MMTCO2e lower than 2019 levels and 61.8 MMTCO2e below the 2020 GHG Limit of 431 MMTCO2e. The 2019 to 2020 decrease in emissions was deemed likely due in large part to the impacts of the COVID-19 pandemic. Economic recovery from the pandemic may result in emissions increases over the next few years. As such, the total 2020 reported emissions are likely an anomaly, and any near-term increases in annual emissions should be considered in the context of the pandemic.

On December 5, 2008, the SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for projects where the SCAQMD is lead agency. From the interim GHG guidance, a GHG emission level of 3,000 metric tons of carbon dioxide equivalent (MTCO2e) has traditionally served as the measure to distinguish small projects that can be screened out while achieving the emission capture rate of 90 percent for all new or modified projects subject to environmental review. According to the SCAQMD guidance, the 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on estimates that these GHG emissions would account for less than one percent of future 2050 statewide GHG emissions target (85 MMTCO2eq per year). In addition, these small projects would be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory.

The County of Riverside CAP (recently updated in December 2019) addresses current GHG emissions reduction in concert with AB 32, Senate Bill (SB) 32 and Executive Order (EO) S-3-05, and international efforts to address global climate change, including specific local requirements that would substantially lessen the cumulative problem. The CAP provides a methodology for determining whether implementation of a project will result in significant GHG emissions and air quality impacts, partially relying on the 3,000 MTCO2e per year initial screening level and other qualitative measures aimed at demonstrating project efficiency. To support the GHG findings, the project relies on the results of the *TTM No. 35465 Single-Family Residential Project Vehicle Miles Traveled (VMT) Screening Analysis*, which has been prepared to determine the level of significance as it relates to VMT and indirectly GHG.

Findings of Fact: Impacts will be less than significant.

a) Consistent with the air quality analysis, CalEEMod 2022.1.1.23 was used to calculate the project's unmitigated GHG emission levels by taking into account the proposed construction and operation of up to 291 affordable single-family dwelling units with associated street and pedestrian improvements as project design features. Construction-related GHG emissions resulting from the CalEEMod analysis were amortized over a 30-year period and added to the project's annual operational GHG emissions. Based on this analysis, the project's amortized construction emissions are approximately 25.33 MTCO2e per year. The operational GHG

emissions from mobile, area, energy, water, waste, and refrigerant sources are approximately 4,647 MTCO2e per year. The combined total GHG emissions from amortized construction and operation are approximately 4,672.33 MTCO2e per year. Of the operational GHG emissions, approximately 78 percent are attributed to mobile sources (vehicular travel).

According to the project-specific VMT Screening Analysis, per the County's Transportation Analysis Guidelines, a residential project with "a high percentage of affordable housing" may be presumed to cause a less-than-significant impact for VMT. The reasoning provided by the County's Transportation Analysis Guidelines is that affordable housing units would generate "fewer trips on average, resulting in lower VMT overall". Given that 100 percent of the proposed dwelling units will be affordable, the project satisfies the Affordable Housing screening criteria and may be presumed to have a less than significant VMT impact under CEQA. Moreover, as a secondary form of evaluation in the VMT Screening Analysis, per the County's Transportation Analysis Guidelines, areas of development under the VMT threshold (i.e. below the existing county-wide VMT per capita for residential projects and below the existing county-wide VMT per employee for office projects) may be presumed to cause a less than significant impact. This screening type is limited to residential and office projects. The project is located in an area where the VMT per capita is 10.9 VMT/capita, which is lower than the 15.2 VMT/capita for the County. Therefore, the VMT Screening Analysis has found that proposed project's expected VMT per capita would be presumed to have a less than significant VMT impact under CEQA.

According to the *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity: Designed for Local Governments, Communities, and Project Developers* (GHG Handbook), projects are able to incorporate various design features that can achieve varying levels of GHG emission reductions. The integration of affordable and below market rate housing provides a greater opportunity to achieve VMT reductions of approximately 28.6%. Moreover, the implementation of subsidized or discounted transit fees managed by Sunline Transit Agency help reduce the out-of-pocket cost for choosing transit, therefore decreasing vehicle trips to various sectors of the population, including students and seniors. The project is located next to Sunline Route 8, which provides connectivity to the City of Indio and Coachella, as well as transfer opportunities to routes reaching other parts of the Coachella Valley. The Handbook estimates that discounted transit can reduce up to 5.5% of emissions from employees or resident vehicles accessing the site. Furthermore, the improved street connectivity and pedestrian network improvements are recognized by the Handbook to provide an approximate GHG emissions reduction of 30% and 6.4% respectively from vehicular travel.

Therefore, considering that approximately 78 percent of the project's operational GHG emissions are from mobile sources and given that the project is expected to benefit from inherent VMT reduction factors, including housing affordability, a lower per-capita VMT rate, proximity to a transit route, agency-based transit fare subsidization, and site design (street connectivity and pedestrian network improvements) features, the quantity and proportion of mobile-related emissions is expected to be lower than what is currently estimated based on standard factors. Therefore, the project-wide GHG emissions are considered less than significant.

b) As announced in multiple press releases by CARB and the California Governor, California statewide GHG emissions dropped below the 2020 GHG Limit in 2016 and have remained below the 2020 GHG Limit since then, generally dropping since 2004. In 2019, emissions from GHG emitting activities statewide were 418.1 million metric tons of carbon dioxide equivalent

(MMTCO2e), 7.1 MMTCO2e lower than 2018 levels and almost 13 MMTCO2e below the 2020 GHG Limit of 431 MMTCO2e. The 2021 report also indicates that transportation emissions have continued to decline in 2019 as they had done in 2018, with even more substantial reductions due to a significant increase in renewable diesel (up 61 percent from 2018), making diesel fuel bio-components (biodiesel and renewable diesel) 27 percent of total on-road diesel sold in California. Total electric power emissions decreased by almost 7 percent in 2019, due to a continuing increase in renewable energy, including a 46 percent increase in available hydropower in 2019. On October 26, 2022, CARB published the California Greenhouse Gas Emissions for 2000 to 2020, Trends of Emissions and Other Indicators. Based on this report, in 2020, emissions from GHG emitting activities statewide were 369.2 million metric tons of carbon dioxide (CO2) equivalent (MMTCO2e), 35.3 MMTCO2e lower than 2019 levels and 61.8 MMTCO2e below the 2020 GHG Limit of 431 MMTCO2e. The 2019 to 2020 decrease in emissions is considered a likely anomaly due in large part to the impacts of the COVID-19 pandemic and emissions may increase in the next few years. However, the overall trends and reduction levels prior to the pandemic have demonstrated the progress made in response to the various statewide programs.

County of Riverside Climate Action Plan (CAP) Update:

The 2019 County of Riverside Climate Action Plan Update (CAP Update) was developed with the understanding that the County and its community are uniquely positioned to address emissions from sources within its jurisdiction. To maximize efficiency and cost-effectiveness, the County's emission reduction efforts are designed to align with state strategies for reducing greenhouse gas emissions. The CAP Update includes reduction targets for the years 2030 and 2050. These targets require the County of Riverside to reduce emissions by at least 525,511 $MTCO_2e$ below the adjusted Business-As-Usual (ABAU) scenario by 2030 and at least 2,982,948 $MTCO_2e$ below the ABAU scenario by 2050.

The CAP addresses current GHG emissions reductions in concert with Assembly Bill (AB) 32, Senate Bill (SB) 32, Executive Order (EO) S-3-05, and international efforts to mitigate global climate change, including specific local requirements designed to significantly reduce cumulative impacts. The CAP provides a methodology for determining whether a project’s implementation would result in significant GHG emissions and air quality impacts.

The CAP determined that projects generating less than 3,000 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year, when combined with modest energy efficiency measures, are considered less than significant and do not require further analysis. The CAP screening level of 3,000 $MTCO_2e$ has been used to screen out small projects while ensuring a 90 percent emission capture rate for new or modified projects undergoing environmental review. This screening level is set low enough to encompass a substantial portion of future stationary source projects needed to support statewide population and economic growth, yet high enough to exclude small projects whose combined emissions constitute a minor fraction of total statewide GHG levels.

Consistent with the air quality analysis, CalEEMod 2022.1.1.23 was used to calculate the project's unmitigated GHG emission levels, factoring in the construction and operation of up to 291 affordable single-family dwelling units with associated street and pedestrian improvements as project design features. Based on this analysis, the combined total GHG emissions from amortized construction and operation are approximately 4,672.33 MTCO2e per year. Of the

operational GHG emissions, approximately 3,628 MTCO2e per year, or 78 percent, are attributed exclusively to emissions from mobile sources (vehicular travel).

Several project factors demonstrate that actual vehicle miles traveled (VMTs) and related emissions will be lower than traditional development. For example, the project is located in an area where the VMT per capita is 10.9 VMT/capita, approximately 29 percent lower than the County average of 15.2 VMT/capita.

According to GHG Handbook, projects can attain reductions from various design features that can achieve differing levels of GHG emission reductions. In reference to the GHG Handbook, the proposed affordable residential project would benefit from various inherent location and design features contributing to varying levels of GHG emission reductions. For example, the integration of affordable and below market rate housing provides a greater opportunity to achieve VMT reductions of approximately 28.6 percent. The implementation of subsidized or discounted transit fees managed by Sunline Transit Agency help reduce the out-of-pocket cost for choosing transit, therefore decreasing vehicle trips to various sectors of the population, including students and seniors. The project is located next to Sunline Route 8, which provides connectivity to the City of Indio and Coachella, as well as transfer opportunities to routes reaching other parts of the Coachella Valley. The GHG Handbook estimates that discounted transit can reduce up to 5.5% of emissions from employees or resident vehicles accessing the site. Furthermore, the improved street connectivity and pedestrian network improvements are recognized by the Handbook to provide an approximate GHG emissions reduction of 30% and 6.4% respectively from vehicular travel.

While emissions reductions from site location and design features may not follow a strictly linear progression, their combined impact results in a cumulative reduction in VMTs and other traffic-related patterns, ultimately contributing to GHG reductions. Therefore, the inherent factors of location-based lower per-capita VMT, housing affordability, proximity to public transit, street connectivity, and pedestrian network improvements would reasonably present a combined reduction in mobile source GHG emissions of approximately 1,647 MTCO2e per year, resulting in a project wide estimate of under 3,000 MTCO2e. When combined with the future building efficiency and vehicle emissions standards over time, there is an expected cumulative reduction in greenhouse gas emissions, supporting broader environmental goals and aligning with state and federal sustainability initiatives. Therefore, the project is expected to comply with the CAP screening level of 3,000 MTCO2e per year.

Therefore, the project is not expected to conflict with the applicable plans and strategies for the purposes of reducing greenhouse gas emissions. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source(s): California Department of Public Health; California Health and Safety Code; Eastern Coachella Valley Area Plan, December 2016; Riverside County General Plan, December 2016.

2009 MND: The 2009 MND determined that the nature of the project would not maintain hazardous substances onsite in significant quantities. Utility easements of record shall be observed and unauthorized disturbance shall be prohibited as provided by law. No known hazardous waste sites exist on or near the project site. The 2009 MND determined the project would have no impacts.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant.

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

Furthermore, to prevent a threat to the environment during construction, the management of potentially hazardous materials and other potential pollutant sources will be regulated, in part, through the implementation of measures required in the Storm Water Pollution Prevention Plan (SWPPP) for the project. The SWPPP requires a list of potential pollutant sources and the identification of construction areas where additional control measures are necessary to prevent pollutants from being released on-site or into the surroundings. Best management practices (BMPs) are necessary for proper material delivery and storage; material use; and spill prevention and control. These temporary measures outline the required physical improvements and procedures to prevent impacts of pollutants and hazardous materials to workers and the environment during construction. For example, all construction materials, including paints,

solvents, and petroleum products, must be stored in controlled areas and according to the manufacturer's specifications. In addition, perimeter controls (fencing with wind screen), linear sediment barriers (gravel bags, fiber rolls, or silt fencing), and access restrictions (gates) would help prevent temporary impacts. With such standard measures in place, less than significant impacts are anticipated during construction.

The operation of the 291-lot residential project does not involve the routine transport, use, or disposal of hazardous materials in quantities or a manner that would pose a threat to the project and surroundings. Typical operational uses would involve the handling and application of cleaning agents, building maintenance products, paints and solvents, and similar items would be stored on-site. These potentially hazardous materials would not be present in significant quantities to pose a significant hazard to public health and safety or the environment.

Additionally, the handling, application, and storage of cleaning agents, building maintenance products, paints, solvents and other related substances is expected to occur within the project in order to carry out the necessary operations within each household. However, these materials would not be present in sufficient quantities to pose a significant hazard to public health and safety, or the environment.

By following the appropriate federal, State, and regional regulatory standards, less than significant impacts are expected pertaining to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, and accident conditions involving the release of hazardous materials into the environment.

The project would not result in a substantial change from the previous (2009) analysis.

c) According to the Eastern Coachella Valley Area Plan, Interstate 10 is a key east-west corridor within Riverside County. The project site is located at the northeast corner of 63rd Avenue and Lincoln Street, and approximately 7 miles southwest of Interstate 10. State Routes 111 and 86 are considered the main north-south connector routes within Eastern Coachella Valley. Highway 11 is approximately 0.63 miles to the southwest, and State Route 86 is approximately a mile to the west. It is expected that the neighborhoods located around and within the community of Mecca would use these roadways for evacuation purposes.

The Riverside County General Plan designates Lincoln Street, which abuts the western property boundary, as a Secondary highway. Secondary highways are intended to serve through traffic along longer routes between major traffic generating areas or to serve property zoned for multiple residential, secondary industrial, or commercial uses. Currently Lincoln Street does not include curb and gutter improvements along the property's frontage. The project will build out the right-of-way to include such improvements. 63rd Avenue along the project's northern boundary will also be developed with curb and gutter improvements. Both streets will provide one access point for the residential community.

The closest fire station to the project site is the Riverside County Fire Department Station 40, at 91350 66th Avenue, approximately 1.5 driving miles southeast of the project. Riverside County Fire Department Station 39, at 86911 58th Avenue, lies approximately 6.5 driving miles northwest of the project. The Riverside County Sheriff Department is located approximately 1.5 driving miles northwest of the project site, at 91260 66th Avenue. The development and nature of the proposed project is not anticipated to introduce operations that would impair or physically

interfere with emergency response or evacuation in the area. Less than significant impacts are anticipated.

The project would not result in a substantial change from the previous (2009) analysis.

d) The proposed project is located approximately 0.63 miles north of the closest public-school property boundary, Mecca Elementary School and Head Start. As stated in the previous discussion, the project site does not intend to use substantial amounts of materials that may emit hazardous emissions. The project shall adhere to local, State, federal and industry standards when handling hazardous materials, substances or waste, therefore, less than significant impacts are anticipated.

The project would not result in a substantial change from the previous (2009) analysis.

e) The project proposes a single family residential community on approximately 60 acres in the community of Mecca. Pursuant to Government Code 65962.5 and its subsections, record searches on the project property were performed within multiple database platforms. The resources consulted included GeoTracker, EnviroStor, and the EPA Enforcement and Compliance History Online (ECHO).

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

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

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

On February 5, 2024, a search was performed on all three database platforms. No Leaking Underground Storage Tank (LUST) Cleanup Sites, Land Disposal Sites, Military Sites, DTSC Hazardous Waste Permits, DTSC Cleanup Sites, or Permitted Underground Storage Tanks are registered on the project property. The results of the records search are described below.

The project site was not registered in the GeoTracker database. The database search revealed two registered sites located within a mile radius of the project property. The closest registered site included Nutritional Food Products at 64405 Lincoln, approximately 0.40 miles southwest of the project. The second registered site included Riverside County Former Fire Station No. 40,

at 91100 Fourth Street, approximately 0.93 miles south of the project. Both sites were registered as LUST Cleanup Sites. However, the status of both sites is Completed Case Closed as of March 27, 1997 and February 9, 2023, respectively.

The search of the EnviroStor and ECHO databases did not list any registered sites within a mile radius of the proposed project.

As a result of the database searches, it was concluded that the project property is not listed within the three search registries pursuant to Government Code Section 65932.5. The registries listed multiple sites within a mile of the project property, however their distance and status as "no violation" do not render them a threat to the project property. Less than significant impacts are anticipated.

The project would not result in a substantial change from the previous (2009) analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
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): Eastern Coachella Valley Area Plan, December 2016.

2009 MND: The 2009 MND determined that the project is not within an airport influence area boundary or otherwise affected by airport issues is identified in the RCIP. The project was not reviewed by the Airports Land Use Commission and/or Aviation Unit staff. The project is not adjacent to or significantly influenced by a private airstrip or heliport.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. There will be no impacts.

a-c) As the 2009 MND stated, the project is not within an airport influence area boundary. The closest airport to the project is the Jacqueline Cochran Regional Airport, located approximately 4.70 miles northwest of the property. Due to the project's distance from the Airport, the project will not result in a safety hazard for people residing or working in the project area. No impacts are

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

anticipated, and the project would not result in a substantial change from the previous (2009) analysis.

d) The project site is not located within the vicinity of a private airstrip, or heliport, therefore the project is not expected to result in a safety hazard for people residing or working in the project area. No impacts are expected, and the project would not result in a substantial change from the previous (2009) analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Result in substantial erosion or siltation on-site or off-site?	☐	☐	☐	☒
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Impede or redirect flood flows?	☐	☐	☐	☒
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	☐	☐	☐	☒
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Source(s): Flood Insurance Rate Map # 06065C2930H, Federal Emergency Management Agency (FEMA), Effective March 6, 2018; Water Quality Control Plan for the Colorado River Basin Region, January 2019; 2020 Coachella Valley Regional Urban Water Management Plan, June 2021.

2009 MND Findings: The 2009 MND found that that the project would result in no impacts pertaining to all aspects of hydrology and water quality. The reasoning was that the project would be subject to the applicable National Pollutant Discharge Elimination System (NPDES) regulations under the Clean

Water Act, including those involving the use of best management practices, during and after construction. The 2009 MND found that the project's water demand would not impact local groundwater supplies, given the applicable conservation requirements. Despite a finding of no impact, the 2009 MND identified that the project shall comply with the CVWD's comments as they pertain to conservation and landscaping.

Regarding the subject of Floodplains, which was a separate topic under the prior guidelines, the 2009 MND found that that the project would result in no impacts regarding the exposure of people or structures to flooding, including flooding as a result of the failure of a levee of dam. Less than significant impacts were found regarding changes in the amount of surface water in any water body. Potentially significant impacts were found regarding drainage patterns and changes in absorption rates. The prior analysis indicated that the project would be subject to local drainage review and the design of retention facilities would consider local groundwater and soil conditions. The mitigation would involve compliance with the conditions of approval pertaining to retention basin design requirements.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts would be less than significant.

a) In its current condition, the project site consists of vacant land that has previously been cleared and leveled for former agricultural uses. Based on the most current (2021) published U.S. Geological Survey (USGS) Topographic Map, Mecca Quadrangle, 7.5-Minute Series, the project limits do not contain any mapped naturally occurring drainage flow lines, wash areas, or water bodies. Aside from surface irrigation infrastructure serving the project vicinity, the nearest formal storm drainage facility of hydrologic relevance is the Coachella Valley Stormwater Channel (CVSC), located approximately 2 miles to the southwest. As subsequently explained, the proposed development will include on-site stormwater retention facilities to prevent hydromodification and water quality impacts to surrounding areas and to the nearest receiving channels.

   During the period of construction, the project proponent must comply with the State's most current NPDES Construction General Permit (CGP), which requires the preparation of a Notice of Intent (NOI) and a project-specific Storm Water Pollution Prevention Plan (SWPPP), designed to prevent potential adverse impacts to surface water quality, including erosion and siltation, during the period of construction. The NOI and SWPPP are submitted to the State Water Resources Control Board (SWRCB) for approval and permit coverage. The SWPPP a site-specific compliance plan required to identify a strategy of storm water Best Management Practices (BMPs) in accordance with Section XIV (SWPPP Requirements) of the CGP. Storm water BMPs refer to a schedule of activities, prohibitions, practices, maintenance procedures, and other management practices to avoid, eliminate, or reduce the pollution of the receiving waters, primarily focused on preventing erosion, siltation, illicit discharge, and contamination. The SWPPP will include such measures as erosion control, sediment control, proper waste management and pollution prevention. The SWPPP must be prepared concurrently with final engineering design and must meet all NPDES plan review elements with plan review by the County of Riverside. The County's review and approval process ensures that all responsible parties and compliance plan elements are properly demonstrated for compliance. As a standard condition, any ground surface area disturbed by construction activities must be entirely covered by the SWPPP scope and must be properly re-stabilized to satisfy the County and NPDES

requirements. Compliance with the State's CGP during construction will be regulated and enforced as part of the local agency site inspection protocols.

During construction, the project will also be required to comply with South Coast Air Quality Management District's (SCAQMD) Rule 403 and 403.1 and Riverside County Ordinance 742 (as amended through 742.1) pertaining to fugitive dust control. Implementation of Fugitive Dust Control Plan primarily pertains to air quality, but also supports water quality protection through the requirement of proper soil stabilization measures aimed at preventing sediment erosion and track-out.

As required by Riverside County development standards, the project site design includes a storm drainage system designed to adequately convey and retain the required runoff volume for the project area, therefore meeting the local retention requirements for hydrology purposes applicable to the proposed residential development. As a standard requirement, the project proponent must develop and implement a project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the *Whitewater River Region Water Quality Management Plan for Urban Runoff* and the *Whitewater River Watershed MS4 Permit*. The required scope of the WQMP includes a required operation and maintenance program to sustain the post-construction runoff quality and quantity measures to be outlined and finalized prior to issuance of a grading permit, in accordance with the County's conditions of approval and plan review process.

In summary, during construction and operation, project implementation will require compliance with CWA, NPDES, and local regulations to prevent impacts to surface water quality. Following County engineering review and approval, the stormwater capture and management strategy for on-site stormwater runoff will avoid waste discharge violations through the implementation of properly sized retention facilities. Less than significant impacts are expected.

There will be no substantive changes from the 2009 project.

b) The project site is located within the domestic water service area of Coachella Valley Water District (CVWD), which covers approximately 1,000 square miles, serving approximately 110,000 homes and businesses. The Coachella Valley Groundwater Basin is the primary groundwater source for the project region's domestic water purveyors, including CVWD. Based on the California Department of Water Resources (DWR), the Coachella Valley Groundwater Basin has an approximate storage capacity of 39.2 million acre-feet (AF) of water within the upper 1,000 feet and is divided into four subbasins: Indio, Mission Creek, Desert Hot Springs, and San Gorgonio. The project site is specifically underlain by the Indio Subbasin, which is also known as the Whitewater River Subbasin. DWR has estimated that the Indio Subbasin contains approximately 29.8 million AF of water in the first 1,000 feet below the ground surface, representing approximately 76 percent of the total groundwater in the Coachella Valley Groundwater Basin. Local groundwater management is currently taking place under the framework of the 2020 Coachella Valley Regional Urban Water Management Plan (2020 RUWMP), the preparation of which involved the collaboration of the six urban water suppliers in the Coachella Valley, including CVWD. The 2020 RUWMP describes the region's water supplies and anticipated demands through 2045, along with each agency's programs to encourage efficient water use.

In 2002, CVWD developed the 2002 Coachella Valley Groundwater Management Plan in collaboration with other local stakeholders with a focus on reducing overdraft, preventing groundwater level decline, protecting groundwater quality, and preventing land subsidence. In 2010, the 2010 Coachella Valley Groundwater Management Plan Update was prepared to document the accomplishments in reducing overdraft and address changed conditions since 2002.

In 2014, the California Legislature signed a three-bill legislative package into law, collectively known as the Sustainable Groundwater Management Act (SGMA), allowing local agencies to manage groundwater resources in a sustainable manner. SGMA required that a Groundwater Sustainability Plan (GSP) or Alternative Plan to a GSP (Alternative Plan) be adopted for basins and subbasins designated by the DWR as medium- and high-priority basins. Basin prioritization is based on a variety of factors such as population, number of wells, and other information determined to be relevant by DWR. The Indio Subbasin was designated as a medium-priority subbasin by DWR.

CVWD, Coachella Water Authority (CWA), Desert Water Agency (DWA), and Indio Water Authority (IWA) collectively represent the Indio Subbasin Groundwater Sustainability Agencies (GSAs). In January 2017, the GSAs submitted to DWR the 2010 Coachella Valley Water Management Plan (2010 CVWMP), accompanied by an Indio Subbasin Bridge Document, as a SGMA-compliant Alternative Plan. On July 17, 2019, DWR approved the Alternative Plan with a requirement to submit an Alternative Plan Update by January 1, 2022 and every five years thereafter. Based on the Indio Subbasin SGMA documentation, the combined strategies have resulted in significant groundwater storage increases across the subbasin, thus allowing the region to comply with the framework for sustainable management.

In 2019, the six urban water suppliers in the Coachella Valley, including CVWD, agreed to collaborate on the preparation of the 2020 RUWMP with regional and individual agency content. In June of 2021 CVWD's Water Shortage Contingency Plan (WSCP) was prepared to outline each agency's actions that could be taken during a water shortage to reduce demands. According to the WSCP, drought conditions are not expected to affect CVWD's Colorado River water supply due to the agency's high priority allocation. Colorado River water is not a direct source of urban water supply; it is used for groundwater replenishment and non-potable uses. If a reduction in Colorado River water supply occurred, CVWD would initially reduce deliveries to groundwater replenishment projects. Drought conditions in the Sierra Nevada would have an effect on the SWP water allocation; thus reducing the SWP Exchange water received by CVWD and DWA. This water is used for replenishment of the groundwater basin and is not a direct source of urban water supply. Consequently, water use restrictions due to drought involving the SWP water supply would likely be implemented only as a result of a prolonged drought.

During dry periods when less imported water is available, groundwater production is expected to exceed the amount of recharge, and the volume in storage will be reduced. CVWD collaborates with the operation and maintenance of three replenishment facilities serving the Indio Subbasin: Whitewater River Groundwater Replenishment Facility, the Thomas E. Levy Groundwater Replenishment Facility, and the Palm Desert Groundwater Replenishment Facility. Artificial replenishment, or recharge, is recognized by the water districts as one of the most effective methods available for preserving local groundwater supplies, reversing aquifer overdraft and meeting demand by domestic consumers. According to the CVWD web site on Groundwater Replenishment and Imported Water, local agencies have percolated over 650

billion gallons of water back into the aquifer. In the central part of the Coachella Valley, groundwater recharge is provided by the recently constructed first phase of the Palm Desert Groundwater Replenishment Facility, operated by CVWD. According to the CVWD web site, this facility is expected to add up to 25,000 acre-feet of Colorado River water annually into the aquifer. Combined with water conservation and efficiency requirements, individual development projects can contribute to groundwater sustainability by implementing the required stormwater retention and infiltration facilities.

The established groundwater replenishment facilities described above for the Indio Subbasin are not located near the project. Therefore, from the aspect of land use and location, project implementation is not deemed to be in conflict with any existing or planned groundwater recharge facility or associated infrastructure.

The proposed residential development is expected to incorporate the most current indoor and outdoor water efficiency requirements aimed at achieving water conservation. As a standard condition for service connections, the project operators and residents will be expected to furnish the appropriate rate payment to CVWD and other applicable agencies based on the rate of water consumption with the applicable groundwater recharge fees.

Therefore, the project is not expected to decrease groundwater supplies or interfere substantially with groundwater recharge in a manner that would interfere or impede the regional groundwater management strategies for the Indio Subbasin. Less than significant impacts are anticipated.

The project will not have substantive changes compared to the 2009 project.

c) i) As discussed previously, the project site and its general surroundings were previously modified by agricultural uses. The project limits are absent of any mapped natural drainage features or courses attributed to any stream or river. The CVSC facility is located approximately 2 miles to the southwest. Therefore, the proposed residential development would not result in an alteration or obstruction of any river, stream, or other naturally occurring drainage pattern. Based on the USGS Web Soil Survey, the site soils primarily correspond to Hydrologic Soil Group B, which are characterized for having moderate runoff potential and moderate infiltration rates.

As a standard practice, erosion and siltation will be prevented during construction and operation through the required compliance plans. During construction, the required Stormwater Pollution Prevention Plan (SWPPP) will include best management practices to prevent erosion and siltation from bring generated by the site clearing, grading, and construction activities through the use of various measures, including perimeter controls, proper soil stabilization, and source controls per the California Stormwater Quality Association (CASQA) standards. Upon construction completion, all construction related soil disturbance shall be properly restored to a stabilized and managed surface condition to support the project.

During the life of the project, the ongoing maintenance and operation of facilities will ensure that all permanently improved ground surfaces are adequately maintained. All project-related runoff will be conveyed along engineered sheet flow or defined conveyances leading to the designated retention facilities per the final engineering plans. In doing so, the project will prevent uncontrolled drainage, erosion, and siltation conditions. Less than significant impacts are anticipated regarding substantial erosion or siltation, on- or off-site.

The project would not result in a substantial change from the previous (2009) analysis.

ii) Based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 06065C2930H, effective March 6, 2018, the entire project property and its surroundings are located within Zone X, an "area of minimal flood hazard". As such, the project is not located in a Special Flood Hazard Area (SFHA). The project will include an on-site storm drain system with retention basins designed to adequately intercept, convey and retain the required stormwater volume. All proposed engineering plans, in their final form, will be subject to review and approval by the County engineer to ensure compliance. Therefore, by establishing the proposed engineering controls for stormwater, the proposed development is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Less than significant impacts are anticipated.

The project would not result in a substantial change from the previous (2009) analysis.

iii) The County of Riverside is a Permittee of the Whitewater River Watershed Municipal Separate Storm Sewer System (MS4) permit area. MS4 facilities include a system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) designed for collecting and conveying stormwater. Storm drain facilities can be public or private. Examples of public facilities include pipes, gutters, channels, and basins occurring on the public right-of-way and/or maintained by a public agency. Private facilities are distinguished by being maintained separately by a private entity. The undeveloped project site is absent of any publicly operated storm drain facilities, other than the ground surface modifications previously established for irrigation purposes. The nearest formal stormwater facility is the CVSC located approximately 2 miles to the southwest, which is maintained in part to accept agricultural runoff. Regional storm drainage facilities consist of small earthen channels designed to convey agricultural and stormwater runoff into Coachella Valley Stormwater Channel (CVSC), which is the primary regional flood control facility in the eastern Coachella Valley. As a generally unlined, engineered extension of the Whitewater River, CVSC accepts agricultural irrigation return water and conveys treated wastewater, urban runoff, and stormwater runoff to the Salton Sea.

The project site is located within the coverage area of the planned Eastern Coachella Valley Stormwater Master Plan Project (Master Plan), which is designed as a long-term, comprehensive plan identifying the conceptual locations, alignments, and sizes for primary stormwater facilities within a study area of 167 square miles. It is anticipated that these future facilities will be constructed by CVWD and other contributors as urban development takes place. Specifically, the project site is situated within the Mecca/North Shore Stormwater Master Plan (SMP). This master plan sub-area has conceptually identified a planned storm drain line (E01) on the west side of Lincoln Street. No planned facilities are identified on-site.

The traditional land development process generally results in the conversion of pervious ground surface (pre-development condition) into a setting with a higher impervious cover, occurring through the introduction of structures and hardscape (post-development condition). This conversion generally leads to an increase in post-construction runoff volumes and rates compared to the pre-development condition. Local development and engineering standards require that the project adequately handle the required runoff volume from the project area.

Consistent with the preliminary grading, hydrology, and storm drain design for the project, the site is divided into two drainage management areas (A and B), which include on-site residential uses, on-site streets, and off-site street frontages (Lincoln Street to the west and 63rd Avenue to the north). Stormwater management must comply with the County's hydrologic requirements, as well as the Riverside County Flood Control & Water Conservation District Design Handbook for Low Impact Development (LID) Best Management Practices.

Drainage Area A encompasses the northernmost 13.933 acres, with an approximate impervious factor of 58 percent, based on land coverage of on-site streets, hardscape, and residential lots. Based on these conditions—and using the Whitewater Watershed BMP Design Volume Worksheet—the volumetric-based stormwater quality design volume (VBMP) for Drainage Area A is approximately 8,114 cubic feet. Stormwater runoff from Drainage Area A will be conveyed via on-site surface flows (curb and gutter facilities) to a system of two catch basins, which are connected to a dedicated on-site LID infiltration basin A. This basin has a capacity of 68,490 cubic feet and is sized to contain the entire volume generated by the controlling 100-year storm event. Per preliminary engineering requirements, the LID basin will infiltrate its respective volume within 48 hours.

Drainage Area B includes 46.606 acres, corresponding to the central and southern portions of the residential subdivision, as well as the off-site tributary portions of Lincoln Street (to the west) and 63rd Avenue (to the north). This drainage management area similarly has an impervious factor of 58 percent, based on the proposed streets, hardscape, and lot coverage factors. Under these conditions—and using the Whitewater Watershed BMP Design Volume Worksheet—the volumetric-based stormwater quality design volume (VBMP) for Drainage Area B is 26,697 cubic feet. Runoff from Drainage Area B will be conveyed via on-site surface flows (curb and gutter facilities) to a system of three catch basins, which are connected to a dedicated on-site LID infiltration basin B. This basin has a capacity of 264,517 cubic feet and is sized to contain the entire volume generated by the controlling 100-year storm event. Per preliminary engineering requirements, the LID basin will infiltrate its respective volume within 48 hours.

Since the proposed project will introduce private volumetric-based LID basin facilities that are sized to accept and infiltrate stormwater quantities from the controlling 100-year storm event, the project will achieve full retention of urban runoff. As a result, no flow- or volume-based discharge will be directed toward off-site properties, or any public storm drain facility.

Therefore, by complying with the local LID retention requirements, the project will be prohibited from resulting in a condition of producing runoff capable of exceeding the local capacity. In relation to the Mecca/North Shore SMP, no portion of the nearest proposed E01 alignment will be physically affected by the project implementation. Due to the on-site retention facilities, the project would not rely on the planned storm drain lines or interfere with their future capacity to serve the region. Therefore, less than significant impacts are expected on existing or planned stormwater facilities.

The project would not result in a substantial change from the previous (2009) analysis.

iv) The project site and its general surroundings are located within a Zone X designation, which is not considered an SFHA. Therefore, the project will not impede or redirect any discernable drainage course, floodplain, or flood prone area. As a standard condition, the proposed development will include a storm drain system and associated retention facilities to meet the

County's engineering requirements. The associated grading and hydrology plans will be subject to standard County review and approval. In doing so, the project will not be capable or permitted to impede or redirect flood flows, resulting in less than significant impacts.

The project would not result in a substantial change from the previous (2009) analysis.

d) The project is not located near any coastal areas or large body of water and therefore is not prone to tsunami hazards or seiche zone risks. As a standard requirement of the hydrology report and WQMP, the project incorporates on-site retention facilities to handle project-related runoff volume up to the controlling runoff volume from the proposed development for the project area. The proposed residential activities will not involve pollutant or other material storage that could pose a release risk in response to inundation conditions. Less than significant impacts are anticipated.

The project would not result in a substantial change from the previous (2009) analysis.

e) The project proponent is required to implement a project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region MS4 Permit and with the County's on-site retention standards. The final form of the WQMP will be consistent with final engineering documents to incorporate the conditions of approval, grading, hydrology, and other improvement plans to demonstrate how the site design, source controls, and operation and maintenance program will achieve compliance. The combined retention capacity for the project will meet the required stormwater runoff volume resulting from the controlling 100-year storm event. Moreover, the project's storm water retention facilities will ensure that only stormwater runoff is recharged into the ground via infiltration. Therefore, project implementation does not involve land uses or activities that would be in conflict with the regional groundwater management strategies or with the Indio Subbasin Sustainable Groundwater Management Plan. Less than significant impacts are expected.

The project would not result in a substantial change from the previous (2009) analysis.

Mitigation: The project shall comply with the requirements for water service by the Coachella Valley Water District, as contained in the conditions of approval in LMS, including 10 .PLANNING. 29 – CVWD Letter and 90 .PLANNING. 7 – Comply W/Landscape Plan.

Monitoring: The monitoring will be provided by the Building and Safety Department and the Coachella Valley Water District and through Ordinance No. 457.

LAND USE/PLANNING Would the project:				
24. Land Use a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source(s): Eastern Coachella Valley Area Plan, Land Use Plan, December 2016.

2009 MND: The 2009 MND concluded that the project would alter the land use of the area by creating a 291 residential lot subdivision. At the time the 2009 MND was written, the land use designation at the site was High Density Residential (HDR).

The project, in 2009, proposed to build 291 affordable residential lots, and to update the general plan land use from HDR to Medium Density Residential (MDR) to allow for the 291 lots. Therefore, the 2009 MND required the following mitigation:

- Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including general plan amendment from HDR to MDR and 10 Planning 1 – Comply with Ordinance/Codes and 50 Planning 3 – Required Applications.

Additionally, at the time the 2009 MND was written, the project site was zoned A-2-10 and proposed to be modified through a change of zone to R-6. Therefore, the 2009 MND concluded that the following mitigation measure shall be required for the project:

- Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including change of zone from Heavy Agriculture (A-2-10) to Residential Incentive (R-6) and 50 Planning 3 – Required Applications.

With the implementation of the above mitigation measures, the project would result in less than significant impacts.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed MND. There will be no impacts and less than significant impacts.

a) The project site is currently located on vacant and undeveloped at the southeast corner of 63rd Avenue and Lincoln Street in the community of Mecca. The project sits within the Medium Density Residential (MDR) land use designation as delineated by the Land Use Plan in the Eastern Coachella Valley Area Plan. The project is surrounded by uses similar to the project site, residential, agricultural and vacant land. Residential properties are located north and south of the project. Therefore, the project would not result in a substantial alteration of the present or planned land use of an area, and the project is consistent with the existing and planned surrounding land uses. Moreover, the project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

   Additionally, the project is located within the County's Residential Incentive (R-6) zoning designation. The project does not propose to change the R-6 zoning designation. Therefore, the project is consistent with the site's existing zoning, and is compatible with the surrounding zoning.

   The project proposes the development of 291 single family residences on approximately 60 acres. The proposed residential operations are not expected to result in a substantial alteration of the present or planned land use of the area. Because the project will not change the existing

land use or zoning designations established for the site, no impacts are anticipated and mitigation is not required.

The project would not result in a substantial change from the previous (2009) analysis.

b) The project site, located south of 63rd Avenue and east of Lincoln Street, is currently vacant and undeveloped. Properties north and south of the project site include residential communities; properties to the west include vacant land; and properties to the east include vacant and agricultural land. Each property operates separately from each other, and project implementation will not physically disrupt or divide an established community, therefore no impacts are anticipated.

The project would not result in a substantial change from the previous (2009) analysis.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including general plan amendment from HDR to MDR and 10 Planning 1 – Comply with Ordinance/Codes and 50 Planning 3 – Required Applications.

Monitoring: Monitoring to be provided by Planning Department and Building and Safety Department through Ordinance No. 348 and 457.

MINERAL RESOURCES Would the project:				
25. Mineral Resources 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☐	☒

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

2009 MND Findings: According to the 2009 MND, the project site is not designated as a mineral resource zone or contains potential mineral resources. The project is also not located adjacent to an existing or abandoned mine or quarry. No impacts were anticipated.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. There will be no impacts.

a) The Surface Mining and Reclamation Act of 1975 (SMARA) was established to create and maintain an effective and comprehensive surface mining and reclamation policy, with regulation of surface mining operations. The intent of SMARA is to promote production and conservation

of mineral resources, minimize the environmental effects of mining and ensure mined lands are reclaimed to conditions suitable for alternative uses (Riverside County Environmental Impact Report 2015). In compliance with SMARA, Mineral Land Classification Maps were created to identify sites where significant mineral resources are found. After consulting the Mineral Land Classification Map, it was concluded that the project site, and surrounding area, is located in an "Unstudied" area. Unstudied areas, as delineated by the Mineral Resources section in the Riverside County EIR, are areas where no information is available and would not have impacts to known mineral resources. Therefore, no impacts are anticipated at the project site. The project would not result in substantive changes compared to the 2009 document.

b) As previously stated, the project site, and surrounding area, is not located in an area where known mineral resources occur. The project is not anticipated to result in the loss of an available or locally-important mineral resource recovery site delineated on the General Plan, or land use plan. No impacts are expected. The project would not result in substantive changes compared to the 2009 document.

c) The project site is not located near or adjacent to a State classified or designated area or existing surface mine according to the mines map corroborated by the California Department of Conservation. According to the California Department of Conservation Mines Online map, the closest mine to the project site is Thermal 91-33-0071, at the east end of Airport Boulevard and east of Buchanan Street, approximately 4.7 driving miles north from the site. Additionally, the project site is not located near existing or abandoned quarries or mines. Therefore, no impacts are anticipated. The project would not result in substantive changes compared to the 2009document.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
26. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

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

2009 MND: The 2009 MND stated that the project is not affected by any significant airport noise. Moreover, the project is not within the vicinity of any known private airstrip or heliport.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. There will be no impacts.

a) The closest public airport to the project is the Palm Springs International Airport, located approximately 28.50 miles northwest of the property. Given this distance, the project would not expose people residing or working in the project area to excessive noise levels associated with this airport. Similar to the 2009 MND, no impacts are anticipated.

   The project would not result in substantive changes compared to the 2009 document.

b) The closest private airport to the project is the Jacqueline Cochran Regional Airport, located approximately 4.50 miles northwest of the property. Given this distance, the project would not expose people residing or working in the project area to excessive noise levels associated with this airport. Similar to the 2009 MND, no impacts are anticipated.

   The project would not result in substantive changes compared to the 2009 document.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

Source(s): Riverside County General Plan (2015); FTA: Transit Noise and Vibration Impact Assessment Manual (September 2018); Caltrans: Transportation and Construction Vibration Guidance Manual (September 2013)

2009 MND: The 2009 MND concluded that the project is influenced by noise issues created by the project as identified in the RCIP due to future grading and construction. Excessive construction noise shall be prohibited pursuant to Section 1(G) of Ordinance No. 457.

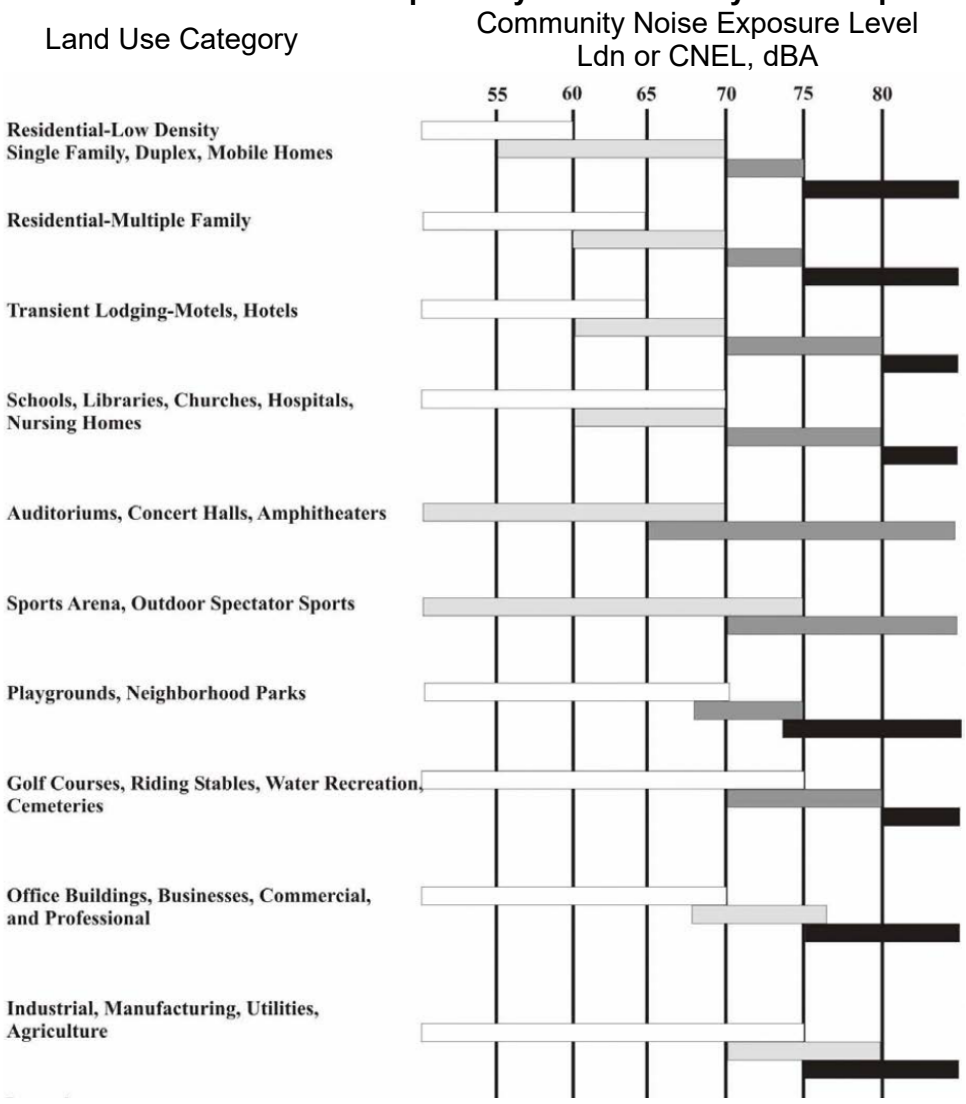
Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts would be less than significant.

Setting:

The State of California requires each city and county to adopt Noise Elements as a part of their General Plan. In addition to the Land Use Categories included in the Noise Element, there are 4 Community

Noise Equivalent Level's (CNEL), utilized to interpret the compatibility of the Land Use Categories. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas in excess of 65 dBA CNEL and are conditionally acceptable in areas below 65 dBA CNEL. Recreational land uses, such as open space areas with horseback riding trails, are generally acceptable in areas up to 65 dBA CNEL and generally unacceptable in areas above 70 dBA CNEL. The four zones of compatibility are dependent on the Land Use Categories and displayed in Table XXVII-1 below (provided by the Riverside County General Plan).

Table XXVII-1 Land Use Compatibility for Community Noise Exposure



Normally Acceptable:	Conditionally Acceptable:	Normally Unacceptable:	Clearly Unacceptable:
Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without	New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional	New construction or development should generally be discouraged. If new construction or development dues proceed, a detailed analysis of the noise reduction requirements must be	New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable

any special noise insulation requirements.	construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.	made with needed noise insulation features included in the design. Outdoor areas must be shielded.	would be prohibitive and the outdoor environment would not be usable.

a) The project proposes the construction and operation of 291 single family residences and associated improvements on approximately 60 acres. Currently, the project site is vacant and undeveloped. Due to the vacant condition of the site, the project does not contribute to the existing noise environment.

The project site is surrounded by residential communities to the north and south; vacant properties are located to the east and west; and an agricultural lot is located to the east. 63rd Avenue and Lincoln Street delineate the project's northern and eastern boundaries, respectively. The surrounding residential and agricultural uses, as well as the vehicular traffic traveling along the surrounding rights-of-way currently contribute to the existing noise environment.

Construction

Construction of the proposed residential project will include clearing, grading, building construction and paving activities. Construction activities, along with vehicle noise from workers and deliveries driving to and accessing the site will result in temporary noise in the area. Grading activities would involve the use of standard earth moving equipment, such as drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which would be stored on the site during construction to minimize disruption of the surrounding land uses. Above-grade construction activities would involve the use of standard construction equipment, such as hoists, cranes, mixer trucks, concrete pumps, laser screeds and other related equipment.

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

Equipment used during the construction phases would generate both steady state and episodic noise that would be heard both on and off the project site. Noise levels generated during construction would primarily affect sensitive receptors in the area. The closest sensitive receptors to the project are the residential communities north and south of the project. However, these structures are separated from the project site by approximately 100 feet north (separated by 63rd Avenue) and immediately to the south. Noise levels generated during each of the construction phases are presented in Table XXVII-2, below. Equipment estimates used for the analysis for grading and building construction noise levels are representative of worse-case conditions, since it very unlikely that all the equipment contained on site would operate simultaneously.

Table XXVII-2 Typical Maximum Noise Levels for Construction Phases

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

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

To evaluate whether the project will generate potentially significant temporary construction noise levels at off-site sensitive receiver locations, a construction-related noise level threshold was identified from the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. The construction related noise level threshold starts at 85 dBA for more than eight hours per day, and for every 3 dBA increase, the exposure time is cut in half. This results in noise level thresholds of 88 dBA for more than four hours per day, 92 dBA for more than one hour per day, 96 dBA for more than 30 minutes per day, and up to 100 dBA for more than 15 minutes per day.

As indicated in Table XXVII-2, noise levels generated by construction can range from approximately 85 to 94 dBA Leq when measured at 25 feet and without noise attenuation, and 73 to 82 dBA Leq when measured at 100 feet. Based on the stages of construction, the noise impacts associated with the proposed project are not expected to create high noise levels at the nearby existing residential structures north of the project. However, the residential properties located immediately south may be subject to construction noise from activities occurring along the project's southern boundary. It should be noted that the southern residential properties are separated from the proposed project by concrete block walls, which will assist in reducing construction noise.

The project will abide by the construction hours established by the County. Project construction will not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Additionally, construction activities are anticipated to be temporary.

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

- Ensure that construction equipment is properly muffled according to industry standards and be in good working condition;
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible;
- Schedule high noise-producing activities between the hours of 8:00 AM and 5:00 PM to minimize disruption on sensitive uses;

- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources;
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible;
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes; and
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners to contact the job superintendent. If the city or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.
- Construction staging areas along with the operation of earthmoving equipment within the project area shall be located as far as from vibration-and noise-sensitive sites as possible.

Thus, project construction will generate less than significant noise impacts with the implementation of the noise reducing measures listed above.

Operation

Sensitive land uses require a serene environment as part of the overall facility or residential experience. Many of these facilities depend on low levels of schools, hospitals, rest homes, long term care facilities, mental care facilities, residential uses, places of worship, libraries and passive recreation areas. Activities conducted in proximity to these facilities must consider the noise output and ensure that they do not create unacceptable noise levels that may unduly affect the noise-sensitive uses. Among the various land uses, schools and single-family/multi-family residential uses are conditionally unacceptable in areas in excess of 70 dBA CNEL. Single family, duplex, and mobile homes and are normally acceptable in areas below 60 dBA CNEL.

The project site is currently vacant and undeveloped. As previously stated, the project site proposes the operation of 291 single family residences and associated improvements on approximately 60 acres. Existing sources of noise in the area surrounding the project includes the residential communities to the north and the south, agricultural uses to the east, and vehicular traffic along 63rd Avenue to the north and Lincoln Street to the west.

The operation of the project site may increase the amount of vehicular noise generated in the area due to the increased use of the project property. The proposed project is anticipated to have approximately 908 residents and generate a net total of approximately 2,744 daily weekday trips, which include approximately 204 90 AM peak hour trips and 274 PM peak hour trips. The trip generation rates are provided in RK Engineering Group's Traffic Impact Analysis. Table XXVII-3, below, light traffic generates 50 dBA (quite) noise levels, while nearby freeway auto traffic generates 70 dBA (moderately loud) noise levels.

Table XXVII-3
Common Sound Levels and their Noise Sources

Noise Source	A-Weighted Sound Level in Decibels (dBA)	Noise Environments	Subjective Evaluations
Near Jet Engine	140	Deafening	128 times as loud
Civil Defense Siren	130	Threshold of Pain	64 times as loud
Hard Rock Band	120	Threshold of Feeling	32 times as loud
Accelerating Motorcycle at a Few Feet Away	110	Very Loud	16 times as loud
Pile Driver; Noisy Urban Street/Heavy City Traffic	100	Very Loud	8 times as loud
Ambulance Siren; Food Blender	95	Very Loud	
Garbage Disposal	90	Very Loud	4 times as loud
Freight Cars; Living Room Music	85	Loud	
Pneumatic Drill; Vacuum Cleaner	80	Loud	2 times as loud
Busy Restaurant	75	Moderately Loud	
Near Freeway Auto Traffic	70	Moderately Loud	Reference level
Average Office	60	Quiet	One-half as loud
Suburban Street	55	Quiet	
Light Traffic; Soft Radio Music in Apartment	50	Quiet	One-quarter as loud
Large Transformer	45	Quiet	
Average Residence without Stereo Playing	40	Faint	One-eighth as loud
Soft Whisper	30	Faint	
Rustling Leaves	20	Very Faint	
Human Breathing	10	Very Faint	Threshold of hearing
Silence	0	Very Faint	

Source: LSA Associates, Inc., Noise Measurements and Analyses for GPA No. 960, Table B, March 2011.
(See Appendix EIR-7 for full study.)

Although the project will lead to the increase of traffic along the surrounding roadways, the noise generated from the vehicle traffic would vary from 50 to 70 dBA depending on the time of day. Per the Land Use Compatibility for Community Noise Exposure indicated in Table XXVII-1, conditionally acceptable noise levels within single family residential land uses are up to 70 dBA. Therefore, vehicular noise would not exceed the acceptable noise exposure for single family residential land uses. Impacts from traffic generated noise are considered to be less than significant.

The project may generate noise due to an increase in human activity within the area. Noise sources associated with the proposed residential community are expected to include opening and closing of vehicle doors in driveways, people talking, car alarms, trash pick-ups, and operating HVAC equipment. Potential residential-type noise sources include people talking, car doors closing, stereos, and other noises associated with human activity. These activities are common and typically occur for short periods of time. These noise sources are not unique and will be consistent with the existing noise environment, which includes residential uses to the north and south.

Overall, less than significant impacts are anticipated. No substantive changes are found when compared to the 2009 project.

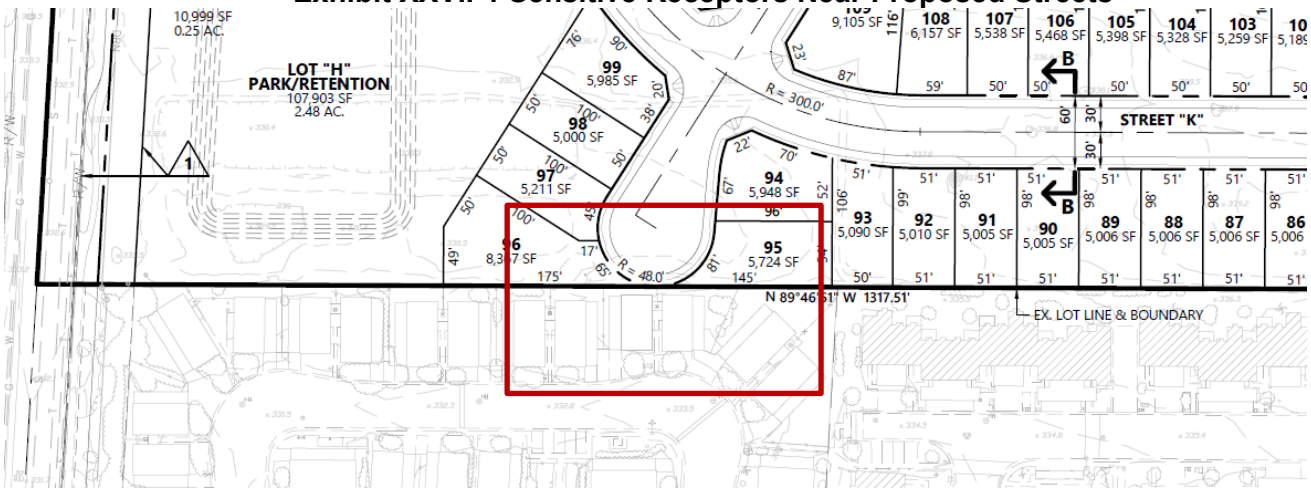
b) Ground-borne vibration and/or ground-borne noise would be generated during construction of the proposed project, which could be felt by adjacent land uses. The primary source of ground-borne vibration will be operation of heavy equipment, such as bulldozers; however, the impacts

will be temporary and will end once construction is complete. Construction of the project will involve the temporary operation of vehicles and equipment which could result in localized, short-term vibration increases during the permitted hours of construction established by the County. All construction equipment staging will be located within the temporary construction limits, while vehicular and equipment access to the construction site would be restricted to only the approved entry points that minimize disturbance to local traffic. Impacts are anticipated to be less than significant.

The transport of workers, equipment, and building materials to and from the construction site will incrementally increase noise levels along the roadways leading to and from the site. The increase, although temporary in nature, could be audible to noise receptors located along the roadways utilized for this purpose.

Specific vibration levels associated with typical construction equipment are highly dependent on the type of equipment used. Vibration levels dissipate rapidly with distance. Buildings susceptible to vibration, such as historic, older buildings, are not located adjacent or in the vicinity of the project property. Standard construction equipment (e.g., bulldozers, trucks, jackhammers) generally does not cause vibration that could cause structural or cosmetic damage but may be felt by nearby receptors. However, the use of bulldozers, rock breakers, auger drill rigs, or pile drivers will not occur onsite. Vibratory rollers are typically utilized at construction sites to compact and densify soil, asphalt or other materials. It is likely that a vibratory roller will be used to compact the soils and asphalt materials used for the project's proposed internal streets. The closest street to the south-lying residential community is located at the project's southern boundary (where a cul de sac ends). See exhibit below.

Exhibit XXVII-1 Sensitive Receptors Near Proposed Streets



It is likely that the existing residential properties to the south would experience vibration from the vibratory roller. However, the use of the vibratory roller will not occur in the same location for prolonged periods of time. Therefore, even if construction equipment were to operate near a building where receptors may feel vibration, it would only be for a temporary amount of time and would not be considered excessive. Impacts of a vibratory roller to the existing residential community will be less than significant.

Construction of the project will involve the temporary operation of vehicles and equipment that could result in localized, short term vibration increases during the permitted hours of construction established by the County. All construction equipment staging will be located within the temporary construction limits, while vehicular and equipment access to the construction site would be restricted to only the approved entry points that minimize disturbance to local traffic. Short-term increases in vibration and sound during construction are not expected to result in a significant impact.

After construction, the nature of the proposed residential community would not typically involve activities expected to generate excessive vibration or ground-borne noise. All activities within the project will be required to adhere to the County's Noise Ordinance. Less than significant impacts are anticipated.

The project would not result in substantive changes compared to the 2009 document.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:				
28. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	☐	☐	☐	☒

Source(s): Riverside County General Plan Environmental Impact Report, March 2014; Riverside County Volume 1: Draft Program EIR No. 521, February 2015; Phase 1 Cultural Resource Assessment of a 60.56-Acre Cultural Resource Study for the 291 Single-Family Residential Units within the City of Mecca, Riverside County, California ("Phase 1 Cultural Resource Assessment"), Statistical Research, Inc, 2024.

2009 MND Findings: It was concluded in the 2009 MND that the site exhibits flat topography and has a low probability of containing non-renewable paleontological resources and the nature of the proposed grading will not likely encounter buried paleontological resources. No unique geological feature exists within the project boundaries. No impact was expected.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant.

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

Per the Paleontological Sensitivity Resources Map, the project site is determined to be located in an area with "High Sensitivity A or High Sensity B". It cannot be determined the exact category the project site is considered due to that map not providing precise location information. However, High Sensitivity A, as defined by the Riverside County EIR, is based on geologic formations or mapped rock units that are known to contain or have the correct age and depositional conditions to contain significant paleontological resources. These include rocks of Silurian or Devonian age and younger that have potential to contain remains of fossil fish, and Mesozoic and Cenozoic rocks that contain fossilized body elements and trace fossils such as tracks, nests and eggs." High Sensity B is a sensitivity equivalent to High A but is based on the occurrence of fossils at a specified depth below the surface. This category indicates fossils that are likely to be encountered at or below 4 feet of depth and may be impacted during construction activities.

In the Riverside County Integrated Project (RCIP) adopted in 2003, Figure OS-8 depicted that the project site has a low probability of containing non-renewable paleontological resources. Riverside County Volume 1: Draft Program EIR No. 521 Figure 4.9.3., *Paleontological Sensitivity*, depicted the project site in an area with "High Sensitivity A or High Sensity B". To ensure that impacts would remain similar to what was concluded in the previous analysis, Riverside County has provided a condition of approval for paleontological resources, 060 – Planning – PAL, Gen-Custom.

The condition of approval, 060 – Planning – PAL, Gen-Custom, requires the retainment of a qualified paleontologist approved by the County to develop and implement a project-specific Paleontological Resource Impact Mitigation Program (PRIMP). The project paleontologist shall review the final development and grading plans, conduct necessary pre-construction evaluations to determine monitoring and mitigation needs, and prepare a PRIMP for County Geologist approval before grading permit issuance.

The PRIMP is required to include everything listed in 060 – Planning – PAL, Gen-Custom. Once completed, the PRIMP and all supporting documents must be signed by all responsible professionals, uploaded to the County's PLUS Online System, and accompanied by proof on contract with the paleontologist for implementation during grading.

With the implantation of 060 – Planning – PAL, Gen-Custom, addressing the change in Riverside County's Paleontology mapping, the project will not result in a substantial change from the previous (2009) analysis.

Mitigation: No mitigation is required.

Monitoring: Qualified Paleontologist, Project Proponent, Planning Department

POPULATION AND HOUSING Would the project:				
29. Housing a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
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)?	☐	☐	☐	☒

Source(s): County of Riverside General Plan: Housing Element; Riverside County 6th Cycle Housing Element Update for the 2021-2029 Planning Period; Project Site Plan, E-5 Population and Housing Estimates prepared by the California Department of Finance (2023); SCAG: Demographic and Growth Forecast, 2020-2045.

2009 MND: The 2009 MND stated that the project is not located within any Redevelopment Project Area pursuant to Ordinance No. 638. No adverse impacts are anticipated to existing housing stocks as the project site is vacant, and the project would increase the number of housing units to 291. The project will provide 291 affordable housing units in an area that is in need of such housing types. The project will not induce substantial population growth or cumulatively exceed official population projections. In the 2009 MND, the project projected that the 291 units would result in 865 residents.

According to the California Department of Finance's E-5 Population and Housing Estimates for Cities, Counties and the State, the Unincorporated Areas of Riverside County has a population of 401,693, and an average household size of 3.12 persons. According to Table P-3, Population, Households, and Employment Distribution, 2018, in Appendix P in the Riverside County Housing Element Update, Mecca had a population of 7,174; 2,191 housing units; 1,955 households; and an employed population of 2,191.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determination and analysis remain substantially the same as previously analyzed in the prior MND. There will be no impacts and less than significant impacts.

a) Similar to the project analyzed in the 2009 MND, the proposed project involves the construction and operations of 291 single family residences on approximately 60 acres in the unincorporated community of Mecca. The project site is currently vacant undeveloped. The project site is located within the Medium Density Residential (MDR) land use designation. Therefore, the proposed project will not displace any number of existing people or housing or result in the construction of replacement housing elsewhere. No impacts are anticipated, and the project would not result in a substantial change from the previous (2009) analysis.

b) The project proposes the development of a residential community. Therefore, the project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. No impact would occur, and the project would not result in a substantial change from the previous (2009) analysis.

   The project site is zoned Residential Incentive (R-6) and designated as Medium Density Residential (MDR). The project proposes the development of 291 single family residences and associated improvements (i.e., paved drive aisles, open space, landscape, retention, and recreation areas). The proposed project will provide much needed housing in the Eastern

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

Coachella Valley for employees in the area. Moreover, the project does not propose increased housing compared to the project analyzed in the 2009 MND. Therefore, the project would result in the same growth in population and housing as analyzed in the 2009 MND. Similar to the findings in the 2009 MND, the project will not induce substantial population growth or cumulatively exceed official population projections. Less than significant impacts are anticipated. Moreover, the project would not result in a substantial change from the previous (2009) analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

2009 MND Findings: In order to reduce impacts to fire services, the 2009 MND concluded that the proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659, the proposed project would have less than significant impacts on fire services.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant.

The Riverside County Fire Department (RCFD), in cooperation with CAL FIRE, provides services to the residents of unincorporated areas of Riverside County, including the community of Mecca. These services include 24-hour fire protection and emergency medical services. The RCFD is staffed with a combination of County and State of California Department of Forestry & Fire Protection employees. According to the Riverside County General Plan, RCFD operates 101 stations throughout Riverside County. The project property is approximately 1.5 miles northwest of the Riverside County Fire Department Station 40, located on 91350 66th Ave.

The project proposes a residential subdivision with up to 291 detached residential units, associated street improvements, utility infrastructure, and open space amenities.

It is anticipated that the development of the project would result in an incremental increase in the demand for fire services. It is the goal of the RCFD fire service to have the first engine company arrive on the scene within 5 minutes 90 percent of the time. The project lies within Fire Station No. 40 5-minute response time.

According to Riverside County Ordinance No. 659, new developments are required to comply with the County's Development Impact Fees at the time of construction. Payment of these fees helps

offset impacts by providing revenue for necessary improvements to ensure acceptable fire facilities, response times, equipment and personnel are maintained.

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

The project shall be required to implement fire safety construction features and design standards, per *Policy S 4.1* in the Safety Element of the Riverside County General Plan. *Policy S 4.1* states that all proposed development and construction in the County are required to meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy and use. In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, the County will continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors. Fire safety requirements, such as the installation of fire hydrants, sprinkler systems and construction provisions contained in Title 14 of the California Building Code, will also be included in project design. Finally, the County requires that the project be compliant with all project specific conditions of approval relating to fire conditions under 015 – Fire Conditions General, 050 – Fire Conditions Prior to Recordation 060 – Fire Conditions Prior to Grading Permit, 080 – Fire Conditions Prior to Building Permit, 090 – Fire Conditions,

With the foregoing, project implementation is not anticipated to impact fire services. Impacts will be less than significant. The Project will not result in substantial change when compared to the 2009 analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	☐	☐	☐	☒

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

2009 MND Findings: In order to reduce impacts to sheriff services, the 2009 MND concluded that the proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659, the proposed project would have less than significant impacts on sheriff services.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant.

Law enforcement services are provided to the Community of Mecca through a contractual agreement with Riverside County Sheriff's Department. The Sheriff's Department provides 24-hour municipal police services. The Riverside County Sheriff Mecca Substation is located at 91260 66th Ave, approximately 1.5 miles southeast of the subject property. The Riverside County Thermal Sherriff Station, located at 86625 Airport Boulevard, serves the eastern half of the Coachella Valley and provides law enforcement to the unincorporated areas of Riverside County, including the community of Mecca.

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

The project will not result in substantial change when compared to the 2009 analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	☐	☐	☐	☒

Source(s): CVUSD Fee Justification Study for New Residential and Commercial/Industrial Development, November 2, 2022.

2009 MND Findings: The requirements of state law provide for the mechanism for mitigation of school service impacts. 20. PLANNING. 1 - Life of the Permit. Less than significant impacts were expected.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant.

Public education services are provided to the community of Mecca by the Coachella Valley Unified School District (CVUSD). The project proposes the development of a residential subdivision with up to 291 detached residential units. The closest elementary school is Mecca Elementary School located at 65250 Coahuilla Street, approximately 1 mile south of the project site. Toro Canyon

Middle School is the closest middle school, located at 86150 66th Avenue in Thermal, approximately 6.3 miles southwest of the project site. La Familia High School is the closest high school, located at 56-615 Olive Street in Thermal, approximately 5.1 miles northwest of the project site. According to the table below, the development of the proposed project could generate 162 new students to schools in the CVUSD school system.

CVUSD District Wide Student Generation Rate

School Type	Multi-Family Dwelling Units*	Generation Rate**	Students Generated***
Elementary School	291	0.2942	86
Middle School	291	0.0849	25
High School	291	0.1742	51
		Total New Students	**162**

*291 residential units proposed for the project.
**Source: 2022 CVUSD Fee Justification Study for New Residential and Commercial/Industrial Development, November 2022
***Numbers were rounded.

Education funding comes from a combination of federal, state, and local sources. Assembly Bill 2926 and Senate Bill 50 (SB 50) allow school districts to collect "development fees" for all new construction for residential and commercial/industrial use. At the time of writing, development fees for residential development are $4.79 per square foot. Monies collected are used for construction and reconstruction of school facilities. The project will comply with CVUSD development fees and less than significant impacts to local schools are expected.

The project will not result in substantive changes when compared to the 2009 project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	☐	☐	☐	☒

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

2009 MND Findings: In order to reduce impacts to library services, the 2009 MND concluded that the proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659, the proposed project would have less than significant impact on library services.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant.

As stated throughout this document, the project proposes a residential subdivision that consists of 291 detached residential units. The closest library to the project property is Mecca Library, located approximately 1.4 miles southeast of the project at 91260 66th Avenue. Riverside County's Development Impact Fee Ordinance No. 659 requires new development to pay fees for library services, which is intended to offset any incremental increase in need for libraries.

According to Ordinance No. 659, the development fee for Eastern Coachella Valley library construction is $179 per dwelling unit and $57 per dwelling unit for library books/media. The project would be required to comply with Development Impact Fees in place at the time of construction. With the payment of these fees, less than significant impacts are anticipated.

The project will not result in substantive changes when compared to the 2009 project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	☐	☐	☐	☒

Source(s): Innercare, website; Borrego Health website; United States Census Bureau, Quickfacts, Mecca CDP.

2009 MND Findings: In order to reduce impacts to health services, the 2009 MND concluded that the proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659, the proposed project would have less than significant impact on health services.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant.

The closest existing health service facility to the proposed project is Innercare located at 91275 66th Avenue, approximately 1.5 miles southeast. Innercare - Mecca operates between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and offers a wide range of health services for adults and children including behavioral health, obstetrics, laboratory, immunizations, telehealth, and more. The Innercare - Mecca Dental Clinic operates between the hours of 8:30 a.m. and 6:00 p.m. and offers a broad range of affordable dental services for both adults and children, including exams, cleanings, gum disease treatment, fillings, extractions and more.

According to the United States Census Bureau, the community of Mecca had an average of 2.82 persons per household in 2018 through 2022. Therefore, the project could generate approximately 821 new residents from the development of 291 detached residential units. Surrounding health facilities around the project area include Innercare - Mecca, as discussed above, and Torres-Martinez Indian Health Clinic, located approximately 6 miles southwest of the project site at 66655 Martinez Road in Thermal. Approximately 9.5 miles away located at 55497 Van Buren Street in Thermal, Centro Medico Coachella provides healthcare services, ancillary and enabling services, and application assistance for multiple programs. Additionally, approximately 10 miles north,

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

Innercare – Coachella located at 50249 Cesar Chavez Street in Coachella provides similar services compared to their Mecca location. The existing health services could provide service to the future residents of the proposed development without causing hardship on existing facilities. Less than significant impacts are anticipated.

The project will not result in substantive changes when compared to the 2009 project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
35. Parks and Recreation a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

Source(s): County of Riverside General Plan, 2015

2009 MND Findings: According to the 2009 MND, the project is located within the Coachella Valley Recreation and Park District. The proposed project will result in an increase in population generating the need for additional parkland in neighborhood parks. Project will respond to any project impacts through payment of fees pursuant to Ordinance No. 460 to the local parks district. No impacts and less than significant impacts were expected.

Setting:

Parks and open space areas provide for the preservation, continued growth and enhancement of Riverside County's parklands, recreational areas and surrounding open spaces. Open space areas are intended to remain essentially open with limited or no development. This includes spaces used for passive recreation, resource protection and / or hazard avoidance. Parks include greenways, developed parks and other areas primarily used for recreation. Typically, these areas are characterized by a high degree of open area and a limited number of buildings. Parks frequently include sports fields, playground equipment, and picnic areas, sitting areas, concession businesses, open turf, natural areas, trails and public golf courses.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

a) The project would include the development of 291 detached residential units off Lincoln Street and 63rd Avenue. The project will consist of approximately an acre of open space amenities. Mecca Sports Park, located at 91-391 Avenue 66 opened in October 2023 and includes a wide range of recreational activities including multipurpose fields, a walking path, a splash pad, multiple playgrounds, and more. Mecca Sports Park is approximately 1.5 miles away from the project site. The proposed project is not expected to require the construction or expansion of recreational facilities which would have an adverse effect on the environment. Additionally, as required by Ordinance No. 659, the developers of the project are required to pay development fees for regional parks. At the time of writing, the regional parks development fee was $300 per single-family residential unit. Fees collected for regional parks go towards the management and acquisition of new parks. Therefore, less than significant impacts are expected.

   The project would not result in substantive changes when compared to the 2009 project.

b) The project property and the surrounding area is served by Mecca Sports Park, approximately 1.5 miles south from the project site. The development of the proposed project could create pressure on the existing park; however, according to Riverside County's Ordinance No. 659, the development fee in the Eastern Coachella Valley for single-family residential units for regional parks is $300 per unit and $185 per unit for regional trails. Fees collected from new development are used towards the construction and acquisition of facilities. Therefore, with the collection of developer fees, less than significant impacts are expected.

   The project would not result in substantive changes when compared to the 2009 project.

c) The project site is not located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan. Therefore, no impacts to recreation are expected and no park fees are owed.

   The project would not result in substantive changes when compared to the 2009 project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails a) Include the construction or expansion of a trail system?	☐	☐	☐	☒

Source(s): Eastern Coachella Valley Area Plan, Riverside County, 2015.

2009 MND Findings: In order to reduce impacts to local recreational trails, the 2009 MND concluded that the proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659, the proposed project would have a less than significant impact on recreational trails.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. There will be no impacts.

a) According to Figure 9, Trails and Bikeways Systems, in the Riverside County's Eastern Coachella Valley Area Plan, the project is located directly east to a Class I Bike Path located on Lincoln Street. The project is required to pay the development fees associated with regional trails in the Eastern Coachella Valley. According to Riverside County's Ordinance No. 659, at the time of writing, the developer fee for regional trails for single-family residential units in the Eastern Coachella Valley is $185 per unit. With the adherence to Ordinance No. 659, impacts from the proposed project associated with regional trails will be less than significant. The project will not result in a substantive change when compared to the 2009 project.

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): County of Riverside General Plan: Circulation Element (2020); TTM No. 38945 Single-Family Residential Project Traffic Impact Study, RK Engineering Group, Inc, (May 2024); TTM Single-Family Residential Project Vehicle Miles Traveled (VMT) Screening Analysis, RK Engineering Group, Inc., (May 2024); 2020 Transportation Analysis Guideline for Level of Service Vehicle Miles Traveled, County of Riverside Transportation Department; Riverside County Municipal Code; 2023 County Road Standards and County Standard Specifications, County of Riverside.

2009 MND Findings: The 2009 MND stated that the project would incrementally add to vehicle miles traveled and trips generated which on a cumulative basis would likely cause changes in traffic volume. Some increases to safety risks were determined to be possible during construction activities. Traffic hazards associated with design were determined to be less than significant due to the review process. Emergency vehicle use and access were determined to be less than significant due to cooperation with the Fire Protection Department. No significant alteration to water, air or rail traffic was anticipated.

Sunline Transit agency was identified as the principal transportation provider in the Coachella Valley. This project was determined to have some impacts to county streets and highways.

Payment of development fees, pursuant to Ordinance No. 659, was determined to offset a range of possible impacts. The project was required to comply with the project specific conditions of approval. Monitoring was to be conducted by the Transportation Department in compliance with Ordinances 461, 499, 659 and 673. Following these measures the project was expected to have no impacts and less than significant impacts.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant.

SB 743

As of July 1, 2020, the principal metric in the CEQA guidelines for transportation impacts is VMT in accordance with the Senate Bill 743 (SB 743, Steinberg, 2013). The legislative intent of SB 743 is to balance the needs of congestion management with statewide goals for infill development, promotion of public health through active transportation and reduction of greenhouse gas emissions.

With the implementation of SB 743, intersection Level of Service (LOS) is no longer used to determine transportation impacts, however it provides information regarding intersection capacity and general plan consistency for the County. The VMT threshold did not exist at the time of the 2009 analysis.

a) The LOS assessment was performed by analyzing intersection operating conditions in the study area. Conditions were evaluated using the Highway Capacity Manual (HCM) 7th Edition Transportation Research Board (TRB) methodology, which is considered the state of the practice methodology for evaluating intersection operations and is consistent with the County of Riverside Standards.

   LOS Analysis Methodology

   A detailed Traffic Impact Study (TIS) was prepared for the proposed project by RK Engineering Group, Inc., May 16, 2024. The TIS was prepared in accordance with the County of Riverside Transportation Department Transportation Analysis Guidelines for Level of Service & Vehicle Miles Traveled (December 2020.) RK Engineering, Inc. prepared a traffic study scoping package for review by County staff prior to report preparation. Trips generated by the Project's proposed land uses have been estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, 2021 for the proposed land uses.

   To assess future traffic conditions, project traffic is combined with existing traffic and area-wide growth. As directed by City staff, to account for area-wide/ambient growth in the study area, an annual compounded growth rate of two percent (2%) per year has been applied to the existing (2024) traffic volumes over a 3-year period for project opening year 2027 conditions (i.e. 6.12% total growth)

   The potential impacts to traffic and circulation were evaluated for each of the following conditions:

- Existing (2024) Conditions
- Project Opening Year (2027) With Ambient Growth With Project Conditions; and
- Project Opening Year (2027) With Ambient Growth & Cumulative Projects with Project Conditions

The TIS indicates that traffic counts were obtained in April 17, 2024. Two peak hours of traffic were extrapolated from the collected counts:

- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

Study Intersections

The following study area intersections listed in Table XXXVII-1 were selected for the TIS based on consultation between County of Riverside staff, and RK Engineering.

Table XXXVII-1

ID	Intersection Location	ID	Intersection Location
1	SR-86 (N/S) at Avenue 62 (E/W)	7	SR-111 (N/S) at 4th Street (E/W)
2	Buchanan Street (N/S) at Avenue 62 (E/W)	8	SR-111 (N/S) at Lincoln Avenue (E/W)
3	Lincoln Street (N/S) at Avenue 62 (E/W)	9	SR-86 (N/S) at Avenue 66 (E/W)
4	Lincoln Street (N/S) at Avenue 63 (E/W)	10	Lincoln Street (N/S) at Avenue 66 (E/W)
5	Lincoln Street (N/S) at Avenue 64 (E/W)	11	Lincoln Street (N/S) at Project Access No. 1 (E/W)
6	Hammond Road (N/S) at 4th Street (E/W)	12	Project Access No. 2 (N/S) at Avenue 63 (E/W)

The Eastern Coachella Valley Area Plan circulation classifications for the roadway segments of the study intersections that appear as a major route or is part of a highway system that serves as principal network for through traffic are as follows:

- SR-86 – Freeway (Variable right-of-way)
- SR-111 – Urban Arterial (152' right-of-way)
- 62nd Avenue – Expressway (128' to 220' right-of-way)
- 66th Avenue – Urban Arterial (152' right-of-way)

Level of Service (LOS)

As mentioned previously, with the implementation of SB 743, intersection LOS is no longer used to determine transportation impacts, however it provides information regarding intersection capacity and general plan consistency for the County.

Level of Service (LOS) is a qualitative measure of several factors which includes speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience and operating costs. The volume-to-capacity ratio (V/C) indicates the overall performance of the roadway segment or intersection and corresponds to a rating of A through F identifying its level of capacity utilization and relative level of congestion. The average delay that is calculated is used to judge the LOS of the intersection or roadway segment. The definitions of LOS for interrupted traffic flow (flow restrained by the existence of traffic signals and other traffic control devices) differ slightly depending on the type of traffic control. The LOS is typically dependent on the quality of traffic flow at the intersections along a roadway. Table XXXVII-2, Signalized

Intersection LOS Thresholds, and Table XXXVII-3, Unsignalized Intersection LOS Thresholds, describe LOS definitions for intersections.

Table XXXVII-2
Signalized Intersection LOS Thresholds

Average Control Delay (Seconds), V/C ≤ 1.0	Level of Service, V/C ≤ 1.0
0 to 10.00	A
10.01 to 20.00	B
20.01 to 35.00	C
35.01 to 55.00	D
55.01 to 80.00	E
80.01 and up	F
Source: Highway Capacity Manual, 6th Edition	

Table XXXVII-3
Unsignalized Intersection LOS Thresholds

Average Control Delay (Seconds), V/C ≤ 1.0	Level of Service, V/C ≤ 1.0
0 to 10.00	A
10.01 to 15.00	B
15.01 to 25.00	C
25.01 to 35.00	D
35.01 to 50.00	E
50.01 and up	F
Source: Highway Capacity Manual, 6th Edition	

Congestion Management Plan

The County Congestion Management Plan (CMP) requires a LOS E or better for regional roadways. As noted previously the generation, distribution, and management of project traffic is not expected to conflict with the CMP; no CMP roadways were identified in the vicinity of the project. The project and background traffic will not exceed City level of service standards or travel demand measures, or other standards established by the City or Riverside County Transportation Commission (RCTC) for designated roads or highways.

The Transportation Uniform Mitigation Fees (TUMF) program identifies network backbone and local roadways that are needed to accommodate growth. The regional program was put into place to ensure that developments pay their fair share, and that funding is in place for the construction of facilities needed to maintain an acceptable level of service for the transportation system. The TUMF is a regional mitigation fee program and is imposed and implemented in every jurisdiction in Western Riverside County.

According to the Coachella Valley Association of Governments TUMF Handbook, effective November 1, 2018, Revised January 1st, 2023, Low Income Housing is EXEMPT from paying TUMF obligations.

Fair Share Contribution

For General Plan Consistency, a project may be required to contribute toward a combination of fee payments to established programs, construction of specific improvements, payment of a fair share contribution toward future improvements or a combination of these approaches. Improvements constructed by development should be eligible for a fee credit or reimbursement through the program where appropriate (to be determined at the County's discretion).

The Project will have two full access points: Avenue 63 and Lincoln Street. Regional access to the site is provided via SR-86 and Avenue 62. The project is anticipated to generate a total of 2,744 trip-ends per day

Project Trip Generation

The proposed project is anticipated to generate a net total of approximately 2,744 trip-ends per day on a typical weekday with 204 AM peak hour trips and 274 PM peak hour trips. The trip generation rates are based upon data collected by the ITE for the proposed land use (along with the associated Land Use Code): 210 – Single Family Units.

The following tables (Tables XXXVII-4 and XXXVII-5) illustrate ITE Trip Generation Rates and Projected Trip Generation associated with the proposed project to be utilized by the County for planning purposes.

Table XXXVII-4 Project Trip Generation Summary

Trip Generation Rates						
Land Use (ITE Code)	**Unit**	**AM Peak Hour**		**PM Peak Hour**		**Daily Trip Rate**
		In:Out Split	**Trip Rate**	**In:Out Split**	**Trip Rate**	
Single Family Units (210)	DU	0.18:0.52	0.70	0.59:0.35	0.94	9.43

Table XXXVII-5 Project Trip Generation Summary

Trips Generation Results								
Land Use (ITE Code)	**Quantity**	**AM Peak Hour**			**PM Peak Hour**			**Daily**
		In	**Out**	**Total**	**In**	**Out**	**Total**	
Single Family Units (210)	291 DU	51	153	204	172	102	274	2,744

1. Source ITE = Institute of Transportation Engineers, Trip Generation Manual, 11th, 2021
   DU = Dwelling Unit
   Note: Numbers were rounded up or down to create whole numbers

According to the 2020 *Transportation Analysis Guideline for Level of Service Vehicle Miles Traveled* by the County of Riverside Transportation Department, affordable housing residents make fewer trips on average, resulting in lower VMT overall.

Summaries of TA scenarios and any deficiencies are provided subsequently. Additionally, recommendations for deficiencies are provided below.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

Table XXXVII-6
Intersection Analysis – Existing Conditions

#	Study Intersection	Traffic Control[1]	Methodology	Acceptable LOS[2]	Delay (Sec/veh)[3, 4]		Level of Service	
					AM	PM	AM	PM
1	SR-86 (N/S) at 62nd Ave (E/W)	TS	HCM 7	C	27.3	23.3	C	C
2	Buchanan St (N/S) at 62nd Ave (E/W)	CSS	HCM 7	C	13.2	12.2	B	B
3	Lincoln St (N/S) at 62nd Ave (E/W)	AWS	HCM 7	C	9.8	9.7	A	A
4	Lincoln St (N/S) at 63rd Avenue (E/W)	CSS	HCM 7	C	11.6	10.6	B	B
5	Lincoln St (N/S) at 64th Ave (E/W)	AWS	HCM 7	C	9.4	8.6	A	A
6	Hammond Rd (N/S) at 4th St (E/W)	R	HCM 7	C	4.1	2.9	A	A
7	SR-111 (N/S) at 4th St (E/W)	TS	HCM 7	C	10.8	9.6	B	A
8	SR-111 (N/s) at Lincoln Ave (E/W)	TS	HCM 7	C	7.6	7.9	A	A
9	SR-86 (N/S) at 66th Ave (E/W)	TS	HCM 7	C	18.6	18.3	B	B
10	Lincoln St (N/S) at 66th Ave (E/W)	TS	HCM 7	C	11.5	15.2	B	B
11	Lincoln St (N/S) at Project Access No.1 (E/W)	CSS	HCM 7	C	*Does Not Currently Exist*			
12	Project Access No. 2 (N/S) at 63rd Ave (E/W)	CSS	HCM 7	C	*Does Not Currently Exist*			

[1] TS = Traffic Signal
AWS = All-Way Stop
CSS = Cross-Street Stop
R = Roundabout
[2] The minimum acceptable level of service for the Eastern Coachella Valley Area Plan is C.
[3] Deficient operation shown in **Bold**.
[4] HCM Analysis Software: Synchro, Version 12.

Table XXXVII-6 indicates that all 12 existing study area intersections are currently operating at an acceptable LOS during the peak hours.

Table XXXVII-7
Intersection Analysis – Project Opening Year (2027) with Ambient Growth With Project Conditions

#	Study Intersection	Traffic Control[1]	Methodology	Acceptable LOS[2]	Delay (Sec/veh) [3, 4]		Level of Service		Requires LOS Improvement	
					AM	PM	AM	PM	AM	PM
1	SR-86 (N/S) at 62nd Ave (E/W)	TS	HCM 7	C	46.6	234.9	C	C	YES	YES
	With Improvements	TS	HCM 7	C	26.7	22.7	C	C	-	-
2	Buchanan St (N/S) at 62nd Ave (E/W)	CSS	HCM 7	C	16.0	15.5	C	C	NO	NO
3	Lincoln St (N/S) at 62nd Ave (E/W)	AWS	HCM 7	C	12.5	13.3	B	B	NO	NO
4	Lincoln St (N/S) at 63rd Avenue (E/W)	CSS	HCM 7	C	13.0	11.7	B	B	NO	NO
5	Lincoln St (N/S) at 64th Ave (E/W)	AWS	HCM 7	C	10.2	9.3	B	A	NO	NO
6	Hammond Rd (N/S) at 4th St (E/W)	R	HCM 7	C	4.6	3.3	A	A	NO	NO
7	SR-111 (N/S) at 4th St (E/W)	TS	HCM 7	C	11.2	10.2	B	B	NO	NO
8	SR-111 (N/s) at Lincoln Ave (E/W)	TS	HCM 7	C	7.9	8.9	A	A	NO	NO
9	SR-86 (N/S) at 66th Ave (E/W)	TS	HCM 7	C	20.1	19.9	C	B	NO	NO
	With Improvements	TS	HCM 7	C	-	-	-	-	-	-
10	Lincoln St (N/S) at 66th Ave (E/W)	TS	HCM 7	C	12.2	15.5	B	B	NO	NO
11	Lincoln St (N/S) at Project Access No.1 (E/W)	CSS	HCM 7	C	11.8	11.9	B	B	NO	NO
12	Project Access No. 2 (N/S) at 63rd Ave (E/W)	CSS	HCM 7	C	9.1	9.0	A	A	NO	NO

[1] TS = Traffic Signal
AWS = All-Way Stop
CSS = Cross-Street Stop

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

R = Roundabout
2 The minimum acceptable level of service for the Eastern Coachella Valley Area Plan is C.
3 Deficient operation shown in **Bold**.
4 HCM Analysis Software: Synchro, Version 12.

As shown in Table XXXVII-7 above, all twelve study intersections are currently operating at an acceptable LOS during the peak hours under Project Opening Year (2027) With Ambient Growth With Project Conditions except for the following one study intersection:

Deficient Intersection:
1. SR-86 (N/S) at 62nd Avenue (E/W)
    - AM Peak Hour – LOS D (46.6 seconds per vehicle)

The following improvement is recommended for Project Opening Year 2026 With Ambient Growth With Project Conditions:

Recommended Intersection Improvements:

1. SR-86 (N/S) at 62nd Avenue (E/W)

    - Modify the existing traffic signal to provide a right-turn overlap phase in the westbound direction.

As shown in Table XXXVII-7 the recommended improvements identified above reduce the delay to an acceptable LOS for Intersection No. 1 and offset the project's effect for Project Opening Year (2027) With Ambient Growth With Project Conditions.

Table XXXVII-8
Intersection Analysis – Project Opening Year (2027) with Ambient Growth & Cumulative Projects With Project Conditions

#	Study Intersection	Traffic Control[1]	Methodology	Acceptable LOS[2]	Delay (Sec/veh) [3, 4]		Level of Service		Requires LOS Improvement	
					AM	PM	AM	PM	AM	PM
1	SR-86 (N/S) at 62nd Ave (E/W)	TS	HCM 7	C	107.2	67.0	C	C	YES	YES
	With Improvements	TS	HCM 7	C	31.4	31.3	C	C	-	-
2	Buchanan St (N/S) at 62nd Ave (E/W)	CSS	HCM 7	C	16.4	15.8	C	C	NO	NO
3	Lincoln St (N/S) at 62nd Ave (E/W)	AWS	HCM 7	C	12.8	13.8	B	B	NO	NO
4	Lincoln St (N/S) at 63rd Avenue (E/W)	CSS	HCM 7	C	13.3	11.8	B	B	NO	NO
5	Lincoln St (N/S) at 64th Ave (E/W)	AWS	HCM 7	C	10.3	9.4	B	A	NO	NO
6	Hammond Rd (N/S) at 4th St (E/W)	R	HCM 7	C	4.7	3.4	A	A	NO	NO
7	SR-111 (N/S) at 4th St (E/W)	TS	HCM 7	C	11.4	10.2	B	B	NO	NO
8	SR-111 (N/s) at Lincoln Ave (E/W)	TS	HCM 7	C	8.8	9.5	A	A	NO	NO
9	SR-86 (N/S) at 66th Ave (E/W)	TS	HCM 7	C	79.8	70.5	C	B	NO	NO
	With Improvements	TS	HCM 7	C	34.9	34.8	C	C	-	-
10	Lincoln St (N/S) at 66th Ave (E/W)	TS	HCM 7	C	13.5	16.9	B	B	NO	NO
11	Lincoln St (N/S) at Project Access No.1 (E/W)	CSS	HCM 7	C	12.0	12.1	B	B	NO	NO
12	Project Access No. 2 (N/S) at 63rd Ave (E/W)	CSS	HCM 7	C	9.1	9.0	A	A	NO	NO

1 TS = Traffic Signal
AWS = All-Way Stop
CSS = Cross-Street Stop
R = Roundabout
2 The minimum acceptable level of service for the Eastern Coachella Valley Area Plan is C.

3 Deficient operation shown in **Bold**.
4 HCM Analysis Software: Synchro, Version 12.

As shown in Table XXXVII-8, all twelve (12) study intersections are currently operating at an acceptable LOS during the peak hours under Project Opening Year (2027) With Ambient Growth & Cumulative Projects With Project Conditions except for the following two (2) study intersections:

Deficient Intersection:

1. SR-86 (N/S) at 62nd Avenue (E/W)

- AM Peak Hour – LOS F (212.0 seconds per vehicle)
- PM Peak Hour – LOS F (67.0 seconds per vehicle)

9. SR-86 (N/S) at 66th Avenue (E/W)

- AM Peak Hour – LOS E (79.8 seconds per vehicle)
- PM Peak Hour – LOS E (71.1 seconds per vehicle)

Recommended Intersection Improvements:

1. SR-86 (N/S) at 62nd Avenue (E/W)
   - Modify the existing traffic signal to provide a right-turn overlap phase in the westbound direction.
   - Restripe and/or widen the westbound approach along 66th Avenue to provide a second exclusive westbound right-turn lane.
9. SR-86 (N/S) at 66th Avenue (E/W)
   - Reconfigure the eastbound approach to provide an exclusive eastbound left-turn lane and a shared eastbound through/right-turn lane.
   - Reconfigure the westbound approach to provide an exclusive westbound left-turn lane and a shared westbound through/right-turn lane.
   - Modify the existing traffic signal to provide protective left-turn phasing in the eastbound direction and westbound direction (i.e. 8-phase traffic signal).

As shown in Table XXXVII-8, the recommended improvements identified above reduce the delay to an acceptable LOS for Intersections No. 1 and No. 9 and offset the project's effect for Project Opening Year (2027) With Ambient Growth & Cumulative Projects With Project Conditions.

The County has imposed transportation-related conditions of approval for the project. Specifically, 050 – RCTD-Map-TS/Design requires the project proponent to implement traffic signal modifications at the intersection of SR-86 (NS) and 62nd Avenue (EW), including:

- Installation of right-turn overlap phasing for westbound traffic
- Installation of signage to restrict southbound U-turns

These improvements are intended to enhance traffic safety and flow at a key regional intersection. Compliance with 050 – RCTD-Map-TS/Design will ensure the project does not adversely impact existing traffic operations. Impacts to intersections are less than significant, and the project will not result in substantive changes when compared to the 2009 project.

Project Fair-Share Contributions

According to the TIS by RK Engineering, the calculated project fair-share contribution percentages (based on the worst-case peak hour) for each impacted intersection are identified below:

1. SR-86 (N/S) at 62nd Avenue (E/W)
   - 15.7% (PM Peak Hour)
9. SR-86 (N/S) at 66th Avenue (E/W)
   - 5.3% (PM Peak Hour)

Due to the location of the deficient study intersections, there are not any applicable TUMF or DIF programs for the recommended improvements. Therefore, the project would be responsible for its fair-share contribution of the cost required to implement the identified improvements or entirely responsible for the construction of the recommended improvement. Fair-share contribution is based on project trip contribution relative to the amount of overall growth from existing traffic conditions at each impacted study area intersection.

The County has imposed transportation-related conditions of approval to mitigate the project's contribution to cumulative traffic impacts. 050 – Transportation RCTD-Map-TS/Fair Share requires the project proponent to pay a 15.7% fair-share contribution toward the future construction of a second westbound right-turn lane at the intersection of SR-86 (NW) and 62nd Avenue (EW). Additionally, a 5.3% fair-share contribution is required for future improvements at SR-86 and 66th Avenue:

- Provide an exclusive eastbound left-turn lane, through lane and right-turn lane
- Provide an exclusive westbound left-turn lane, through lane and right-turn lane
- Modify the traffic signal to provide protected left turn phasing in the westbound and eastbound direction

With the project's payment of fair-share contributions, less than significant impacts from the development of the project are expected, and the project will not result in substantive changes when compared to the 2009 project.

b) Vehicle Miles Travelled (VMT)

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which require all lead agencies to adopt VMT as a replacement for automobile delay-based LOS as the new measure for identifying transportation impacts for land use projects. This statewide mandate went into effect July 1, 2020.

Methodology

In May 2024, RK Engineering Group Inc. provided a VMT Analysis for the proposed project. The purpose of this study is to utilize the County of Riverside *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled,* dated December 2020, to determine if the project will require a detailed VMT Analysis under CEQA.

Figure 3 of the December 2020 County Guidelines for VMT sets forth screening criteria under which projects are not required to submit detailed VMT analysis. This guidance for determination of non-significant VMT impact is primarily intended to avoid unnecessary analysis

and findings that would be inconsistent with the intent of SB 743. VMT screening criteria for development projects include the following:

- **Small Local Serving Projects** with low trip generation based on the County Greenhouse Gas Emissions Screening Tables resulting in a 3,000 metric tons of Carbon Dioxide Equivalent per year screening level threshold. Project trip generation is less than 110 trips per day per the ITE Manual or other acceptable source determined by Riverside County. Specific examples include retail buildings with area less than or equal to 60,000 sf, general office buildings less than or equal to 165,000 sf, and general light industrial buildings less than or equal to 179,000 sf., and warehouse (unrefrigerated) buildings less than or equal to 208,000 sf.
- **Affordable Housing** as a high percentage of affordable housing is provided as determined by the Riverside County Planning and Transportation Departments.
- **Local Essential Service** includes day care, park, medical/dental office building under 50,000 square feet, police or fire facility, and government offices which are considered local-serving facilities that shorten non-discretionary trips by putting those services closer to residents, resulting in an overall reduction in VMT.

Project Screening

The project would qualify for screening under the affordable housing category. Many agencies use "screening thresholds" to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. Lead agencies may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing.

The project has been reviewed for VMT screening based on the criteria mentioned above and no further VMT analysis is needed.

Conclusions

The project is considered affordable housing. Therefore, the project will not conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b). Additionally, the project would be required to pay the DIF for Traffic Improvement Facilities and Traffic Signals, as required in Riverside County Municipal Code, Chapter 4.60, Development Impact Fees. Impacts are anticipated to be less than significant.

This threshold did not exist at the time of the 2009 analysis.

c) The project would be developed in accordance with County of Riverside design guidelines and would not create a substantial increase in hazards due to a design feature. The project's access point would be located with adequate sight distances, and project-generated traffic would be consistent with existing traffic in the area. The internal circulation system would be designated in accordance with the County of Riverside guidelines and would provide adequate fire department access and widths as required.

The project is not expected to impact the facilities or operations of regional airports and would not result in altered air traffic patterns. A Traffic Control Plan may be required as a condition of approval to be implemented throughout all construction activities. This plan would work to

reduce potential impacts that may arise due to conflicts with construction traffic. Impacts will be less than significant.

Following the review and approval process by the County, impacts would be less than significant without mitigation.

The project will not result in substantive changes when compared to the 2009 project.

d) The project implementation would include the development of paved roadways along the perimeter of the project. Access to the project site would occur from both Lincoln Street and 63rd Avenue.

The internal circulation system would be designated in accordance with the County of Riverside guidelines and would provide adequate fire department access and widths as required. Any project-related roadway improvements would be installed in conformance with County Road Standards and County Standard Specifications (Ordinance No.461) and will be installed concurrently with other project utilities or infrastructure utilities.
The project has no potential to result in uses that are incompatible with the surrounding area and that could result in significant impacts to circulation and traffic, or a need for new or altered maintenance of roads.

A Traffic Control Plan may be required as a condition of approval to be implemented throughout all construction activities. This plan will work to reduce potential impacts that may arise due to conflicts with construction traffic. Overall, less than significant impact would occur on existing maintenance of roads.

The project will not result in substantive changes when compared to the 2009 project.

e) Construction of on-site and adjacent improvements shall occur in conjunction with adjacent project development activity or as needed for project access improvements should be in place prior to occupancy. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site. Where necessary, roadways providing site access and site-adjacent intersections will be constructed consistent with/within the recommended roadway classifications and respective cross-sections in the County of Riverside General Plan Circulation Element. Therefore, less than significant impacts are anticipated.
The project will not result in substantive changes when compared to the 2009 project.

f) Regional access to the project site will be provided via expressway, urban arterial highway, and local roadway. Prior to construction, both the Fire Department and Police Department will review the project site plan to ensure safety measures are addressed, including emergency access. The project is not anticipated to result in inadequate emergency access. Therefore, less than significant impacts are anticipated relative to inadequate emergency access. The project will not result in substantive changes when compared to the 2009 project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
38. Bike Trails a) Include the construction or expansion of a bike system or bike lanes?	☐	☐	☐	☒

Source(s): Eastern Coachella Valley Area Plan, Riverside County, 2021

2009 MND Findings: The 2009 MND concluded that there were no bike trails that would be impacted by the proposed project. Less than significant impact would occur.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts will be less than significant

a) According to the Area Plan, the project is located adjacent to a designated Class I Bike Path. The Project does not include the construction or expansion of a bike system or bike lanes. Therefore, impacts are anticipated to be less than significant. The project will not result in substantive changes when compared to the 2009 project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
39. Tribal Cultural Resources a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	☐	☐	☐	☒

Source(s): Phase 1 Cultural Resources Assessment of 60.56-acre Cultural Resource Study for 291 SFR Units, within the City of Mecca, prepared by Statistical Research, Inc., dated April 19, 2024.

2009 MND Findings: The project's original CEQA document was prepared in 2009 before Assembly Bill 52 (AB 52) regarding tribal cultural resources was signed into law in 2014. The above-listed threshold questions were added to Appendix G of the CEQA Guidelines as a result of the new bill. The 2009 MND

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

included an analysis of cultural and archaeological resources and was previously conditioned to comply with Native American consultation in the event discoveries were made.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts from the project will be less than significant or no impacts.

a-b) Prerequisites for AB 52 Tribal Consultation applies to any project for which a Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015. The proposed project is within the scope of the previously prepared 2009 MND and as discussed in this analysis does will not have impacts that are more significant than previously analyzed, which would call for the preparation of a new MND. Therefore, AB 52 is not applicable to the project.

While AB 52 is not applicable, the proposed project would not result in significant impacts to tribal cultural resources. As discussed throughout this document, the site has been previously disturbed by agriculture activities and no prehistoric sites were identified within the project area during SRI's survey. Moreover, while onsite resources have been located onsite, the County has conditioned the project to retain a certified professional archaeologist to implement a Cultural Resource Monitoring Program (CRMP). The CRMP shall address the details of activities and provide procedures that must be followed in order to avoid impacts to cultural resources (060 – Planning-CUL). Additionally, the County has conditioned the project to enter an agreement with the consulting tribe(s) for a Native American Monitor (060 – Planning-CUL Native American Monitor, previously 2009 COA 60. Planning 6 – Native American Monitoring).

Mitigation: Compliance with conditions of approval, including 60. Planning 5 – If Human Remains Found and 060 – Planning-CUL – Native American Monitor (previously 2009 COA 60. Planning 6 – Native American Monitoring).

Monitoring: Monitoring to be provided by the Building and Safety Department

UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☒	☐	☐

Source(s): MSA Consulting Inc., Project Prelim Engineering Plans, Coachella Valley 2020 Regional Urban Water Management Plan (RUWMP). CVWD Will Serve Letter, December 20, 2021.

2009 MND Findings: The findings made in the 2009 MND stated that domestic water would be affected by domestic water programs and land use standards of the RCIP. The 2009 MND found that the project's water demand would not impact local groundwater supplies, given the applicable conservation requirements. The 2009 MND identified that the project shall comply with the CVWD's comments as they pertain to conservation and landscaping.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts from the project will be less than significant with mitigation and less than significant.

a) The project proposes to connect water and sewer by connecting to the infrastructure currently being constructed by CVWD. These improvements by CVWD will serve projects in the Mecca and Northshore communities. These improvements are expected to be completed by December 2025. Water and sewer will connect along the project frontage on Lincoln Street and a series of 8" and 12" water mains will be installed throughout the site. Based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 06065C2930H, effective March 6, 2018, the entire project property and its surroundings are located within Zone X, an "area of minimal flood hazard". As such, the project is not located in a Special Flood Hazard Area (SFHA). The project will include an on-site storm drain system with retention basins designed to adequately intercept, convey and retain the required stormwater volume. Therefore, no new or expanded water, wastewater treatment, or storm water drainage systems, are required. The 2009 MND Mitigation Measure calls for compliance with the Riverside County Health Department requirements and the Coachella Valley Water District. The County now refers to their Health Department as Environmental Health, and any conditions provided by the department would be implemented as part of the entitlement approval. The project would also comply and be conditioned to comply with all regulations from CVWD for the connection an installation of water and sewer mains and any landscape ordinances. Additionally, CVWD's Will Serve letter dated December 20, 2021, states the availability of water and sewer for the proposed project.

   The 2009 MND mitigation measures would no longer be applicable since new conditions will be provided as part of the project approval.

   The impacts of the proposed project would not result in a substantial change from the previous (2009) analysis.

b) Groundwater is the primary source of domestic water supply in the Coachella Valley. CVWD is the largest provider of potable water in the Coachella Valley and currently provides potable water to unincorporated Mecca, which includes the project site. The project does not propose any changes to the 291 dwelling units analyzed in the 2009 MND. CVWDs 2020 RUWMP provides information on current and projected water supplies and demands under normal, dry, and multiple dry years. CVWD's 2020 RUWMP projected demands are shown in Table 4-8. The demand projections in Table 4-8 are for future municipal demands within CVWD's jurisdictional boundary. Some of these areas are currently served by private domestic wells and are not yet connected to the CVWD system. CVWD plans to consolidate and provide service to these areas, but the timing will depend on the availability of grant funding. For planning purposes, all municipal demands within the jurisdictional boundary are included beginning in 2025. The estimated water demand of 209.65 AFY for the proposed project is approximately 0.17% of the total projected water use of 123,461 AFY projected for 2025. Additionally, new development is accounted for in CVWD's projected water use.

Table 4-8. DWR 4-2R Projected Retail Demands for Water (AFY)

Use Type	Additional Description	Projected Water Use				
		2025	2030	2035	2040	2045
Single Family		60,142	63,824	67,331	69,816	71,695
Multi-Family		6,873	7,245	7,742	8,267	9,045
CII		7,060	7,244	7,438	7,709	7,985
Landscape		34,193	36,205	38,226	39,865	41,516
Other		1,457	1,563	1,670	1,755	1,840
Losses		13,736	14,501	15,222	15,670	16,085
Total		123,461	130,582	137,629	143,082	148,166

Note: Projections based on demand projections in draft Alternative Plan Updates for Indio Subbasin and Mission Creek Subbasin. The projected demand increase from 2020 to 2025 reflects planned expansion of the service area to include areas not current connected to the CVWD system. The timing of this expansion will depend on the availability of grant funding.

This demonstrates the there is adequate water supply through 2024 to serve the project and for the foreseeable future. Therefore, the project would not result in any new impacts or cause any significant impacts previously identified in the 2009 MND.

Mitigation: Compliance with the Health Department's requirements and the Coachella Valley Water District's transmittal (June 2007).

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance No. 460.

41. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☒	☐	☐

Source(s): MSA Consulting Inc., Project Prelim Engineering Plans, Coachella Valley 2020 Regional Urban Water Management Plan (RUWMP). CVWD Will Serve Letter, December 20, 2021

2009 MND Findings: The findings made in the 2009 MND stated that sewer would be affected by sewer service programs and land use standards of the RCIP.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts from the project will be less than significant with mitigation or less than significant impacts.

a-b) CVWD would provide wastewater services to the project site. CVWD operates six water reclamation plants and maintains more than 1,000 miles of sewer pipelines and more than 30 lift stations that transport wastewater to the nearest treatment facility and nearly 6.3 billion

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

gallons of wastewater is treated yearly. The project would connect to the sewer main along Lincoln through an 8" sewer main. The projects wastewater would be conveyed to a sewer lift station (Lift Station 55-11) in the community of Mecca and ultimately to CVWDs Water Reclamation Plan No. 4 (WRP-4) in the community of Thermal. CVWD is in the process of improving the lift station to ensure continuation of wastewater services. Improvements to the lift station are anticipated to be complete by December 2025. The existing lift station will continue to convey wastewater while the upgrades are under construction causing no disruptions in services.

The project's 291 dwelling units are expected to generate approximately 58,200 gallons per day (gpd) or 0.058 milliion gallons per day (mgd). Wastewater Reclamation Plant-4 (WRP) has a capacity of 9.9 MGD. However, with conservation efforts, the annual average flow to WRP-4 is approximately 4.75 mgd. The proposed projects wastewater is less than 6% of the plant's capacity. The 2009 MND Mitigation Measure calls for compliance with the Riverside County Health Department requirements and the Coachella Valley Water District. The County now refers to their Health Department as Environmental Health, and any conditions provided by the department would be implemented as part of the entitlement approval. The project would also comply and be conditioned to comply with all regulations from CVWD for the connection an installation of water and sewer mains and any landscape and conservation ordinances. Additionally, CVWD's Will Serve letter dated December 20, 2021, states the availability of water and sewer for the proposed project.

The 2009 MND mitigation measures would no longer be applicable since new conditions will be provided as part of the project approval.

The impacts of the proposed project would not result in a substantial change from the previous (2009) analysis.

Mitigation: Compliance with the Health Department's requirements and the Coachella Valley Water District's transmittal (June 2007).

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance No. 460.

42. Solid Waste a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
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)?	☐	☐	☐	☒

Source(s): Cal Recycle Solid Waste Information System Facility Detail, 2024; Riverside County EIR No. 521

2009 MND Findings: The 2009 MND found that the project would be affected by solid waste programs and land use standards of the RCIP and that the County Integrated Waste Management Plan (CIWMP) shall govern the collection, disposal, and recycling of solid waste generated by the project.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts from the project will be less than significant.

a-b) Solid waste disposal and recycling services for the unincorporated Riverside County are provided by Burrtec. Solid waste and recycling collected from the proposed project will be hauled to one of Riverside County's sanitary landfills or recycling facilities. These include the Oasis Sanitary Landfill, Badlands Disposal Site, El Sobrante Sanitary Landfill and Lamb Canyon Disposal Site.

Using the solid waste generation factor from the Riverside County EIR No. 521, shown in Table XLII-1 below, the residential project could generate up to 119.31 tons of solid waste per day and 0.41 tons per year. Cal-Recycle data (2024) indicates the Oasis landfill has 433,779 cubic yards of remaining capacity, Badlands Disposal site has 7,800 cubic yards of remaining capacity, the El Sobrante Landfill has a remaining capacity of 143,977,170 cubic yards of remaining capacity, and Lamb Canyon Disposal has a remaining solid waste capacity of 19,242,950 cubic yards.

Riverside County Solid Waste Generation Table

Land Use	Generation Factor
Residential	0.41 tons per dwelling unit

This is 0.9 percent of the Oasis landfill's remaining capacity which is the closest landfill to the site. The Riverside County Waste Management Department (RCWMD) ensures that Riverside County has a minimum of 15 years of capacity, at any time, for future landfill disposal. The 15-year projection of disposal capacity is prepared each year as part of the annual reporting requirements for the Countywide Integrated Waste Management Plan (CIWMP).

As previously analyzed in the 2009 MND, the project would be required to comply with all applicable solid waste statutes, policies and guidelines. All development is required to comply with the mandatory commercial and industrial recycling requirements of Assembly Bill 341 and the CIWMP. The project will also comply with the recycling requirements of Cal Green and develop a waste management plan that will include diverting at least 50% of construction and demolition material from landfills. No impacts are expected relative to applicable solid waste regulations. The project would not result in substantial changes when compared to the 2009 project.

b) Therefore, project impacts to solid waste would be less than significant. The proposed project would not result in new impacts or more significant impacts than were previously analyzed in the 2009 MND.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Street lighting?	☐	☐	☐	☒
e) Maintenance of public facilities, including roads?	☐	☐	☐	☒
f) Other governmental services?	☐	☐	☐	☒

Source(s): MSA Consulting Inc., Project Prelim Engineering Plans, Imperial Irrigation District, April 24, 2024 Will Serve Letter,

2009 MND Findings: The 2009 MND found that the project would have less than significant and no impacts on utilities. The MND found the project was affected by utility issues and land use standards in the RCIP. The 2009 MND further states that development through design will be required to avoid existing utility facilities and observe active utility corridors. Any placement of utility and telephone lines underground shall be coordinated with the appropriate utility purveyor. Through compliance with the County's various Ordinances regulations, impacts were found to be less than significant.

Findings of Fact: No substantial change from previous analysis has occurred and the prior impact determinations and analysis remain substantially the same as previously analyzed in the prior MND. Impacts from the project will be less than significant and no impacts.

a-c) Electricity is provided to the community of Mecca by the publicly owned power utility company, Imperial Irrigation District (IID). IID provides electricity generated via a variety of sources, including combustion of natural gas and coal, nuclear, large hydroelectric and renewable sources (wind, solar, etc.). The Southern California Gas Company (SoCalGas or the Gas Company) provides natural gas to the community of Mecca. IID has the capacity to extend service to the site as noted in their April 22, 2024 Will Serve letter. Improvements to the existing infrastructure at the Mecca Substation in the form of a new conduit and cable with new line extensions to the proposed project. The extension will run from the Mecca Substation from Hammond Road, along Johnson Street to 64th Avenue.

The 2009 MND utilized the County's Ordinances, specifically Ordinance No. 460 and utility regulations to impose Conditions of Approval that all utility connections were the responsibility of the applicant for coordinating the work and undergrounding any utility lines to make their less than significant impact finding. Based on this, the addition of a new breaker, feeder, and line extensions this will result in less than significant impacts on existing utilities. The project changes do not introduce new significant environmental effects nor substantially increase the severity of previously identified significant effects.

No new construction or expansion would be required for natural gas and telecommunication services. There services are available to the site and any improvements would occur on site to connect to these existing facilities. Less than significant impacts are anticipated. Therefore, the project remains consistent with the original (2009) environmental document.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

d) The project would continue to comply with all County lighting development standard requirements. The project site does not propose any site changes from what was previously analyzed in the 2009 MND. There are no substantial changes from the previous 2009 analysis. There would be no impacts.

e-f) No public facilities or governmental facilities are proposed by the project. The proposed project would construct paved roadways along the perimeter of the project. The internal circulation system would be designated in accordance with the County of Riverside guidelines. Any project-related roadway improvements would be installed in conformance with County Road Standards and County Standard Specifications (Ordinance No.461). Therefore, the proposed project would not require additional road maintenance by Riverside County or new or altered maintenance of roads. No impacts to public facilities or governmental services are identified or anticipated. No substantive changes from the 2009 project are anticipated.

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

Source(s): Eastern Coachella Valley Area Plan, Riverside County, 2015; Fire Hazard Severity Zones, CAL Fire – Fire Hazard Severity Zones, 2025.

2009 MND: The previous project MND did not discuss project-related wildfire impacts since it was not a required topic by CEQA at the time the MND was written and adopted. The analysis below is provided for informational purposes.

Findings of Fact: As stated above, the topic of wildfires was not analyzed in the 2009 MND. However, it is analyzed in this Addendum for informational purposes. The project would result in no impact.

a-e) According to CAL Fire's Fire Hazard Severity Zones Map, the project site is not located in an area classified as very high fire hazard severity zone. Per CAL Fire's map, a majority of the project property is not located within a very high, high, or moderate fire hazard severity zone, however, the western portion of the site (adjacent to Lincoln Street) is designated as having a moderate fire hazard severity zone. However, the County has conditioned protections related to fire hazards. These conditions of approvals include water protection, water system improvements, access requirements, and Fire Department review (COA 050 – Fire, 060 – Fire, 080 – Fire, 090 – Fire, 015 – Fire,). Therefore, no impacts from wildfires are anticipated at the project property. Further discussion is provided below.

The project property is located at the southeast corner of 63rd Avenue and Lincoln Street in Riverside County's community of Mecca. The site is primarily characterized by vacant and undeveloped land. Scattered vegetation occurs onsite due to the inactivity and lack of maintenance of the site. The properties surrounding the project site consist of residential uses to the north and south, agricultural uses and vacant land to the east, and vacant land to the west. Project access is proposed to occur at one location on Lincoln Street and 63rd Avenue. The County has conditioned the project to comply with the Fire Department's standards for Fire Department access to the site, turnaround access, secondary access, and gate access (015 – Fire Conditions General). Therefore, the project is not expected to impair an adopted emergency response plan or emergency evacuation plan. No impacts are anticipated.

Wildfire risk is related to a number of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazards by intensifying the effects of wind and make fire suppression difficult. The project site is not located in an area where steep slopes are present. The site is relatively flat. Methods in which developers address the hazard of wildland fires includes creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, use of low fuel landscaping, and use of fire resistant building techniques. Therefore, the project site is not expected to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Moreover, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. No impacts are anticipated.

The project will provide development of infrastructure (water, sewer, and storm drainage). The proposed improvements would allow for decrease fire risk relative to existing conditions. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As a result, the project is not expected to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

The project site will connect to an existing network of streets. The proposed circulation improvements would allow for greater emergency access relative to the existing conditions. The project is located in a rural part in the Eastern Coachella Valley, defined by agricultural fields, vacant land and residential units. Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as the geological conditions, drainage, slope, vegetation, and others affect the potential for landslides. One of the most common causes of landslides is construction

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

activity that is associated with road building. The project site is relatively flat; therefore, the potential for a landslide in the project site is essentially non-existent. As a result, the project is not expected to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes and no impact is expected to result from the project. Overall, no impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or 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): *General Biological Resource Assessment,* prepared by Biocon2 Biological Consulting, February 2024*; Phase 1 Cultural Resource Assessment,* Statistical Research, Inc., April 2024.

2009 MND Findings: The 2009 MND stated that the project would not 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.

Findings of Fact: As concluded in the Biological and Cultural Resources sections of this document, the proposed project would result in no impacts or less than significant impacts with mitigation to these resources. The project will not significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Based upon the information and mitigation measures provided within this Initial Study, approval and implementation of the project is not expected to substantially alter or degrade the quality of the environment, including biological, cultural or historical resources. Less than significant impacts are expected. No substantial change from previous analysis.

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)?	☐	☐	☐	☒

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

Source(s): Project Application Materials

2009 MND Findings: The 2009 MND stated that the project would have cumulative, but non-significant, impacts on Aesthetics, Agriculture Resources, Air Quality, Cultural Resources, Geology/Soils, Hydrology and Water Quality, Land Use/Planning, Noise, Transportation/Traffic, and Utilities and Service Systems, which are discussed in the 2009 MND.

Findings of Fact: The proposed project and its location are found to be adequate and consistent with existing federal, state and local policies and will be consistent with the County's General Plan and the surrounding land uses. As discussed in the Air Quality Section of this document, project-related emissions would be consistent with the Air Quality Management Plan, the Coachella Valley PM10 SIP, and all SCAQMD Air Quality Significance Thresholds, long-term operational air quality impacts associated with the project should not be considered cumulatively considerable.

Additionally, the Greenhouse Gas section of this document also analyzed the project's proposed GHG emissions and determined that project-wide GHG emissions would be less than significant. Project unmitigated GHG emissions were determined using CalEEMod 222.1.1.23, which factored the construction and operation of up to 291 affordable single-family dwelling units with associated street and pedestrian improvements. Based on this analysis, the combined total GHG emissions from amortized construction and operation are approximately 4,672.33 MTCO2e per year, in which 78 percent are attributed exclusively to emissions from mobile sources (vehicular travel). However, affordable housing projects typically result in fewer trips on average and lower VMTs. Additionally, the project's proximity to Sunline Route 8, discounted transit rates, and the project's improved street connectivity and pedestrian network improvements reduce project GHG emissions attributed to vehicle travel. Therefore, the inherent factors of location-based lower per-capita VMT, housing affordability, proximity to public transit, street connectivity, and pedestrian network improvements would reasonably present a combined reduction in mobile source GHG emissions of approximately 1,647 MTCO2e per year, resulting in a project wide estimate of under 3,000 MTCO2e. When combined with the future building efficiency and vehicle emissions standards over time, there is an expected cumulative reduction in greenhouse gas emissions, supporting broader environmental goals and aligning with state and federal sustainability initiatives. Therefore, the project is expected to comply with the CAP screening level of 3,000 MTCO2e per year. Therefore, potential cumulative impacts are considered less than significant. Consult the Greenhouse Gas Emissions Section for further discussion.

This area of the County does not have any planned or current projects that would contribute to a significant cumulative impact. The project is compatible with existing and surrounding uses and will comply with established design guidelines and current building standards. Approval and implementation of the proposed project will result in less than significant impacts related to cumulatively considerable impacts. Approval and implementation of the proposed project will result in less than significant impacts related to cumulatively considerable impacts. No substantial change from previous analysis.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Source(s): Project Application Materials

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis

2009 MND Findings: The 2009 MND stated that the project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Findings of Fact: The proposed project will not result in impacts related to environmental effects that will cause substantial adverse effects on human beings. The project has been designed to comply with established design guideline and current building standards. The County's review process will ensure that applicable guidelines are being followed. Mitigation measures and project design features incorporated into the project will reduce impacts to less than significant. No substantial change from previous analysis.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Earlier analysis was not part of the review for this project.

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

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

Revised: 6/17/2025 3:29 PM
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