

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190031

Project Case Type (s) and Number(s): Change of Zone No. 1900007; Tentative Tract Map No. 37735; Plot Plan No. 210006

Lead Agency Name: Riverside County Planning Department

Address: 4080 Lemmon Street, Riverside, CA 92501

Contact Person: Jay Olivas, Project Planner

Telephone Number: 951-955-6892

Applicant's Name: Dan Arthofer

Applicant's Address: PO Box 10179
Palm Desert, CA 92255

I. PROJECT INFORMATION

Project Description: Change of Zone No.1900007 proposes to modify the existing Controlled Development Areas (W-2) Zone to the General Residential (R-3) Zone. Tentative Tract Map No. 37735 proposes to subdivide 3.70 acres into 18-detached single-family residential condominium units with common open space, retention basin, and desert landscaping. Plot Plan No. 210006 proposes approximately 13-single-story and approximately five (5) two-story detached single-family residential condominium units ranging in size from approximately 1,742 square feet to 2,063 square feet each.

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

B. Total Project Area: 3.70 Acres

Residential Acres: 3.70

Lots: 18

Units: 18

Projected No. of Residents: 54

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

C. Assessor's Parcel No(s): 607-312-034

Street References: North of 42nd Avenue and Port Royal Avenue, South of Aerodrome Avenue, West of Hopewell Drive, and East of Hermitage Drive in Bermuda Dunes.

D. Section, Township & Range Description or reference/attach a Legal Description: Section 8, Township: 5 South, Range 7 East

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is comprised of approximately 3.70 gross acres which consists of vacant land. Topography for the site is moderate sloping terrain. The Project site is surrounded by vacant land and single-family residential development. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Western Coachella Valley Area Plan. The Project is located within the Medium Density Residential (MDR) (2-5 D.U./Ac.). The amendment will not conflict with this vision or the purpose of the WCVAP because the subject property with proposed residential subdivision is consistent with the usage and the zoning of the surrounding properties which are also single-family residential with medium density to meet regional housing needs preserving the community's unique character.
2. **Circulation:** The Project has adequate circulation facilities including direct access from Hopewell Drive (60-foot Right-of-Way) to be improved with 30-foot half width dedicated right-of-way and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but is not within a Conservation area of the Plan. Conditions of approval are in place to ensure consistency with all applicable CVMSHCP policies which are limited to mitigation fees in accordance with Ordinance No. 875.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** Ultimate development of the Project site will result in 18 single family residential condominium units intended to be built. Residential uses are considered sensitive uses and as stated in the Noise Element requires a "serene environment". The Project site is in an area with land use designations that allow for residential uses and is not located in an area that allows for the development of high noise producing uses such as heavy manufacturing uses. The proposed Project will comply with all applicable Noise Element policies, including Policy N 1.3 and N 1.4.
6. **Housing:** The proposed Project is for residential development on land that is currently vacant; therefore, implementation of the Project does not entail the displacement of existing housing nor does it create a need for new replacement housing; thus, the Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes site preparation, construction-related activities, and future residential traffic. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** Five (5) foot sidewalks will be included within the project design along Hopewell Avenue along the easterly boundary. The location of the sidewalks within the subdivision will encourage pedestrian activity which is consistent with the policies of the Healthy Communities Element.
9. **Environmental Justice (After Element is Adopted):** N/A

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (MDR) (2-5 D.U./Ac.)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding: Medium Density Residential; High Density Residential; Light Industrial

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

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

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

4. **Overlay(s), if any:** Not Applicable

5. **Policy Area(s), if any:** Not Applicable

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Controlled Development Areas (W-2)

J. Proposed Zoning, if any: General Residential (R-3)

K. Adjacent and Surrounding Zoning: One Family Dwelling (R-1) (R-1-9,000), Two-Family Dwellings (R-2-8,000), General Residential (R-3-3,000), Controlled Development Areas (W-2)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.

JAY OLIVAS

Signature

April 8, 2021

Date

Jay Olivas, Project Planner

Printed Name

For: John Hildebrand
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source(s): Riverside County General Plan Figure C-8 “Scenic Highways”

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no impact.

b) The proposed tentative tract map with 18 detached single-family residential condominium units with common open space totaling 3.70 acres 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 will not result in the creation of an aesthetically offensive site open to public view. The tentative tract map with change of zone and plot plan will create 18 residential condominium dwellings with one (1) or two (2) story heights with varied rooflines and perimeter treatment such as fencing and desert landscaping to be compatible with the existing neighborhood. The project will be in compliance with the architecture concept of the Countywide Design Guidelines and Bermuda Dunes Design Guidelines. Therefore, impacts would be less than significant.

c) The project is in a non-urbanized area with land use designation of Medium Density Residential in the unincorporated community of Bermuda Dunes. Since the tract map will create 18-detached single-family residential condominium units with varied building heights and required desert landscaping, the project will not substantially degrade visual character or quality of public views, therefore, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as Advisory Notification Document (AND) Planning.11-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a) The project consisting of proposed tentative tract map with change of zone and plot plan would create a new light source, but any future sources of lighting are not anticipated to reach a significant level due to the limited scope of the project totaling 3.70 gross acres, and the 18-detached single family residential condominium units ranging in size from 1,742 square feet to 2,063 square feet each approximately, with majority of the land being common open space with limited lighting fixtures. Furthermore, lighting is conditioned to be shielded and hooded thereby reducing any potential lighting impacts (AND

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Planning.9–Lighting Hooded/Directed). Desert landscaping including palm trees will also provide partial buffering within the overall project (80.Transportation – LSP). Therefore, impacts would be less than significant.

b) Surrounding land uses include single-family dwellings, vacant land, and existing airport runway. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All future lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with AND 15.Planning.Lighting Hooded/Directed. Outdoor lighting impacts are therefore considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

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

Source(s): Riverside County General Plan Figure OS-2 “Agricultural Resources,” GIS database, Project Application Materials

Findings of Fact:

a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as “urban built up land”. The site has no existing agriculture uses and no impacts are expected.

b) The project will not conflict with existing agriculture uses since no existing or proposed agriculture use is located on the 3.70 gross acre site. The site is not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.

c) The project is not within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project would not involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the site is considered "urban built-up land" and is proposing a residential tract map. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

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

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

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

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

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

(1) The proposed project within the Salton Sea Air Basin will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities. This project involves proposed entitlements for a residential subdivision on 3.70 acres with 18-residential condominium units that are required to comply with required Dust Control, California Building Codes and road improvements and vehicles with smog certifications, and project is not considered significant with these measures.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or projected air quality violations. The proposed project is located within the Salton Sea Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as ‘criteria pollutants’). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

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

Salton Sea Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

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

Assuming build-out of the site with 18-residential units with retention basin lot and open space, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Construction Emissions

The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project’s disturbance area being 3.70 gross acres, a Fugitive Dust Control Plan or a Large Operation Notification Form is required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. The proposed project would also be anticipated to not exceed maximum daily emission thresholds for construction established by SCAQMD.

Operational Emissions

Long-term emissions are evaluated at build-out of a project. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions.

The project as proposed would be anticipated to have reduced emissions given the project represents an 18-unit residential subdivision. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for operation established by SCAQMD. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, childcare centers, and athletic facilities. The proposed development is located within one mile of an existing substantial point source emitter known as Interstate 10, however, desert landscaping and California building codes for the future condominium dwellings will reduce impacts to below significance. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

d) Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours when most people are at work. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

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

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,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Coachella Valley Multiple Species Habitat Conservation Plan Area (CVMSHCP), however, it is not located within a conservation area of that plan. No conflicts or impacts would occur.

The project shall be required to pay CVMSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement and is not considered mitigation under CEQA (AND Planning.14—Ord. 875 Fees).

For these above reasons, the proposed project will have a less than significant impact.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1st thru August 31st, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division. The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): On-site Inspection, Project Application Materials; County Archaeological Report (PDA) No.

Findings of Fact:

a-b) There are no known historic sites or historic structures on the project site based on review by the County Archaeologist and prior Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, title 14, Section 15064.5. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): On-Site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 7059 “Phase I Cultural Resources Assessment for the Bermuda Dunes Subdivision Project, Riverside County, California”, prepared by Cogstone Resource Management, dated September 23, 2019.

Findings of Fact:

a-b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist. The results of the survey are provided in a Phase I Cultural Resource Survey report entitled, County Archaeological Report (PDA) No. 7059 “Phase I Cultural Resources Assessment for the Bermuda Dunes Subdivision Project, Riverside County, California”. “Phase I Cultural Resources Assessment for the Bermuda Dunes Subdivision Project, Riverside County, California”, prepared by Cogstone Resource Management, dated September 23, 2019. The negative results of this assessment indicate a low potential for historic subsurface cultural material. However due to the proximity of prehistoric Lake Cahuilla, the proximity of previously recorded prehistoric cultural resources combined with the relatively young age of the aeolian sand dune, the Project Area has a high potential for buried prehistoric cultural deposits. Therefore, this project has been conditioned for an archaeologist and a Native American monitor to be present during ground disturbing activities as outlined by Condition of Approval (COA) 60.Planning-CUL.2 and 60.Planning-CUL.3. With the inclusion of this condition of approval/mitigation measure impacts in this regard would be less than significant.

c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities as outlined under AND Planning.CUL.2. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a-b) The proposed project would primarily increase electrical usage with installation of mainline electrical connection for the residential tract map with 18-units. The proposed project would develop the site in a manner consistent with the County’s General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. However, it is anticipated that energy usage and demand would be incremental and would not be significant. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Additionally, the project site will mostly be accessed by fuel efficient vehicles from the residents with smog certified vehicles reducing GHG emissions as key measure outlined in the Climate action Plan. Due to the project’s required compliance with these measures, the development and operation of the proposed project would not conflict with applicable climate and energy conservation plans, and impacts would be less than significant.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, County Geologic Report No. 190033

Findings of Fact:

a) According to RCLIS (GIS database) and County Geologic Report No. 190033, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction”

Findings of Fact:

a) According to the County Geologic Report No. 190033 and review by the County Geologist, the potential for liquefaction is moderate at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Liquefaction is unlikely to be a potential hazard at the site, due to groundwater deeper than 50 feet. The differential settlement due to seismic settlement is estimated at ½ inch within the upper 5 feet. County Geologic Report No. 190033 requires the following standard measures: 1. All surface improvements, debris and/or vegetation including grass, trees, and weeds on the site at the time of construction should be removed from the construction area. 2. The existing surface soil within the building pad area should be removed to 36 inches below the lowest foundation grade or 54 inches below the original grade, whichever is deeper, extending 5 feet beyond all exterior wall/column lines (including adjacent concreted areas). 3. The exposed subgrade should be saturated to a depth of 48 inches below the bottom of the excavation and compacted with a large vibratory drum roller to at least 90 percent of ASTM D1557 maximum density. 4. In areas other than the house pad which are to receive concrete slabs and pavement, the ground surface should be over-excavated to a depth of 18 inches, uniformly moisture conditioned to at least 2% over optimum moisture content, and re-compacted to a minimum of 90% of the maximum density in accordance with ASTM D1557 methods. GEO No. 190033 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes as outlined under AND PLANNING-GEO.1 Additionally, the project is required to adhere to the California Building Code as applicable. Therefore, impacts from liquefaction are less than significant.

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

Monitoring: No monitoring is required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) According to GEO190033, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources (AND.PLANNING-GEO.1.). California Building Code (CBC) requirements pertaining to residential related development will reduce the potential impact to less than significant. As CBC requirements are applicable to all residential related development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Geology Report

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report

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

a) According to GIS database, the site is in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. Therefore, no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site since site preparation for 3.70-acre portion to accommodate proposed residential subdivision is located on flat to moderate topography with minimal topographical elevation changes. Less than significant impacts are expected.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet. There are no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not result in grading that affects or negates subsurface sewage disposal systems since no septic systems are proposed. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The development of the site would result in the loss of topsoil from grading activities with approximately 27,175 cubic yards of cut, and 1,790 cubic yards of fill, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential related development will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

c) The project is for a residential subdivision of 18-residential condominium units and will not require the use of septic or alternative disposal systems. The project will have no impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

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

a) The site is in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site and is considered a standard requirement and not considered CEQA mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) The project is for residential subdivision of 18 single family residential condominium units, which would generate less than the 3,000 metric tons of Coe2E significance threshold. In addition, the powering of the project will not require an extensive amount of electricity. Therefore, project is not anticipated to generate any significant greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are less than significant.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases since project is limited in scope with available pedestrian and bike areas along Hopewell Avenue and nearby 42nd Avenue reducing dependence on personal vehicles as result of the project. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

- a) The project does propose a use that would involve the transport, use, or disposal of hazardous material, other than typical household cleaning products, household fertilizers and pesticides associated with a residential tract development with 18-units, which would be a less than significant impact.
- b) The proposed project is not anticipated to 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 due to the nature of the project as a residential subdivision with 18-units.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to immediate access from 42nd Avenue via Hopewell Avenue. There are less than significant impacts.
- d) The project site is located within one-quarter mile of an existing or proposed school, but impacts are less than significant due to the residential nature of the project.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on June 13, 2019 to be "consistent" with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. There will be no impact.
- b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. The Airport Land Use Commission (ALUC) Letter dated July 25, 2019 recommendations are summarized as follows: that outdoor lighting be hooded or shielded to prevent spillage of lumens or reflection into the sky, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the project as conditions of approval in AND .Planning.–ALUC Letter. These are standard conditions of approval for projects within an Airport Land Use Plan and does not qualify as mitigation pursuant to CEQA. As a result of these measures, impacts would be less than significant.
- c) The project site is located within an airport land use plan and was determined to be consistent based on conditions as stated in the July 25, 2019 letter from ALUC; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of a stream or river or through the addition of impervious surfaces?				
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/Condition, GIS database; Coachella Valley Water District letter dated May 8, 2019. Preliminary WQMP/Drainage Study

Findings of Fact:

- a) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project on approximate 3.70 gross acre site including proposed water quality basin within northerly portion of the proposed tract map. Flow paths are directed along the proposed private cul-de-sac street to an approximate 10,340 square foot retention basin. Therefore, the impact is considered less than significant.
- b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, since domestic water service is proposed from Myoma Dunes Water Company. Less than significant impacts are expected.
- c) The project would not 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 since the site project is located within Flood Zone X in non-flood hazard area and would contain street paving on approximately 3.70 gross acres with retention basin. The project is in the Bermuda Dunes Drainage Study area. Impacts would be less than significant.
- d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope to 3.70 gross acres of improvements including drainage features such as retention basin and road widening along Hopewell Avenue and a private-street cul-de-sac. Impacts are less than significant.
- e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of improved area. Impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff since project is not located with a flood hazard area and proposed street improvements with drainage features would address any drainage impacts. Therefore, impacts are less than significant.

g) The project is in Flood Zone X which is in area of minimal flood hazard and therefore would not impede or redirect flood flows. No flood impacts are expected.

h) The project is not located in a flood hazard area, tsunami area, or seiche zones, nor will risk the release of pollutants due to project inundation. No impacts are anticipated.

i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since no groundwater is proposed to be used. Therefore, no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

a) The proposed project for land division of 3.70 gross acres into 18-detached single-family residential condominium units is consistent with the General Plan land use designation of Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) in the Western Coachella Valley Area Plan with an approximate density of 5.0 dwellings units per acre and does not conflict with the requirements and purposes of that land use designation. The project site is presently vacant, and currently zoned Controlled Development Areas (W-2), proposed to be modified to General Residential (R-3). The R-3 zone allows for one family dwellings subject to plot plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area which contains existing detached single-family and multiple family dwellings.

Additionally, the project site is located within the City of Palm Desert Sphere of Influence. This project was provided to the City of Palm Desert on November 1, 2019, and no comments have been received as of this writing. The project was also presented to the Bermuda Dunes Community Council on May 9, 2019 and March 11, 2021 for informational purposes only.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the project will have less than significant impact.

b) The scope of the development will not divide the physical arrangement of an established community including low income or minority community due to the nature of the project as a residential land division to create 18-additional single-family residential lots/units in Bermuda Dunes. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Findings of Fact:

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

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

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

Findings of Fact:

a) The project site is located within two miles of a public use airport but would not expose people using the project to any significant airport noise since the project is within an airport buffer zone area (Airport Zone D). The Airport Land Use Commission (ALUC) Director found the project consistent with the Airport Land Use Compatibility Plan based on ALUC letter dated July 25, 2019. Future residents will be subject to periodic light airport noise from aircraft operations for very short-term time periods. In addition, the project will be subject to California Building Code requirements lessening noise impacts to less than significant impacts.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

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, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion. However, all noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.

b) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity,” Paleontological Resource Impact Mitigation Program (“PRIMP”) Report

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. Due to high potential, the County Paleontologist is requiring the applicant retain a qualified paleontologist. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan shall conduct any pre-construction work necessary to render appropriate monitoring measures as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit as indicated by COA 60.Planning.1—Paleo Primp & Monitor.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

a) The project is a land division for 18-residential condominium units. Given the scale and scope of the project it is not anticipated that the proposed development would be substantial enough to displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, since there would be 18 new residential units would increase future housing units increasing housing stock in the Bermuda Dunes Area. Therefore, the project will have no impact.

b) The proposed project would create a slightly increased demand for additional affordable housing with approximately 100 temporary construction workers needed to construct the proposed residential tract and associated urban improvements. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site with existing housing units located in the surrounding area such as Palm Desert, Indio, Thermal, Coachella, and Mecca. Because the increase is so small, there will be less than significant impact.

c) The project will ultimately result in the construction of a total of 18 single-family condominium dwelling units generating a population of approximately 54 persons. The land use designation for the project site is MDR, which allows for 2-5 dwelling units per acre. This land use designation will not result in a population growth that will be inconsistent with the General Plan. Infrastructure and road improvements will be provided on-site and offsite. These improvements are to ensure that existing residences within the vicinity of the site are not severely impacted and the new residents anticipated on the Project site will be adequately served by infrastructure and roads. These elements will not induce a population growth into the area that is not anticipated. This population increase will not exceed official regional or local population projections and impacts are less than significant.

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

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. There is one (1) County Fire Station located in Bermuda Dunes. Fire Station #81 is the closest, located approximately 1 mile from the Project site. Given the existing homes in the general area, coupled with the relative size and use of the proposed project, less than significant impacts to emergency response times or overall impacts on County Fire Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, and is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff’s Department-Palm Desert station. The proposed Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The area is already required to be patrolled by County Sheriff and the inclusion of 18 residential condominium units will not impact any response times nor significantly increase the pressure on existing sheriff facilities. Regardless, the Project shall comply with County Ordinance No. 659 to prevent any potentially significant effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): School District correspondence, GIS database

Findings of Fact:

The public schools serving the Project site would be Desert Sands Unified School District school facilities. Due to its relatively moderate size, the Project would not require the development of additional schools. In addition, the applicant will be required to pay the school district impact fees, which according to the state, acts as complete mitigation for any school impacts. Therefore, less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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33. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The proposed Project will not cause an impact on health services. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The Project does not include recreational facilities but does not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project, a 18 lot single-family residential subdivision, ultimate development would result in a projected population of approximately 54 new residents, which is not anticipated to significantly increase the needs of additional recreational space due to on-site recreational amenities such as pedestrian sidewalks along Hopewell Avenue along the easterly boundary. Therefore, impacts would be considered less than significant.
- b) As previously addressed, the proposed project does not include the construction of recreation facilities. However, the use of existing neighborhood or regional parks or other recreational facilities will not result in a substantial accelerated physical deterioration of these facilities due to the limited number of new users that is anticipated due to project implementation. Furthermore, as discussed below, pedestrian sidewalks will be included within the project design and located along Hopewell Avenue. Therefore, less than significant impacts will occur.
- c) The Project site is located within the Bermuda Dunes #121 CSA. In addition, all residential subdivisions are subject to Quimby fees and COA 50. PLANNING 1-Recreation District and COA 90. PLANNING.6 ensures payment of these fees. Payment of such fees will offset the incremental increase in recreational use. Therefore, less than significant impacts will occur regarding this issue area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact: There are no designated recreational trails along Hopewell Drive immediately abutting the subdivision, therefore there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) To be consistent with Riverside County transportation policies, a brief study was conducted that shows how the project would be consistent with Riverside County General Plan policies regarding circulation deficiencies and provides an explanation on why a Level of Service (LOS) analysis is not required for the project. LOS is a qualitative measure describing the efficiency of traffic flow. LOS designations are used to describe the operating characteristics of the street system in terms of level of congestion or delay experienced by traffic. However, as of July 1, 2020, roadway congestion, typically measured in terms of LOS, automobile delay or roadway capacity, generally will no longer constitute a significant environmental impact under CEQA. The project will generate additional traffic to the area and regional transportation system based on trip generation calculations. A development project is typically required to provide a LOS analysis when it is anticipated to generate 100 peak hourly trips. This is based on the County's Transportation Analysis Guidelines. Utilizing ITE's Trip Generation Manual (10th Ed.), for a 18-unit condo development the anticipated trip generation is 9 trip in the morning peak hour, 13, trips in the afternoon peak hour, and 95 daily trips. The anticipated trip generation for either of the morning or afternoon peak hour are well below the 100 peak hour trip threshold, therefore a LOS analysis is not required for TTM37735.

The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system due to required road improvements for Hopewell Avenue (30-foot Half Width ROW) as described in COA 50.TRANSPORTION.5-Improvements as well as entry drive (56-foot ROW) and private interior street (30-foot ROW) improvements. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project provides required road widening improvements along Hopewell Avenue with resurfacing of existing paving along with concrete curbs and gutters. Additionally, the project does not exceed any significance threshold related to Vehicle Miles Traveled (VMT) since it is considered a small project that generates fewer than 110-trips per day. Therefore, the project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not substantially increase hazards due to a design feature or incompatible uses since there is immediate access along Hopewell Avenue street frontages with required road improvements including installation of a curbs, gutters, and sidewalks. Impacts are less than significant.

d) The project may cause an effect upon a need for new or altered maintenance of roads since project site utilizes Hopewell Avenue and private interior street for access with increase in traffic, however, the project is conditioned to provide Transportation Uniform Mitigation Fees (TUMF) which assists in maintaining county roads (COA 80.TRANSPORTATION.3) from new development projects. Therefore, the project will have less than significant impact.

e) The project site will cause a slight temporary effect upon circulation during the project’s construction; however, impacts are considered less than significant due to immediate access from Hopewell Avenue. Impacts are less than significant.

f) The project will not cause inadequate emergency access or access to nearby uses due to immediate access from Hopewell Avenue. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source(s): Riverside County General Plan

Findings of Fact: There are no designated bike trails along Hopewell Drive. The project would not be required to construct or expand a bike lane or system. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on August 26, 2019. No response was received from Cabazon Band of Indians, Colorado River Indian Tribes (CRIT), Quechan Indian nation, or Soboba Band of Luiseño Indians.

The Morongo Band of Mission Indians responded in an email dated October 4, 2019 that they had no information. The Twenty-Nine Palms Band responded on August 27, 2019 requesting the cultural reports which were provided to the tribe on September 16, 2019.

Consultation was requested by the Agua Caliente Band of Cahuilla Indians in a letter dated September 26, 2019. The band was provided with the cultural report and conditions of approval. The band feels the area is sensitive for subsurface resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. (TCR-1)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will also be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. (TCR-2)

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval (TCR-3) that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project. With the inclusion of these Conditions of Approval, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, the Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure
Monitoring: Native American Monitoring will be conducted by a representative from the consulting tribe(s).

In the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left

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.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

- a) The proposed project is served by the Myoma Dunes Water Company for domestic water at proposed residential subdivision based on the San 53 letter dated September 23, 2019 and would result in the expansion of existing domestic water line connections from Hopewell Avenue. The site will also contain desert landscaping with irrigation. Impacts would be less than significant.
- b) Based on review by the Myoma Dunes Water Company and by Environmental Health Department, it is anticipated that the project will have sufficient water supplies available for the project including maintaining the proposed landscaping which will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Department of Environmental Health Review;

Findings of Fact:

- a) The proposed project will be served by the Coachella Valley Water District (CVWD) in accordance with the San 53 letter dated September 23, 2019 for sanitation service and would result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of the proposed residential subdivision. Less than significant impacts are anticipated.
- b) The Coachella Valley Water District is anticipated to have adequate wastewater treatment capacity to serve the proposed project as indicated by CVWD correspondence dated May 8, 2019. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will generate less than significant trash waste due to proposed residential subdivision with proposed curb side waste disposal from local waste hauler. Additionally, adequate disposal facilities and services will be located on the project site subject to review and approval by County Waste Resources Department with required Waste Recycling Plan (WRP) as indicated by COAs such as 90.Waste Resources. - Waste Reporting Form and Receipts which includes disposal by local waste hauler. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a,b,c) No Agency or District letters have been received requiring the proposed project to construct new facilities or expand facilities other than minor utility connections from existing and proposed utility corridors. The project will require utility services in the form of electricity, natural gas and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the property. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District will ensure that potential impacts to utility systems are reduced to less than significant level of impact.

d) Existing street-lights are located at the intersection of Hopewell Drive and 42nd Avenue. Electricity is available at the project site and lines will have to be extended onto the site to accommodate the project. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

e) The project will contribute to the need for maintenance of public facilities including Hopewell Avenue. TUMF fees are required. This impact is considered less than significant.

f) The project will not require additional government services. No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan since project proposes a residential subdivision with associated urban improvements. The project is not located in a Fire Hazard Zone (Ord. 787) and has immediate access from adjoining streets including Airport Boulevard. Less than significant impacts are expected.

b) The project will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire since project consist of a proposed residential subdivision with relatively flat topography when graded and light vegetation. Impacts are less than significant.

c) The project requires the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities), however, these improvements are required to be in conformance with the California Building Code and will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts are less than significant.

d-e) The project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires due to the nature of the project using California building code materials along with Fire Codes such as fire access drive, addressing criteria, and inspections for the future dwellings. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The project would be located on an existing disturbed site that is void of habitat that would attract or sustain wildlife. No resources of the major periods of California history or prehistory were found within the site boundaries. Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: The project would be located on an existing disturbed site to be appropriately zoned for a residential subdivision. The project is considered a relatively small development that would have negligible incremental cumulative effects within the project area as discussed throughout this document. Any potential impacts due to project implementation have been reduced to less than significant levels with mitigation and the project's minimal contribution to any physical environmental impacts would not create the potential to interact with other projects to create any cumulative effects. The project would not have impacts which are individually limited, but cumulatively considerable. Impacts are considered less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. As analyzed throughout this document, the proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: None

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

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