

IVEY PALMS SPECIFIC PLAN

GENERAL PLAN AMENDMENT NO. 01133 (GPA01133)

SPECIFIC PLAN NO. 392 (SP00392)

CHANGE OF ZONE NO. 07893 (CZ07893)

TENTATIVE TRACT MAP NO. 37434 (TR37434)

ENVIRONMENTAL ASSESSMENT NO. 42653

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TABLE OF CONTENTS

Section Name and Number	Page
1.0 Introduction	1-1
1.1 Document Purpose and Scope.....	1-1
1.2 Scope of Environmental Analysis	1-1
1.3 Potential Environmental Effects.....	1-2
2.0 Project Description and Setting.....	2-1
2.1 Project Location.....	2-1
2.2 Environmental Setting and Surrounding Land Uses.....	2-1
2.3 Existing General Plan Designations and Zoning	2-1
2.4 Description of the Proposed Project.....	2-8
2.4.1 Specific Plan No. 392.....	2-8
2.4.2 General Plan Amendment 1133.....	2-10
2.4.3 Change of Zone No. 7893.....	2-12
2.4.4 Tentative Tract Map No. 37434.....	2-12
2.4.5 Portola Avenue Interchange Project	2-12
2.5 Project Construction and Operational Characteristics	2-12
2.5.1 Construction Details.....	2-12
2.5.2 Operational Characteristics	2-17
3.0 Environmental Checklist	3-1
3.1 Project Information	3-1
3.2 Applicable General Plan and Zoning Regulations.....	3-2
3.3 Environmental Factors Potentially Affected	3-5
3.4 Determination	3-6
4.0 Environmental Analysis	4-1
4.1 Environmental Issue Assessment	4-1
4.1.1 Aesthetics.....	4-1
4.1.2 Agriculture & Forest Resources	4-4
4.1.3 Air Quality.....	4-6
4.1.4 Biological Resources.....	4-9
4.1.5 Cultural Resources.....	4-11
4.1.6 Geology and Soils.....	4-13
4.1.7 Greenhouse Gas Emissions.....	4-21
4.1.8 Hazards and Hazardous Materials.....	4-22
4.1.9 Hydrology and Water Quality.....	4-26
4.1.10 Land Use Planning.....	4-30
4.1.11 Mineral Resources.....	4-33
4.1.12 Noise.....	4-34
4.1.13 Population and Housing	4-37

TABLE OF CONTENTS

<u>Section Name and Number</u>	<u>Page</u>
4.1.14 Public Services	4-39
4.1.15 Recreation.....	4-42
4.1.16 Transportation/Traffic.....	4-44
4.1.17 Utility and Service Systems.....	4-47
4.1.18 Mandatory Findings of Significance.....	4-50
4.2 Earlier Analyses	4-52
4.3 Authorities cited	4-52
5.0 References.....	5-1

LIST OF FIGURES

<u>Figure Name and Number</u>	<u>Page</u>
Figure 2-1 Regional Map.....	2-2
Figure 2-2 Vicinity Map.....	2-3
Figure 2-3 USGS Topographic Map.....	2-4
Figure 2-4 Aerial Photograph.....	2-5
Figure 2-5 Existing General Plan Land Use Designations.....	2-6
Figure 2-6 Existing Zoning Classifications.....	2-7
Figure 2-7 Proposed Specific Plan Land Use Plan	2-9
Figure 2-8 Existing and Proposed General Plan Land Use Designations.....	2-11
Figure 2-9 Existing and Proposed Zoning Classifications.....	2-13
Figure 2-10 Portola Avenue Interchange Project Overlay.....	2-14
Figure 2-11 Tentative Tract Map No. 37434.....	2-15
Figure 2-12 Proposed Physical Disturbances	2-16

LIST OF TABLES

<u>Table Name and Number</u>	<u>Page</u>
Table 2-1 Specific Plan No. 392 - Land Use Summary	2-10
Table 2-2 Estimated Future Population.....	2-17

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
A-1	Light Agriculture (Zoning Classification)
A-2	Heavy Agriculture (Zoning Classification)
AB 32	Assembly Bill 32
AB 52	Assembly Bill 52
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
amsl	above mean sea level
AQMP	Air Quality Management Plan
APN	Assessor's Parcel Number
BMP	Best Management Practice
CalEEMod	California Emissions Estimator Model
CAP	Climate Action Plan
CARB	California Air Resources Board
CCR	California Code of Regulations
CD	Community Development (General Plan Foundation Component)
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
CH ₄	Methane
CIWMP	County Integrated Waste Management Plan
CMP	Congestion Management Program
CO ₂	Carbon Dioxide
C-P-S	Scenic Highway Commercial (Zoning Classification)
CR	Commercial Retail (General Plan Land Use Designation)
CSA	Community Service Area
CVAG	Coachella Valley Association of Governments
CVWD	Coachella Valley Water District
CWA	Clean Water Act
cy	Cubic Yards
CZ	Change of Zone
DRD	Desert Recreation District
du/ac	dwelling units per acre
EA	Environmental Assessment
EIR	Environmental Impact Report
EO	Executive Order
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas
GIS	Geographic Information Systems

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
GPA	General Plan Amendment
gpd	Gallons per day
gpd/du	Gallons per day per dwelling unit
HCP	Habitat Conservation Plan
HDR	High Density Residential (General Plan Land Use Designation)
HHDR	Highest Density Residential (General Plan Land Use Designation)
I-10	Interstate 10 Freeway
I-BP	Industrial-Business Park (General Plan Land Use Designation)
IRWMP	Integrated Regional Water Management Plan
K-5	Kindergarten through 5 th Grade
LDR	Low Density Residential
LU	Land Use
MDR	Medium Density Residential (General Plan Land Use Designation)
MHDR	Medium High Density Residential (General Plan Land Use Designation)
MRZ	Mineral Resource Zone
MSHCP	Multiple Species Habitat Conservation Plan
M-SC	Manufacturing-Service Commercial (Zoning Classification)
MUA	Mixed Use Area (General Plan Land Use Designation)
MU	Mixed Use (Zoning Classification)
No.	Number
NO ₂	Nitrogen Dioxide
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
Ord.	Ordinance
OS-C	Open Space – Conservation (General Plan Land Use Designation)
OS/PP	Open Space – Parks (General Plan Land Use Designation)
OS/PR	Open Space – Public Reserves (General Plan Land Use Designation)
OS-R	Open Space – Recreation (General Plan Land Use Designation)
OS-W	Open Space – Water (General Plan Land Use Designation)
P.C.D.	Planned Commercial District (Zoning Classification)
PF	Public Facility (General Plan Land Use Designation)
PM	Particulate Matter
PM _{2.5}	Particulate matter <2.5 microns
PM ₁₀	Particulate matter <10 microns
PR	Planned Residential (Zoning Classification)
PSUSD	Palm Springs Unified School District
R-1	One Family Residential (Zoning Classification)
R-2	Multiple-Family Dwellings (Zoning Classification)

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
R-3	General Residential (Zoning Classification)
R-5	Open Area Combining Zone- Residential Developments (Zoning Classification)
R-A	Residential Agriculture (Zoning Classification)
R-A-5	Rural Agricultural (Zoning Classification)
REMAP	Riverside Extended Mountain Area Plan
RR	Rural Residential (General Plan Land Use Designation)
R-R	Rural Residential (Zoning Classification)
R-R-2 ½	Rural Residential (Zoning Classification)
R-T	Mobile Home Subdivisions & Mobile Home Parks (Zoning Classification)
RWQCB	Regional Water Quality Control Board
SB 18	Senate Bill 18
SSAB	Salton Sea Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
s.f.	square feet or square foot
S.I.	Service Industrial (Zoning Classification)
SOI	Sphere of Influence
S-P	Specific Plan (General Plan Land Use Designation)
SP	Specific Plan
SPA	Specific Plan Amendment
SP Zone	Specific Plan (Zoning Classification)
SR	State Route
sq. ft.	square foot
STA	Sunline Transit Agency
SWPPP	Storm Water Pollution and Prevention Plan
TR/TTM	Tentative Tract Map
UWMP	Urban Water Management Plan
WCVAP	West Coachella Valley Area Plan
WQMP	Water Quality Management Plan
WSA	Water Supply Assessment

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE AND SCOPE

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code §§ 21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the physical environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

This Initial Study assesses the potential of the proposed Ivey Palms Specific Plan (SP 392, the "Project") to affect the physical environment. Discretionary applications currently under consideration by Riverside County include the Ivey Palms Specific Plan (SP 392), General Plan Amendment (GPA01133), Change of Zone (CZ07893), and Tentative Tract Map No. 37434.

As part of Riverside County's permitting process, the proposed Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. Proposed SP 392 encompasses approximately 214.7 acres of land, generally located north of the Interstate 10 (I-10) freeway, east of Bell Road, south of El Ramon Road, and west of Jack Ivey Drive. The proposed Project would develop up to 600 single-family residences on 98.0 acres, a 2.3-acre electrical substation site, a 6.4-acre community park, five (5) pocket parks, a 3.5-acre driving range, 15.0 acres designated for open space/recreation uses which would also be utilized as a component of the Project site's drainage plan, 5.7 acres of open space which would be used as paseos, internal roadways on approximately 14.2 acres, and associated on-site and off-site utility infrastructure. The Project also proposes to designate seven (7) planning areas (totaling 69.6 acres) at the Project site for Mixed Use Area (MUA) land use, which would allow for the development of mixed-use buildings consisting of up to 378,970 square feet (s.f.) of commercial retail space and up to 901 multiple family dwelling units. In addition, Planning Area 7 would be offered to the Palm Springs Unified School District (PSUSD) for development of a 14.5-acre K-5 elementary school; if the PSUSD decides not to develop an elementary school within Planning Area 7, then approximately 80 single-family dwelling units would be developed within Planning Area 7. If the PSUSD decides to develop a K-5 elementary school within Planning Area 7, then the 80 dwelling units would be reallocated throughout the other Planning Areas within the Ivey Palms Specific Plan.

This Initial Study is a preliminary analysis prepared on behalf of and representing the independent judgment of the Riverside County Planning Department, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and analysis that will be required for the Project. The results of the IS determine which type of CEQA compliance document will be prepared, which could consist of either an environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared EIR. This Initial Study is an informational document that provides an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

1.2 SCOPE OF ENVIRONMENTAL ANALYSIS

Riverside County prepared the proposed Project's Initial Study (IS) Checklist as suggested by CEQA Guidelines §§ 15063(d)(3). The checklist is found in Section 4.0 and it includes an explanation and discussion of each answer on the form.

There are four possible responses to each of the environmental issues included on the checklist:

- I. Potentially Significant Impact.** This response is used to indicate that there is substantial evidence that the Project would result in an effect that may be significant.

2. **Less than Significant with Mitigation Incorporated.** This response is used to indicate that incorporation of mitigation measures would reduce an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.”
3. **Less-than-Significant Impact.** This response is used to indicate that the Project result in less-than-significant impacts.
4. **No Impact.** This response is used to indicate that the Project would not create an impact in that particular environmental category. “No Impact” answers need to be adequately supported by information which shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).

1.3 POTENTIAL ENVIRONMENTAL EFFECTS

The analysis presented in this IS indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulative environmental effects to the following environmental subjects:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/ Water Quality
- Land Use/ Planning
- Noise
- Population/ Housing
- Public Services
- Recreation (Trails)
- Transportation/Traffic
- Utilities/ Service Systems
- Energy Conservation
- Mandatory Findings of Significance

2.0 PROJECT DESCRIPTION AND SETTING

2.1 PROJECT LOCATION

The 214.7-acre area encompassed by the Ivey Palms Specific Plan No. 392 (SP 392) is located in the “Western Coachella Valley” area of unincorporated Riverside County. Western Coachella Valley is located within the central portion of Riverside County and is surrounded by the San Jacinto, Santa Rosa, and Little San Bernardino Mountains. The Coachella Valley contains a series of low-lying desert flatlands, sloping dunes and rolling foothills. The Western Coachella Valley is framed by the San Jacinto Mountains and Santa Rosa Mountains National Monument to the west and Joshua Tree National Park to the north and east (see Figure 2-1, *Regional Map*).

As depicted on Figure 2-2, *Vicinity Map*, the Project site is located immediately north and east of Varner Road, the I-10 freeway and the City of Palm Desert; south of Ramon Road and approximately 2.8 miles south of the Indio Hills; and west of Jack Ivey Drive and the Ivey Ranch Country Club, and approximately 0.75 mile west of the Coachella Valley National Wildlife Refuge. The City of Rancho Mirage is located approximately one mile to the west of the Project site, and the City of Indio is located approximately 4.5 miles to the east of the Project site. Regional access to the Project site is currently available from the I-10 freeway via the Cook Street and Monterey Avenue exits and Varner Road.

2.2 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

As shown on Figure 2-3, *USGS Topographic Map*, and Figure 2-4, *Aerial Photograph*, the 214.7-acre Project site is relatively flat, ranging from around 150 feet above mean sea level (amsl) in the central portions of the Project site to approximately 175 feet amsl in the southern portions of the site. The Project site consists of predominantly undeveloped desert terrain, with the exception of the northeastern portion of the Project site which is used as a driving range by the Ivey Ranch Country Club located to the east of the Project site.

Land uses to the north of the Project site include generally undeveloped land. Land uses to the east of the Project site consist of a planned residential community and the Ivey Ranch Country Club golf course, with Xavier College Preparatory High School, the Classic Golf Course, and undeveloped land farther to the east; Varner Road (frontage road) and the I-10 freeway abut the Project site to the south, with predominantly vacant land and residential land uses located farther to the south; and residential land uses, open space, and undeveloped land located to the west of the Project site. (Google Earth, 2017)

2.3 EXISTING GENERAL PLAN DESIGNATIONS AND ZONING

As shown in Figure 2-5, *Existing General Plan Land Use Designations*, the Riverside County General Plan Land Use Map designates approximately 142.8 acres of the Project site for “Mixed Use Area (MUA)” land use and approximately 71.9 acres for “High Density Residential (HDR)” land use (RCIT, 2017).

As shown on Figure 2-6, *Existing Zoning Classifications*, approximately 142.6 acres of the Project site is zoned as “Mixed Use (MU),” which allows for a variety of residential, commercial, and open space uses. Approximately 1.0 acre of the Project site are zoned as “Open Area Combining Zone Residential Developments (R-5),” which restricts residential construction, and allows for golf courses, clubhouses, and appurtenant facilities, noncommercial community association, recreation and assembly buildings, lakes and picnic grounds, cemeteries, horse riding academies, and stables. Approximately 1.3 acres of the Project site are zoned as “General Residential (R-3),” which allows for single-family dwellings and multiple family dwellings, limited noncommercial animal keeping, churches, congregate care facilities, business offices, hotels, Class I kennel/cattery, and mobile home park (with conditional use permit). The R-3 zoning classification requires a minimum lot size of 7,200 s.f. Approximately 69.9 acres of the Project site are zoned as “Multiple-Family Dwellings (R-2),” which allows for the development of single-family dwellings with a minimum lot size of 7,200 s.f. The R-2 zoning classification also

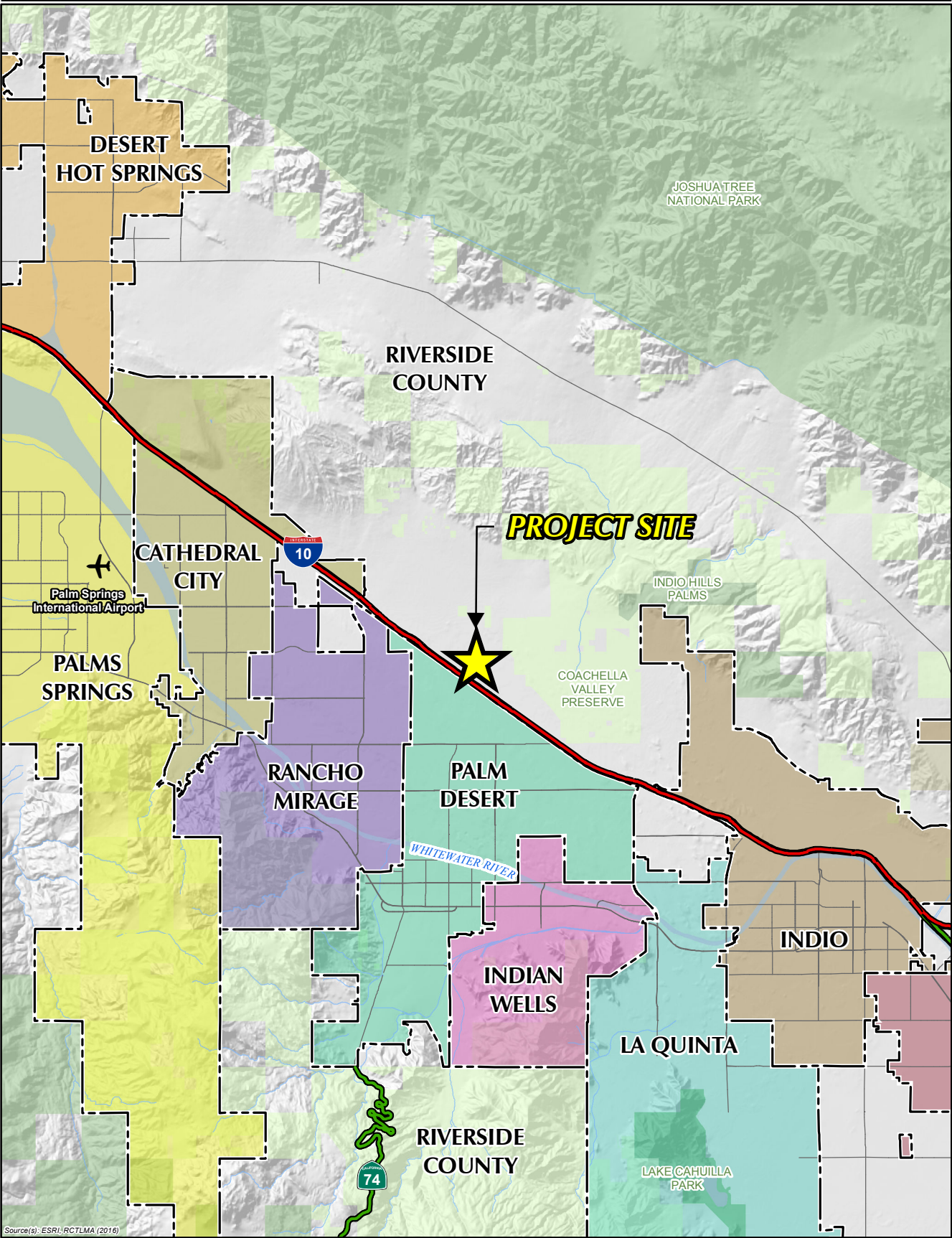
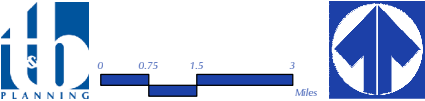


Figure 2-1



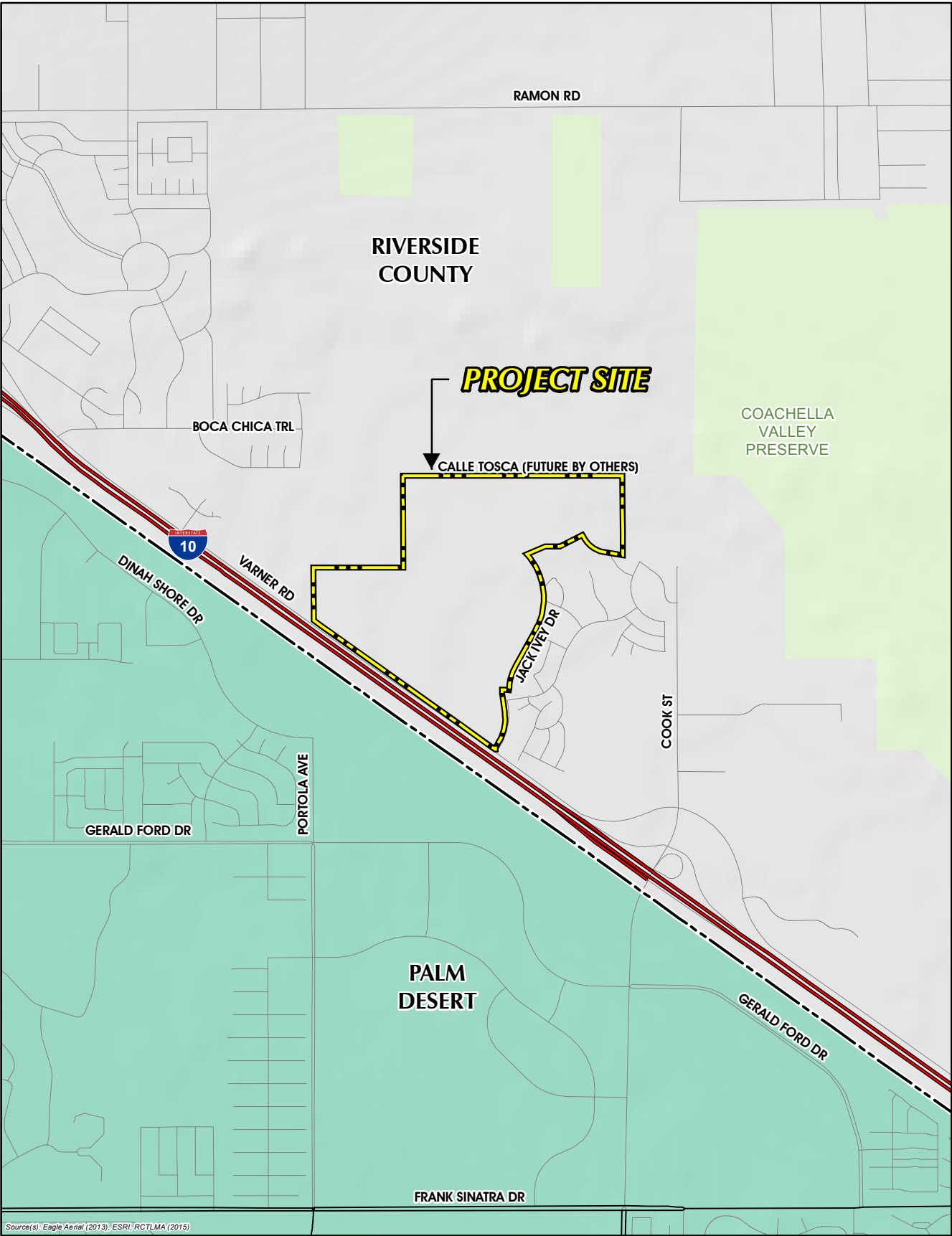
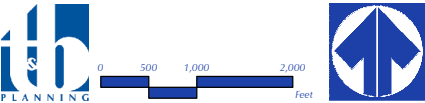


Figure 2-2



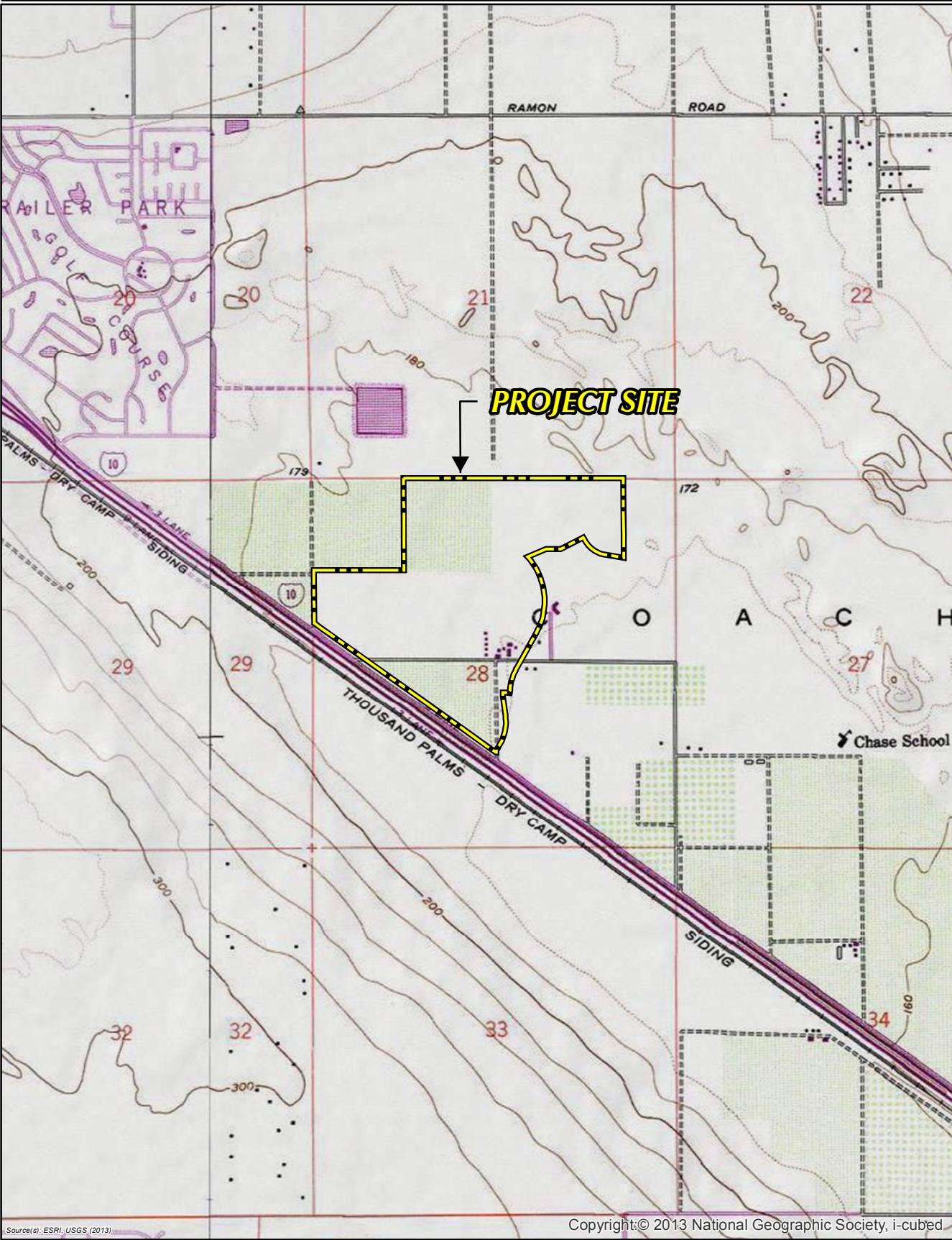


Figure 2-3

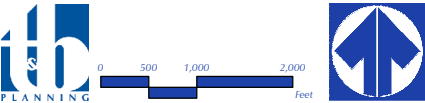
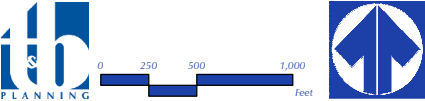




Figure 2-4



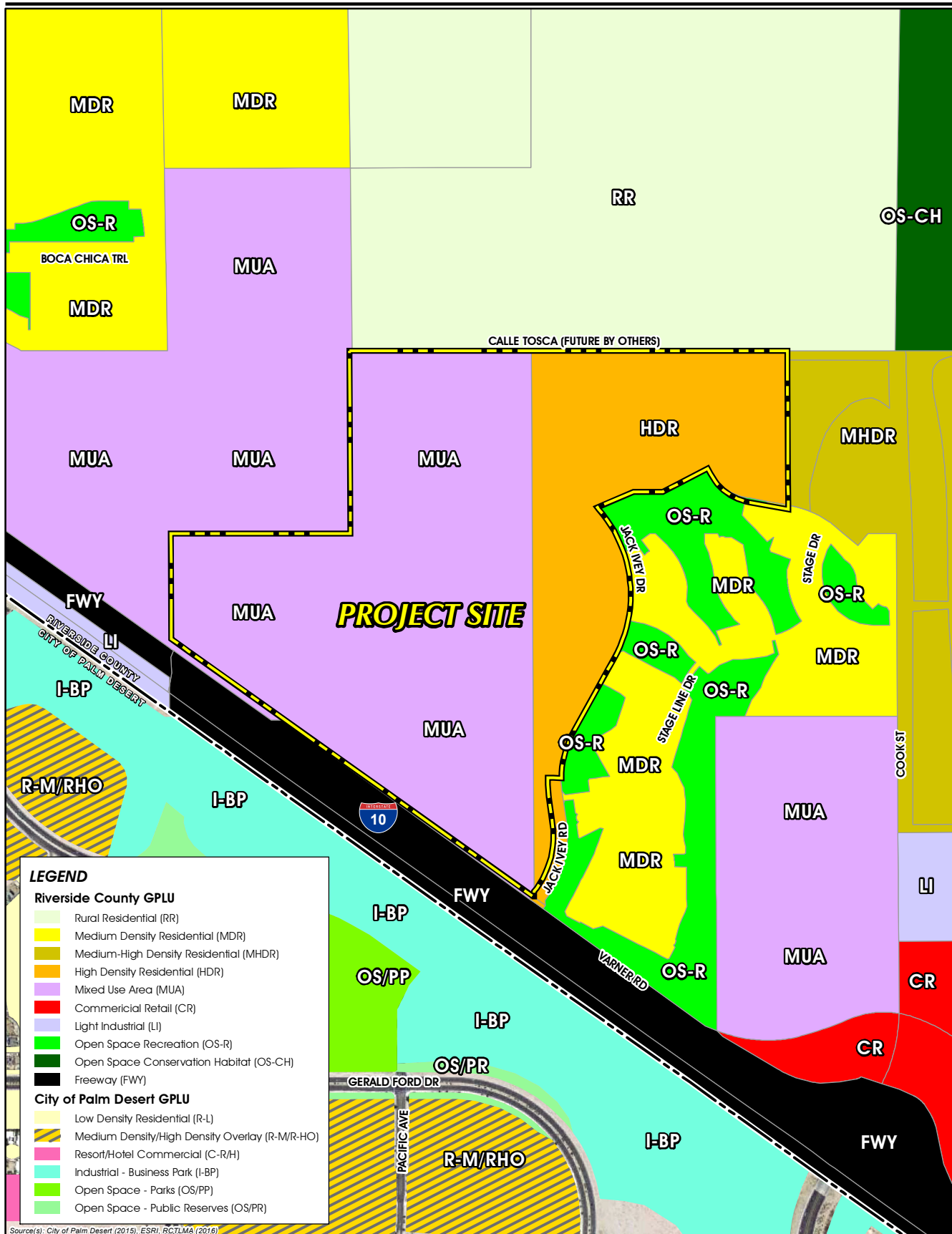
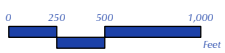


Figure 2-5



EXISTING GENERAL PLAN LAND USE DESIGNATIONS

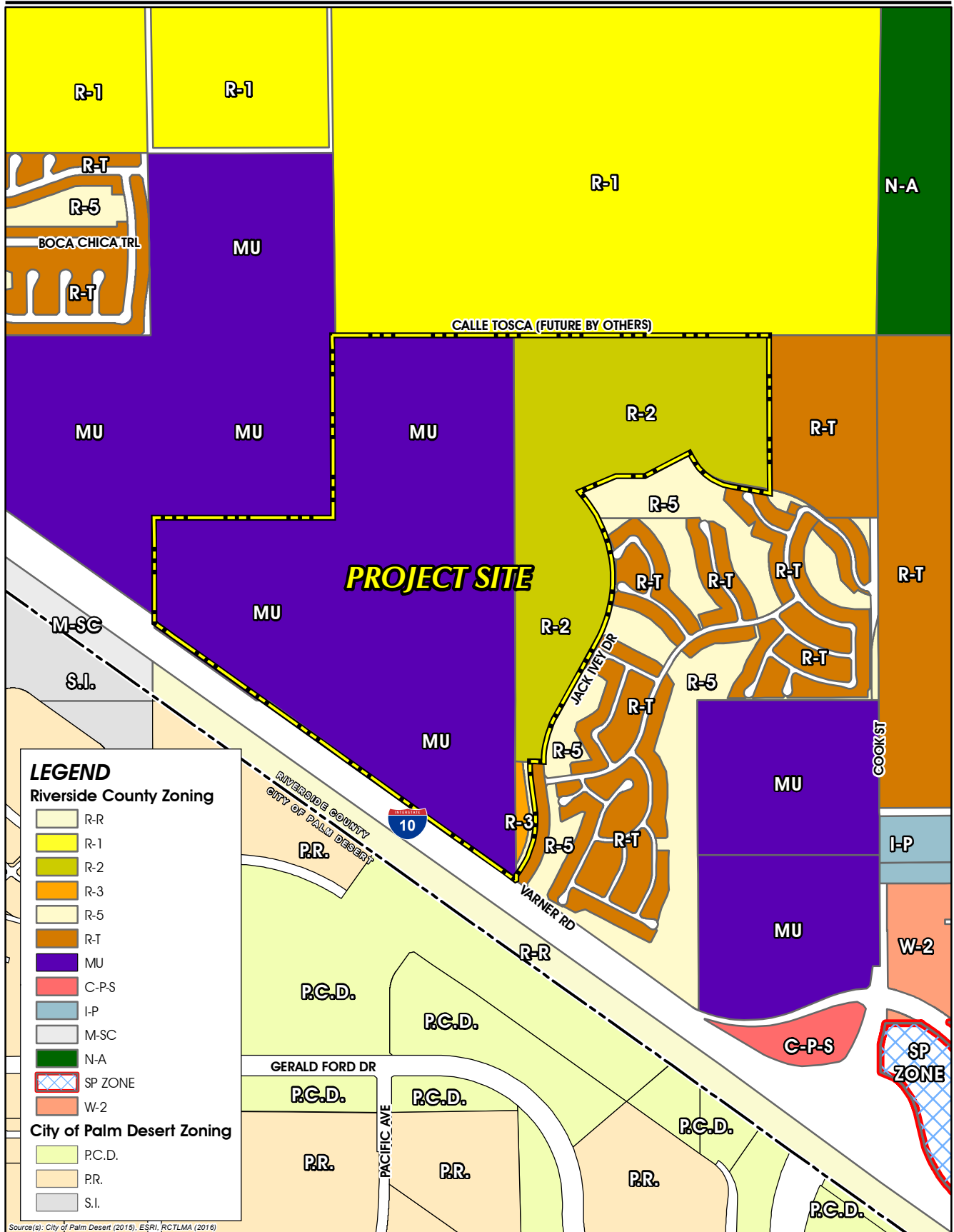
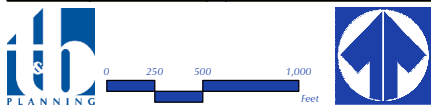


Figure 2-6



EXISTING ZONING CLASSIFICATIONS

allows for the development of multiple-family dwellings (at a density of one dwelling unit per 2,500 sq. ft. lot area), churches, congregate care residential, and Class I kennel/cattery facilities. (RCIT, 2017; Riverside County, 2017)

2.4 DESCRIPTION OF THE PROPOSED PROJECT

The proposed Project consists of applications for General Plan Amendment No. 1133 (GPA01133), Specific Plan No. 392 (SP 392), Change of Zone No. 7893 (CZ07893), and Tentative Tract Map No. 37434 (TR 37434). Approval of these applications would allow for development of the Project site with up to 600 single-family residences on 98.0 acres, a 2.3-acre electrical substation site that would be operated by the IID, a 6.4-acre community park, five (5) 0.5-acre pocket parks, a 3.5-acre driving range, 15.0 acres of open space/recreation that would also be utilized as a component of the Project site's drainage plan, 5.7 acres of open space which would be used as paseos, internal roadways on approximately 14.2 acres, and associated on-site and off-site utility infrastructure. Additionally, the Project proposes to designate a total of seven (7) planning areas at the Project site (totaling 69.6 acres) for MUA land uses, which would accommodate the development of mixed-use buildings that would include up to 900 multiple-family dwelling units and 378,970 s.f. of commercial retail space. In addition, the entirety of Planning Area 7 would be offered to the PSUSD for development of a K-5 elementary school; if the PSUSD decides not to develop an elementary school within Planning Area 7, then approximately 80 single-family dwelling units would be developed within Planning Area 7.

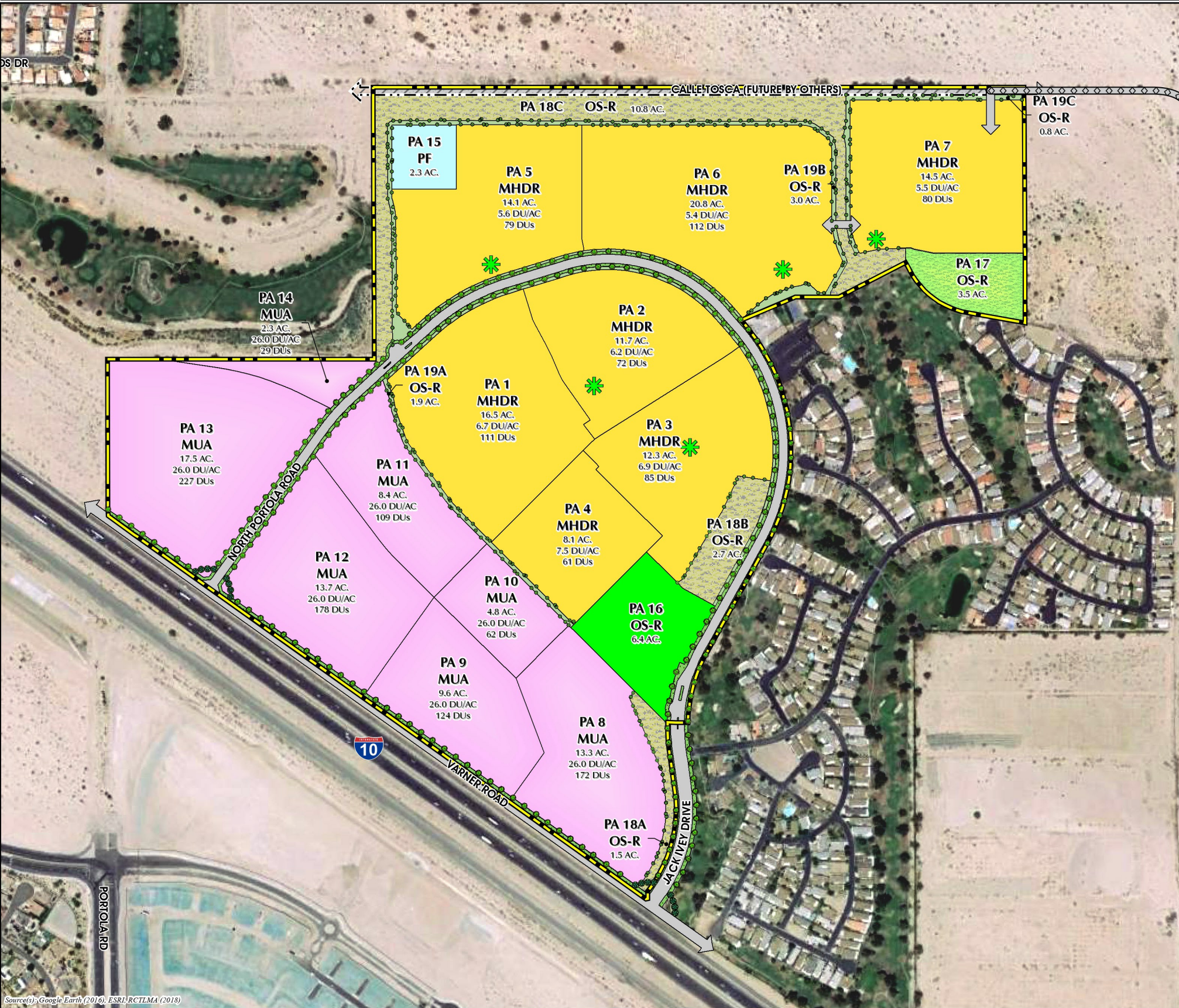
Portions of the Project site could be affected by a new proposed interchange on I-10 at Portola Avenue. Although the County of Riverside has not approved the I-10/Portola Avenue Interchange Project as of the date that this Environmental Assessment was prepared, the implementation of the proposed interchange improvements would result in the installation of a Portola Avenue overpass ramp and associated improvements along with a realignment of Varner Avenue within portions of the Project site that would be designated for Mixed Use Area land uses. Consequently, the implementation of the interchange project is anticipated to result in a corresponding reduction in the number of multi-family dwelling units within the Project site by 259 units (from 901 to 642 units) and the commercial square footage would be reduced by approximately 108,356 square feet (from 378,970 to 270,614 square feet).

2.4.1 Specific Plan No. 392

A. *Specific Plan Land Uses*

Figure 2-7, *Proposed Specific Plan Land Use Plan* depicts the proposed land uses of the Ivey Palms Specific Plan (SP 392). Specific Plan No. 392 would establish a Specific Plan that would provide a mechanism for the systematic implementation of the General Plan for the 214.7-acre site. Specifically, SP 392 would create 23 planning areas within the Project site, with an overall residential density of 7.0 dwelling units per acre (du/ac). SP 392 would contain the following land uses:

- 98.0 acres of Medium-High Density Residential land uses divided into seven (7) residential planning areas. This designation would allow for the development of up to 600 dwelling units on lot sizes ranging from 4,000 s.f. to 5,500 s.f. Densities within each individual planning area would range from 5.0 to 8.0 du/ac for an overall gross density of 6.1 du/ac. Planning Area 7 would be offered to PSUSD for development as a 14.5-acre K-5 elementary school site.
- 69.6 acres of Mixed Use Area (with 50% Highest Density Residential land uses) land uses divided into seven planning areas. This designation would allow for the development of up to 378,970 s.f. of commercial buildings, and up to 901 dwelling units. Residential densities within individual planning areas would range from 20.0 to 40.0 du/ac for an overall gross residential density of 26 du/ac.
- 2.3 acres of Public Facilities land uses within Planning Area 15, which would allow for the development of an electrical substation within Planning Area 15 that would be operated by the IID.
- 6.4 acres of Open Space-Recreation (Park) land uses within Planning Area 16 which would allow for the development of a community park within Planning Area 16.



STATISTICAL ABSTRACT				
RESIDENTIAL				
PA	LAND USE / PRODUCT	ACRES	DENSITY RANGE	TARGET DENSITY TARGET DUs
1	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	16.5	5.0-8.0 DU/AC	6.7 111
2	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	11.7	5.0-8.0 DU/AC	6.2 72
3	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	12.3	5.0-8.0 DU/AC	6.9 85
4	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	8.1	5.0-8.0 DU/AC	7.5 61
5	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	14.1	5.0-8.0 DU/AC	5.6 79
6	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	20.8	5.0-8.0 DU/AC	5.4 112
7*	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	14.5	5.0-8.0 DU/AC	5.5 80
RESIDENTIAL SUB-TOTAL		98.0	--	6.1 600
MIXED USE AREA				
PA	LAND USE / PRODUCT	ACRES	DENSITY RANGE	TARGET DENSITY TARGET DUs ²
8 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	13.3	20.0-40.0 DU/AC	26.0 172
9 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	9.6	20.0-40.0 DU/AC	26.0 124
10 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	4.8	20.0-40.0 DU/AC	26.0 62
11 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	8.4	20.0-40.0 DU/AC	26.0 109
12 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	13.7	20.0-40.0 DU/AC	26.0 178
13 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	17.5	20.0-40.0 DU/AC	26.0 227
14 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	2.3	20.0-40.0 DU/AC	26.0 29
MIXED USE AREA SUB-TOTAL		69.6	--	-- 901
NON - RESIDENTIAL				
PA	LAND USE / PRODUCT	ACRES	DENSITY	TARGET TARGET
15	PF (PUBLIC FACILITY - ELECTRICAL SUBSTATION)	2.3	--	-- --
16	OS-R (OPEN SPACE - PARK)	6.4	--	-- --
17	OS-R (DRIVING RANGE)	3.5	--	-- --
18A	OS-R (OPEN SPACE - RECREATION)	1.5	--	-- --
18B	OS-R (OPEN SPACE - RECREATION)	2.7	--	-- --
18C	OS-R (OPEN SPACE - RECREATION)	10.8	--	-- --
19A	OS-R (OPEN SPACE - PASEO)	1.9	--	-- --
19B	OS-R (OPEN SPACE - PASEO)	3.0	--	-- --
19C	OS-R (OPEN SPACE - PASEO)	0.8	--	-- --
CIRCULATION		14.2	--	-- --
NON-RESIDENTIAL SUB-TOTAL		47.1	--	-- --
PROJECT TOTAL		214.7	--	7.0 1,501

* PA 7 may be developed as a K-5 elementary school site as an alternative use.

¹ Target Units and Target Density are based on Gross Acres.

² Implementation within the MUA Planning Areas anticipate that 50% of the Planning Area Gross Acreage will be developed with Residential Land Uses consistent with the HHDR Designation (20-40 du/ac) at a target density of 26 du/ac, and the remaining 50% of Acreage with Commercial Uses.

Pocket Park

This street shall be designed as secondary access for PA 7 and constructed as a 20' paved section on the south and west side of the centerline. If PA 7 is developed as an elementary school site, street section shall be constructed as 32' of paving on the south and west side of the centerline.

Dedicated half width, future construction by others when needed.

Figure 2-7

PROPOSED SPECIFIC PLAN LAND USE PLAN

- 3.5 acres of Open Space-Recreation (Driving Range) land uses to allow for the development of a driving range within Planning Area 17.
- 15.0 acres of Open Space-Recreation land uses that would be utilized on an interim basis for storm water management until the construction of a permanent on-site storm water drainage system to manage storm water flows from off-site is completed.
- 5.7 acres of Open Space-Recreation (Paseos) land uses to allow for the development of 15-foot wide paseos featuring decomposed granite trails that would provide pedestrian and bicycle access throughout the Ivey Palms community.
- Five (5) 0.5-acre pocket parks throughout the Ivey Palms community.
- 14.2 acres dedicated for on-site roadway circulation.

The land use types are proposed by SP No. 392 for the proposed 214.7-acre Project site are also summarized below in Table 2-1, *Specific Plan No. 392 - Land Use Summary*. Figure 2-7, *Proposed Specific Plan Land Use Plan* depicts the land uses that would be allocated to the 214.7-acre Project site with adoption of SP 392.

Table 2-1 Specific Plan No. 392 - Land Use Summary

PLANNING AREA	LAND USE	ACREAGE	DENSITY RANGE	TARGET DENSITY	DWELLING UNITS
1	Medium-High Density Residential	16.5	5.0-8.0 DU/AC	6.7	111
2	Medium-High Density Residential	11.7	5.0-8.0 DU/AC	6.2	72
3	Medium-High Density Residential	12.3	5.0-8.0 DU/AC	6.9	85
4	Medium-High Density Residential	8.1	5.0-8.0 DU/AC	7.5	61
5	Medium-High Density Residential	14.1	5.0-8.0 DU/AC	5.6	79
6	Medium-High Density Residential	20.8	5.0-8.0 DU/AC	5.4	112
7	Medium-High Density Residential	14.5	5.0-8.0 DU/AC	5.5	80
8	Mixed Use Area	13.3	20.0-40.0 DU/AC	26.0	172
9	Mixed Use Area	9.6	20.0-40.0 DU/AC	26.0	124
10	Mixed Use Area	4.8	20.0-40.0 DU/AC	26.0	62
11	Mixed Use Area	8.4	20.0-40.0 DU/AC	26.0	109
12	Mixed Use Area	13.7	20.0-40.0 DU/AC	26.0	178
13	Mixed Use Area	17.5	20.0-40.0 DU/AC	26.0	227
14	Mixed Use Area	2.3	20.0-40.0 DU/AC	26.0	29
15	Public Facility - Substation	2.3	--	--	--
16	Open Space-Park	6.4	--	--	--
17	Open Space-Recreation (Driving Range)	3.5	--	--	--
18A	Open Space-Recreation	1.5	--	--	--
18B	Open Space-Recreation	2.7	--	--	--
18C	Open Space-Recreation	10.8	--	--	--
19A	Open Space-Paseo	1.9	--	--	--
19B	Open Space-Paseo	3.0	--	--	--
19C	Open Space-Paseo	0.8	--	--	--
--	Circulation	14.2	--	--	--
Total		214.7	--	7.0	1,501

2.4.2 General Plan Amendment 1133

As shown on Figure 2-8, *Existing and Proposed General Plan Land Use Designations*, the Project Applicant is seeking a General Plan Amendment (GPA) to change the Riverside County General Plan to amend the land use designations of the Project site to provide consistency with the land uses proposed as part of Specific Plan No. 392 (refer to Figure 2-7). Approval of GPA 1133 would amend the Riverside County General Plan Land Use Element as it applies to the 214.7-acre Project site by changing the existing land use designations applied to the site by the General Plan and Western Coachella Valley Area Plan (WCVAP) from "Mixed Use Area (MUA)" and "High Density Residential (HDR)" to provide consistency with the land use designations proposed as part of Specific Plan No. 392, which includes "Medium-High Density Residential (MHDR)," "Mixed Use Area (MUA)," "Highest Density Residential (HHDR)," "Public Facility (PF)," and "Open Space-Recreation (OS-R)."

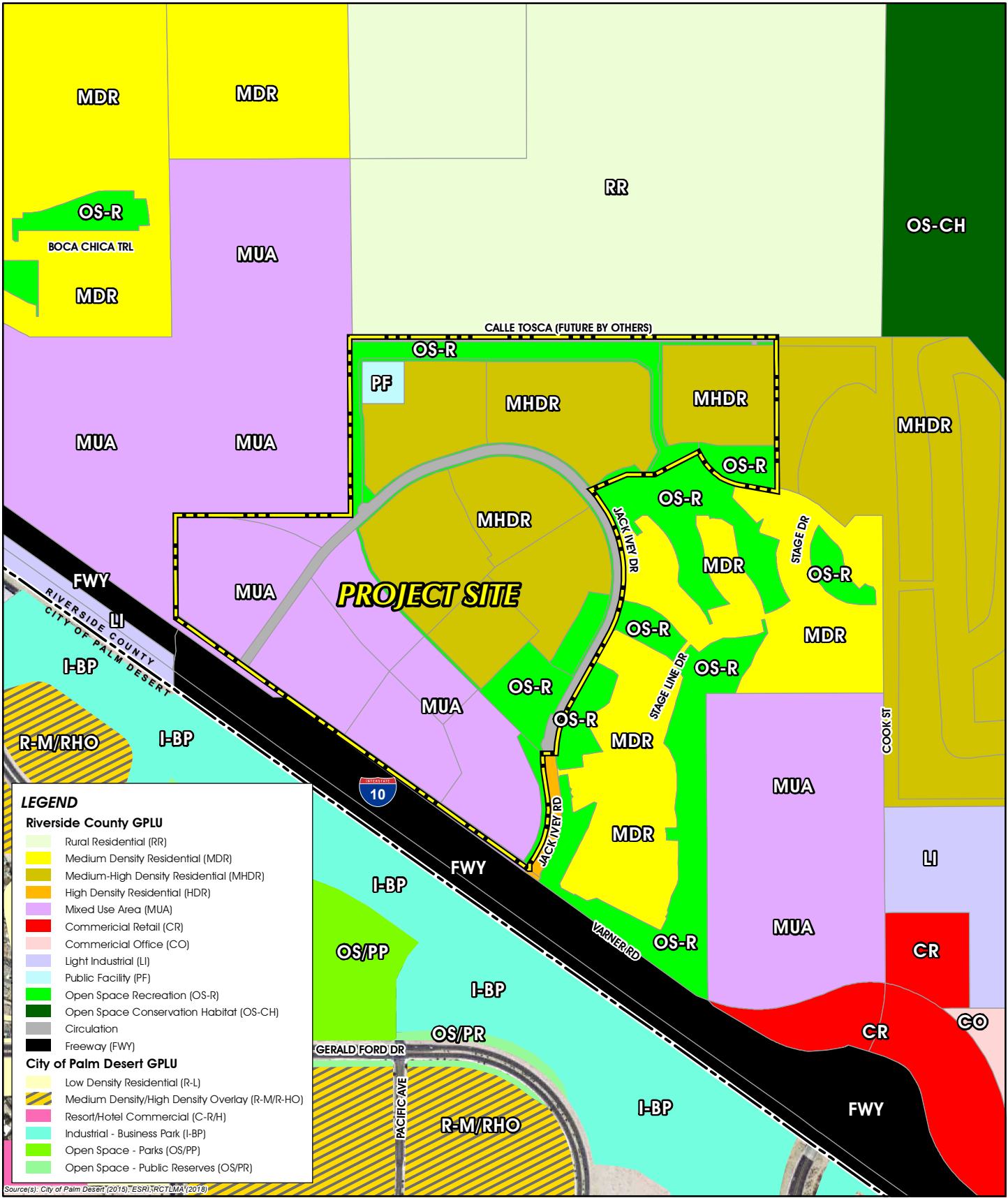
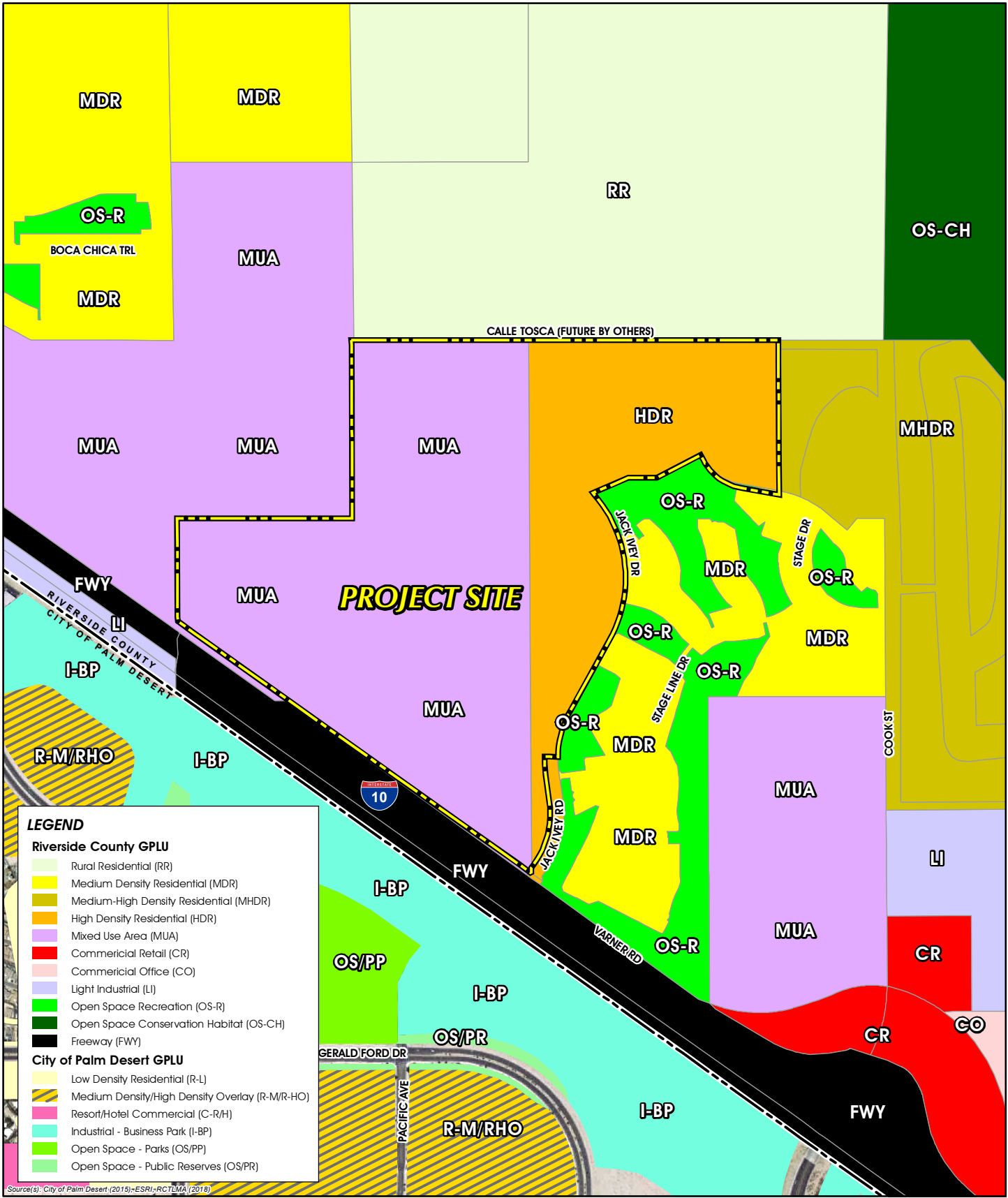
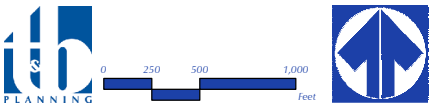


Figure 2-8

EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS



2.4.3 Change of Zone No. 7893

As shown on Figure 2-9, *Existing and Proposed Zoning Classifications*, the proposed change of zone would establish the planning area boundaries, permitted uses and development standards for 214.7 acres that would be encompassed within SP No. 392. Specifically, the Project proposes to change the zoning classifications of the entirety of the Project site from MU, R-2, R-3, and R-5 to “SP Zone” (Specific Plan zone).

2.4.4 Tentative Tract Map No. 37434

Figure 2-11, *Tentative Tract Map No. 37434*, depicts the proposed Tentative Tract Map (TTM) No. 37434, which proposes to subdivide the approximately 214.7-acre Project site into specific lot configurations within each Planning Area to allow for the projected development. The TTM would establish a subdivision of 601 single-family residences within the single-family residential Planning Area. The remaining areas of TTM 37434 allow for the future development of commercial and residential uses within planning areas 8 through 16.

2.4.5 Portola Avenue Interchange Project

The California Department of Transportation (Caltrans) as assigned by the Federal Highway Administration (FHWA), and in cooperation with the County of Riverside and the City of Palm Desert, prepared an Initial Study/Environmental Assessment (EA 08-0F1200) for a project (“Portola Avenue Interchange Project”) which proposes to construct a new interchange on Interstate 10 (I-10 at Portola Avenue). A Negative Declaration, pursuant to CEQA was completed and approved for the proposed Portola Avenue Interchange Project. The proposed Portola Avenue Interchange Project would affect portions of the Ivey Palm Specific Plan project area. However, for the purposes of this environmental review, the entire Ivey Palms Specific Plan area has been analyzed.

As shown in Figure 2-10, *Portola Avenue Interchange Project Overlay*, the implementation of the Portola Avenue Interchange Project would result in a reduction in the developable portions of the Project site to correspond to the areas subject to the interchange improvements, resulting in a decrease in the commercial square footage within the mixed-use planning. Accordingly, with the implementation of the Portola Avenue Interchange Project, the amount of commercial square footage that would be developed within the Ivey Palms Specific Plan would be reduced by approximately 102,365 square feet and the number of multi-family dwelling units would be reduced by approximately 245 residences.

2.5 PROJECT CONSTRUCTION AND OPERATIONAL CHARACTERISTICS

2.5.1 Construction Details

A. Proposed Physical Disturbance

Physical disturbances necessary to implement the proposed Project are depicted on Figure 2-12, *Proposed Physical Disturbances*. As shown, grading would result in impacts to the entire 214.7 acres of the Project site, in addition to approximately 4.5 acres of disturbances off-site. Off-site impact areas are associated with 1.7 acres of off-site grading to construct the planned sewer improvement to the southeast of the Project site and the between Cook Street (approximately 0.5 mile to the east of the Project site) and the Jack Ivey Country Club (abuts the Project site to the east), as well as 2.8 acres of grading of an area to the east of proposed Planning Area 7 in order to construct an off-site roadway connection between Cook Street (existing) and the future Street “B.” No other off-site physical impacts are anticipated from Project implementation.

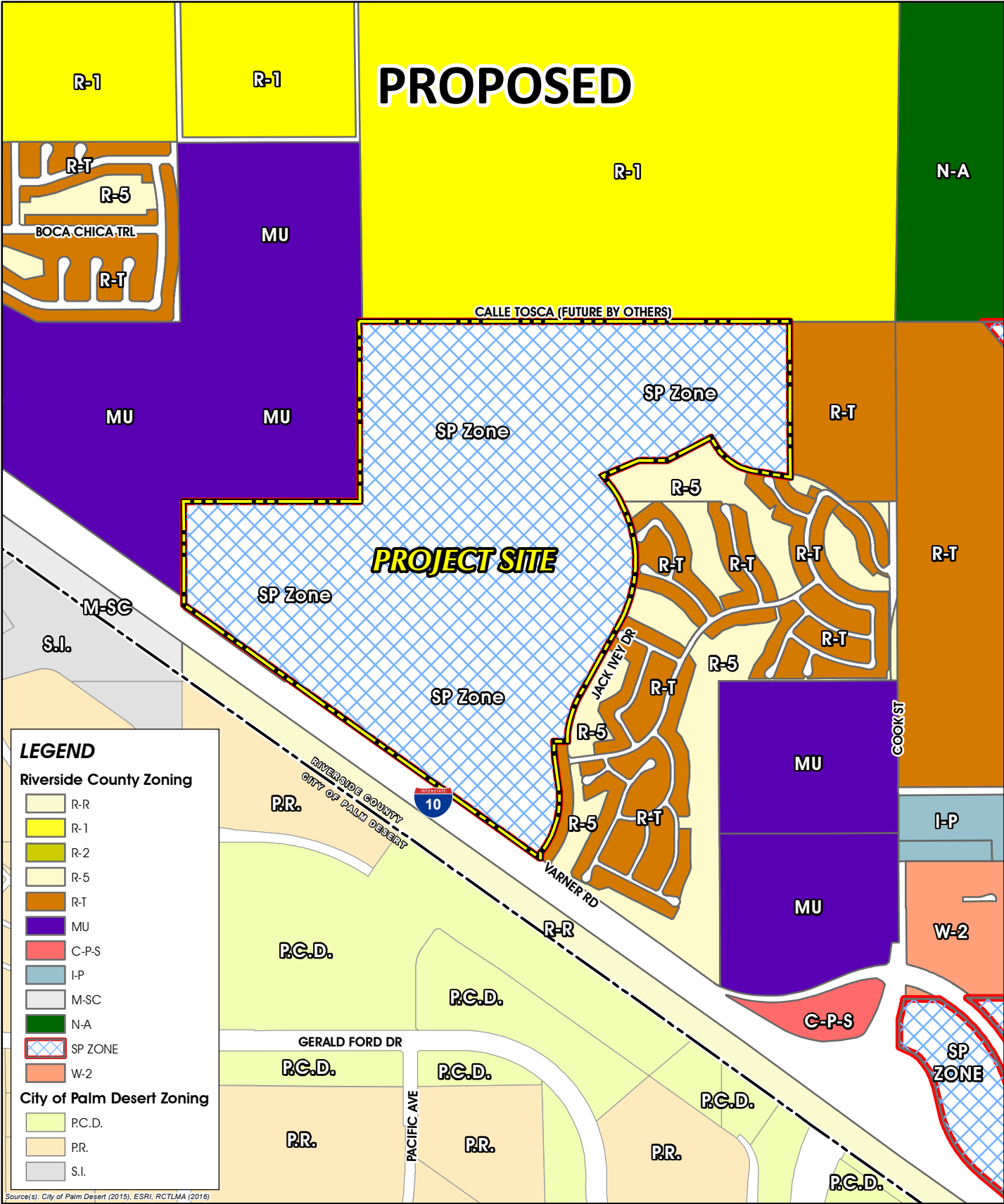
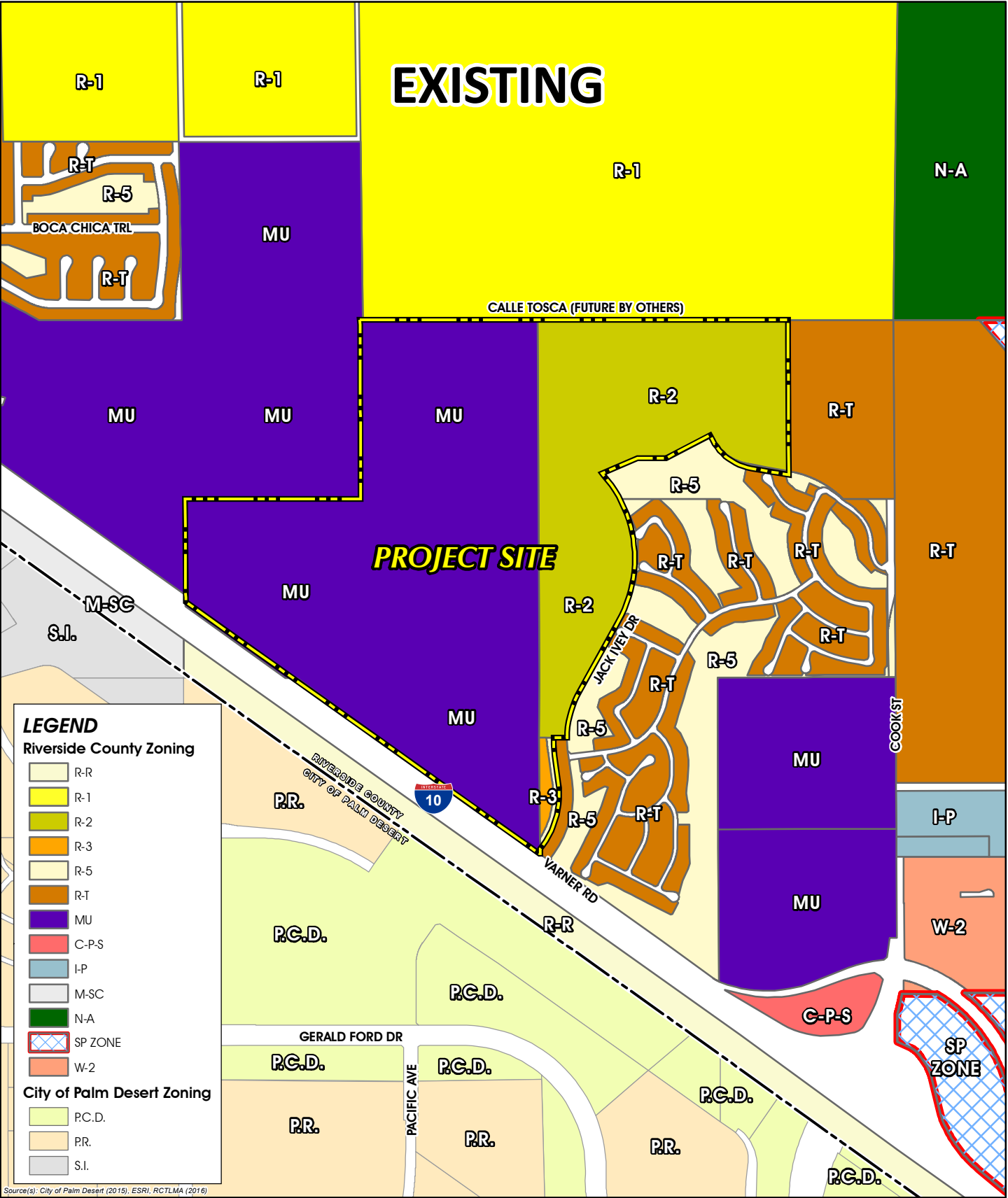
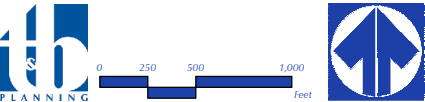


Figure 2-9

EXISTING AND PROPOSED ZONING CLASSIFICATIONS





STATISTICAL ABSTRACT

RESIDENTIAL				
PA	LAND USE / PRODUCT	ACRES	DENSITY RANGE	TARGET DENSITY TARGET DUs
1	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	16.5	5.0-8.0 DU/AC	6.7 111
2	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	11.7	5.0-8.0 DU/AC	6.2 72
3	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	12.3	5.0-8.0 DU/AC	6.9 85
4	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	8.1	5.0-8.0 DU/AC	7.5 61
5	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	14.1	5.0-8.0 DU/AC	5.6 79
6	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	20.8	5.0-8.0 DU/AC	5.4 112
7*	MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL)	14.5	5.0-8.0 DU/AC	5.5 80
RESIDENTIAL SUB-TOTAL		98.0	--	6.1 600

MIXED USE AREA				
PA	LAND USE / PRODUCT	ACRES	DENSITY RANGE	TARGET DENSITY TARGET DUs ²
8 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	12.8	20.0-40.0 DU/AC	26.0 166
9 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	6.7	20.0-40.0 DU/AC	26.0 87
10 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	4.7	20.0-40.0 DU/AC	26.0 61
11 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	6.3	20.0-40.0 DU/AC	26.0 81
12 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	6.3	20.0-40.0 DU/AC	26.0 81
13 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	10.6	20.0-40.0 DU/AC	26.0 137
14 ^{1,2}	MUA (MIXED USE AREA: 50% HHDR)	2.3	20.0-40.0 DU/AC	26.0 29
MIXED USE AREA SUB-TOTAL		49.7	--	-- 642

NON - RESIDENTIAL				
PA	LAND USE / PRODUCT	ACRES	DENSITY	TARGET TARGET
15	PF (PUBLIC FACILITY - ELECTRICAL SUBSTATION)	2.3	--	-- --
16	OS-R (OPEN SPACE - PARK)	6.4	--	-- --
17	OS-R (DRIVING RANGE)	3.5	--	-- --
18A	OS-R (OPEN SPACE - RECREATION)	1.5	--	-- --
18B	OS-R (OPEN SPACE - RECREATION)	2.7	--	-- --
18C	OS-R (OPEN SPACE - RECREATION)	10.8	--	-- --
19A	OS-R (OPEN SPACE - PASEO)	1.9	--	-- --
19B	OS-R (OPEN SPACE - PASEO)	3.0	--	-- --
19C	OS-R (OPEN SPACE - PASEO)	0.8	--	-- --
CIRCULATION		12.3	--	-- --
FREEWAY INTERCHANGE		21.8	--	-- --
NON-RESIDENTIAL SUB-TOTAL		67.0	--	-- --

PROJECT TOTAL	214.7	--	5.8	1,242
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* PA 7 may be developed as a K-5 elementary school site as an alternative use.

¹ Target Units and Target Density are based on Gross Acres.

² Implementation within the MUA Planning Areas anticipate that 50% of the Planning Area Gross Acreage will be developed with Residential Land Uses consistent with the HHDR Designation (20-40 du/ac) at a target density of 26 du/ac, and the remaining 50% of Acreage with Commercial Uses.

Pocket Park

This street shall be designed as secondary access for PA 7 and constructed as a 20' paved section on the south and west side of the centerline. If PA 7 is developed as an elementary school site, street section shall be constructed as 32' of paving on the south and west side of the centerline.

Dedicated half width, future construction by others when needed.

TENTATIVE TRACT MAP NO. 37434

NOVEMBER, 2017

PLANNING AREA 1		PLANNING AREA 1 (CONT)		PLANNING AREA 1 (CONT)		PLANNING AREA 2		PLANNING AREA 2 (CONT)	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	4500	39	5817	75	4500	110	4893	145	4893
2	4500	39	5285	76	5091	113	4747	150	4892
3	4848	40	5198	77	4626	114	4747	151	4891
4	4848	41	5099	78	4626	115	4626	152	4890
5	4848	42	5142	79	5174	116	5055	153	4889
6	4816	43	4823	80	4863	117	5168	154	4888
7	4816	44	4880	81	4825	118	5282	155	4887
8	4816	45	5286	82	4743	119	5380	156	4886
9	4816	46	4836	83	4641	120	5500	157	5095
10	5286	47	4750	84	4625	121	5615	158	4814
11	5400	48	4750	85	4625	122	5615	159	4701
12	5400	49	4831	86	5108	123	5399	160	4841
13	6458	50	4834	87	5528	124	5412	161	4500
14	5603	51	5099	88	4891	125	5293	162	4500
15	5603	52	4816	89	4903	126	5219	163	4500
16	5658	53	4743	90	5012	127	5410	164	4500
17	5647	54	4727	91	4893	128	5741	165	4500
18	5323	55	4500	92	4891	129	5814	166	4500
19	5040	56	4500	93	5113	130	4816	167	4523
20	4750	57	5048	94	4828	131	5485	168	4893
21	4750	58	4811	95	4894	132	5384	169	4880
22	4750	59	4750	96	5405	133	5287	170	4680
23	4786	60	4800	97	5480	134	4530	171	4680
24	5028	61	4800	98	5729	135	4610	172	4680
25	4807	62	5114	99	4870	136	4813	173	4680
26	5012	63	4896	100	4533	137	4813	174	4680
27	4820	64	4892	101	4500	138	4813	175	4680
28	4823	65	4814	102	4500	139	4813	176	4680
29	4825	66	5407	103	4500	140	4812	177	4680
30	4500	67	5418	104	4500	141	4848	178	4680
31	4500	68	5099	105	4816	142	5486	179	4680
32	4500	69	5290	106	4816	143	4811	180	4680
33	4500	70	4887	107	4770	144	5482	181	4680
34	5019	71	5480	108	4770	145	5486	182	4680
35	4897	72	5480	109	4770	146	4752	183	4830
36	4657	73	5159	110	4770	147	4813		
37	5912	74	5215	111	4706	148	4858		

PLANNING AREA 4		PLANNING AREA 4 (CONT)		PLANNING AREA 4 (CONT)		PLANNING AREA 5		PLANNING AREA 5 (CONT)	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
184	4123	227	4968	269	4386	312	5639	373	5874
185	4381	228	4896	270	4500	313	5616	374	5750
186	4500	229	5175	271	4500	314	5635	375	5200
187	4500	230	5313	272	4500	315	5585	376	5250
188	4500	231	4759	273	4500	316	5585	377	5250
189	4500	232	4820	274	4500	317	4500	378	5250
190	4500	233	4320	275	4500	318	4500	379	5250
191	4500	234	4320	276	4500	319	4500	380	5250
192	4500	235	4500	277	4500	320	4500	381	5250
193	4500	236	4897	278	4394	321	4500	382	5250
194	4500	237	6922	279	4401	322	4463	383	5250
195	4500	238	6425	280	4500	323	4468	384	5250
196	4500	239	6958	281	4500	324	4468	385	5250
197	4500	240	5384	282	4500	325	4468	386	5277
198	4500	241	4600	283	4500	326	4468	387	5291
199	4500	242	4500	284	4500	327	4468	388	5393
200	4500	243	4705	285	4500	328	4468	389	5392
201	4501	244	4810	286	4500	329	4457	390	5392
202	4504	245	4444	287	4500	330	4500	391	5392
203	4764	246	4140	288	4386	331	5529	392	5366
204	5019	247	4140	289	4414	332	5529	393	5366
205	4918	248	4500	290	4500	333	5529	394	5366
206	4485	249	4396	291	4500	334	5529	395	5366
207	4353	250	4620	292	4500	335	5529	396	5366
208	4286	251	5289	293	4500	336	5408	397	5366
209	4238	252	4463	294	4500	337	5413	398	5366
210	4500	253	4131	295	4500	338	5413	399	5366
211	4138	254	4131	296	4500	339	5430	400	5366
212	4138	255	4131	297	4500	340	5430	401	5366
213	5009	256	4131	298	4363	341	5366	402	5366
214	4812	257	4131	299	4369	342	5366	403	5366
215	4391	258	4131	300	4500	343	5366	404	5366
216	4393	259	4131	301	4500	344	5366	405	5366
217	4331	260	4131	302	4500	345	5366	406	5366
218	4366	261	4379	303	4500	346	5313	407	5366
219	4366	262	4366	304	4500	347	5366	408	5366
220	4521	263	4554	305	4500	348	5366		
221	5116	264	4896	306	4500	349	5366		
222	4816	265	4816	307	4500	350	5366		
223	5238	266	5290	308	4414	351	5366		
224	5095	267	4657	309	4500	352	5366		
225	4944	268	4533	310	4500	353	5366		
226	4911			311	4500	354	5366		

PLANNING AREA 6		PLANNING AREA 6 (CONT)		PLANNING AREA 6 (CONT)		PLANNING AREA 7		PLANNING AREA 7 (CONT)	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
409	7051	450	6050	481	5000	521	7925	562	5000
410	5850	451	6050	482	5000	522	7453	563	5000
411	5658	452	6050	483	5000	523	7453	564	5000
412	5708	453	6050	484	4774	524	7453	565	5000
413	5708	454	6050	485	4170	525	7453	566	5000
414	5708	455	6467	486	4480	526	7453	567	5000
415	5708	456	6979	487	4386	527	7453	568	5000
416	5708	457	7428	488	5940	528	7453	569	5439
417	5708	458	8881	489	6446	529	7453	570	5393
418	5708	459	7890	490	5768	530	7453	571	5000
419	5708	460	7849	491	5000	531	8004	572	5000
420	5708	461	6966	502	5000	532	10327	573	5000
421	6137	462	5656	503	5000	533	5634	574	5000
422	6481	463	5815	504	5686	534	5871	575	5000
423	5840	464	5815	505	5686	535	6000	576	5000
424	5831	465	5815	506	5725	536	6000	577	5000
425	5784	466	5815	507	6225	537	6000	578	5000
426	5986	467	5815	508	6402	538	6000	579	5000
427	5500	468	5815	509	5688	539	5250	580	5495
428	5500	469	6210	510	5714	540	5000	581	5000
429	5500	470	6228	511	7172	541	5000	582	5000
430	5500	471	5830	512	7056	542	5000	583	5000
431	5500	472	5830	513	7056	543	5000	584	5000
432	5500	473	5830	514	7056	544	5000	585	5000
433	6343	474	5830	515	5000	545	5000	586	5000
434	5810	475	5830	516	4863	546	5000	587	5000
435	5821	476	6232	517	5000	547	5000	588	5000
436	5781	477	6511	518	4893	548	5000	589	5000
437	5781	478	6171	519	5584	549	5000	590	5000
438	5775	479	6223	520	5584	550	5000	591	5000
439	5775	480	6263			551	5000	592	5000
440	5775	481	7097			552	5000	593	5000
441	5775	482	6657			553	5000	594	5000
442	5775	483	6712			554	5000	595	5000
443	5775	484	5500			555	5000	596	5000
444	5775	485	5500			556	5000	597	5000
445	5775	486	5500			557	5000	598	5000
446	5775	487	5500			558	5000	599	5000
447	5752	488	5500			559	5000	600	5000
448	5866	489	5866			560	5000		
449	5863	490	5866			561	5000		

NON-RESIDENTIAL LOTS

LOT NO.	AREA (SF)
601	1080
602	19236
603	750
604	36987
605	2298
606	718
607	730
608	749
609	657
610	278507
611	7577
612	15618
613	2662
614	7480
615	9997
616	117665
617	34290
618	91677
619	14595
620	2708
621	712
622	18077
623	747
624	808
625	756
626	673
627	6553
628	24830
629	750
630	750
631	22297
632	30110
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637	4471
638	2114
639	8223
640	155181
641	25111

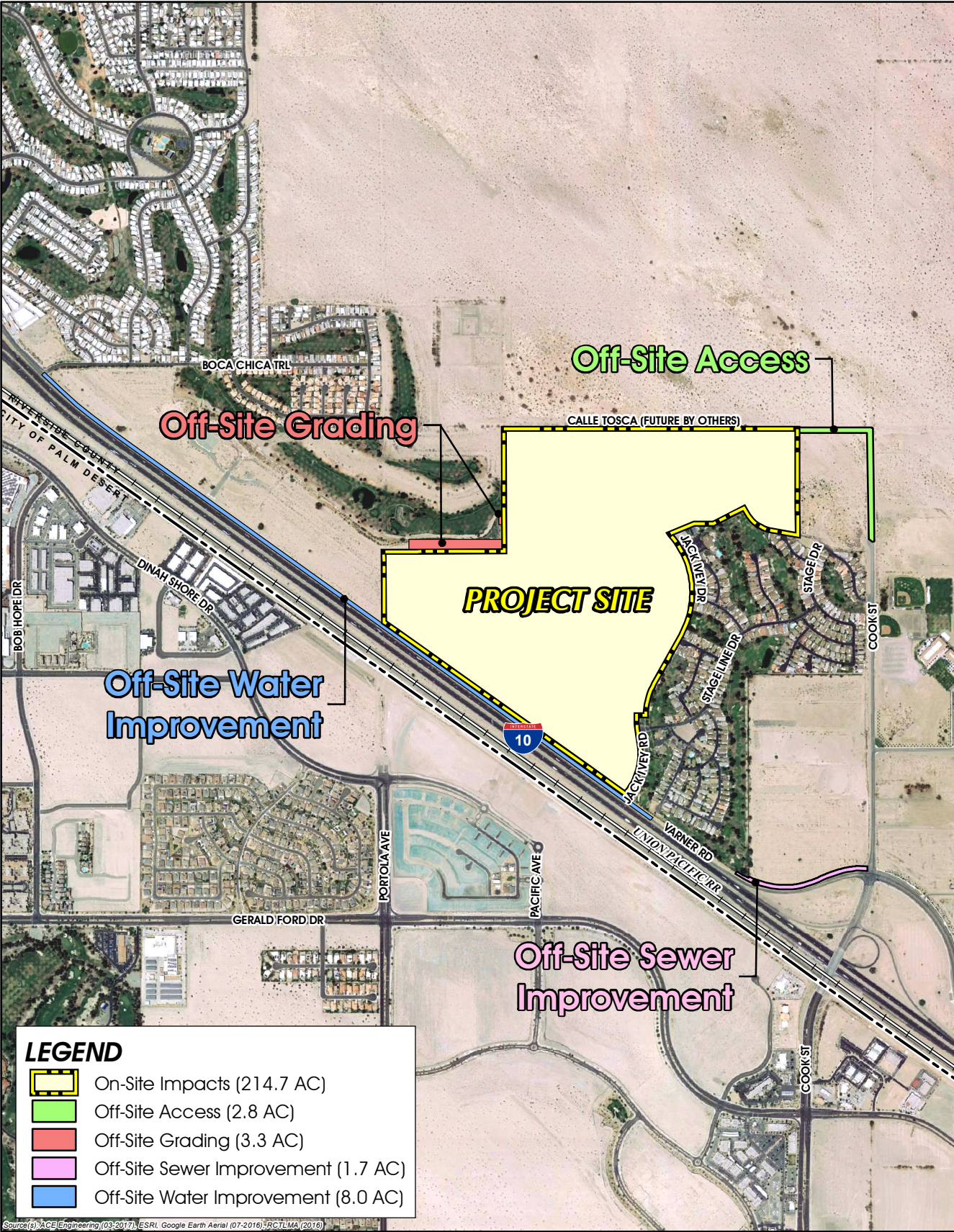
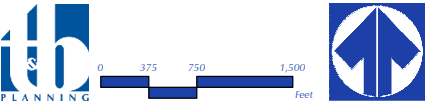


Figure 2-12



2.5.2 Operational Characteristics

The proposed Project would operate as a residential community that includes up to 1,501 dwelling units, 378,970 s.f. of commercial retail buildings, a 14.5-acre K-5 elementary school, a 2.3-acre electrical substation site, community parks, and a 3.5-acre golf driving range. As such, typical operational characteristics include resident and visitor (including students and patrons of the on-site golf driving range and commercial retail) travel to and from the Project site; recreational activities within neighborhoods and park areas; and general maintenance within neighborhoods, open space uses, commercial retail buildings, the school site, and the electrical substation.

A. Future Population

Implementation of the proposed Project would result in the construction of up to 1,501 dwelling units. According to the population generation rates provided in Table E-2 of Appendix E-1 of the Riverside County General Plan, the Project would generate a future population of approximately 3,843 people, as summarized in Table 2-2, *Estimated Future Population*. (Riverside County, 2015c, p. 2, Appendix E-1)

Table 2-2 Estimated Future Population

Dwelling Units	Average Persons per Household	Estimated Future Population
1,501	2.56	3,843

The Project's elementary school site and commercial retail uses are anticipated generate approximately 433 employees. The employment calculation for the proposed 14.5-acre elementary school was calculated by multiplying 14.5 acres by the employment density of 7.0 employees per acre for elementary schools in Riverside County from Table B-1 of the SCAG Employment Density Study Summary Report to arrive at approximately 102 employees (14.5 acres × 7.0 employees per acre = 101.5 employees). The employment calculation for the proposed 378,970 s.f. of commercial retail was calculated by multiplying 378,970 s.f. by the employment density of 1 employee per 1,148 s.f. of retail in Riverside County from Table 9A of the SCAG Employment Density Study Summary Report to arrive at approximately 331 employees (378,970 s.f. × 1.0 employee per 1,148 s.f. = 330.1 employees). (NCI, 2001, Tables 9A and B-1)

B. Future Traffic

Future traffic associated with the proposed Project will be evaluated as part of a Project-specific traffic impact analysis, the results of which will be incorporated into the required EIR.

C. Water Demand

Because the Project involves a proposal for residential development comprising more than 500 dwelling units, a Water Supply Assessment (WSA) will be required pursuant to Section 10910 of the California Water Code. The Project's estimated water demand will be calculated as part of the WSA, and the results of the WSA will be reported in the required EIR.

D. Wastewater Demand

Based on Section 5, Table 5.5-AF, *Cumulative Effect on Theoretical Wastewater Treatment Demand*, of the EIR for Riverside County General Plan Amendment No. 960, and Table 4-2-1, *Sewer Generation Factors*, of the Water Agencies' Standards Design Guidelines for Water and Sewer Facilities, the estimated demand for wastewater treatment for 1,501 dwelling units, 378,970 s.f. of commercial retail land uses, and an 14.5-acre elementary school is equal to approximately 365,820 US gallons/day (133 million US gallons/year). The Project's total wastewater treatment demand was calculated by multiplying the residential wastewater demand factor of 230 gallons per day per dwelling unit (gpd/du) by 1,501 dwelling units, plus the commercial wastewater treatment demand factor

of 1,200 gpd/acre multiplied by 8.7 acres (378,970 s.f.), plus the elementary school wastewater treatment demand factor of 700 gpd/gross acre by 14.5 acres. (Riverside County, 2015b, p. 5-184; WAS, 2014, Table 4-2-1)

3.0 ENVIRONMENTAL CHECKLIST

3.1 PROJECT INFORMATION

Environmental Assessment (E.A.) Number: 42653

Project Case Type (s) and Number(s): GPA01133, SP 392, CZ07893, and TTM No. 37434.

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Jason Killebrew

Telephone Number: 951-955-0314

Applicant's Name: Joseph Rivani

Applicant's Address: 3470 Wilshire Boulevard, Suite 1020, Los Angeles, CA 90010

A. Project Description:

As discussed in detail in Subsection 2.0, above, the proposed Project involves the following discretionary approvals from Riverside County:

1. General Plan Amendment No. 1133 would amend the Riverside County General Plan Land Use Element as it applies to the 214.7-acre Project site by changing the land use designation applied to the site by the General Plan and Western Coachella Valley Area Plan (WCVAP) from "Mixed Use Area (MUA)" and "High Density Residential (HDR)" to "Specific Plan (S-P)."
2. Change of Zone No. 7893 would change the Project site's zoning classification from "Multiple-Family Dwellings (R-2)," "General Residential (R-3)," "Open Area Combining Zone Residential Development (R-5)," and "Mixed Use (MU)" to "Specific Plan (S-P)." Upon approval of the change of zone, the specific zoning standards would be as provided for by Specific Plan No. 392.
3. Specific Plan No. 392 would establish a Specific Plan that would provide a mechanism for the systematic implementation of the General Plan for the 214.7-acre site. Specifically, SP 392 would divide the property into 23 planning areas, containing the following land uses:
 - 98.0 acres of Medium-High Density Residential land uses divided into seven residential planning areas. This designation would allow for the development of up to 600 dwelling units on minimum 4,000-sq. ft. lots. Densities within individual planning areas would range from 5.0 to 8.0 du/ac for an overall gross density of 6.1 du/ac. Planning Area 7 would be offered to PSUSD for development as a 14.5-acre K-5 elementary school site.
 - 69.6 acres of Mixed Use Area (with 50% Highest Density Residential land uses) land uses divided into seven planning areas. This designation would allow for the development of up to 378,970 s.f. of commercial buildings, and up to 901 dwelling units. Residential densities within individual planning areas would range from 20.0 to 40.0 du/ac for an overall gross residential density of 26.0 du/ac.
 - 2.3 acres of Public Facilities land uses within Planning Area 15, which would allow for the development of an electrical substation within Planning Area 15.
 - 6.4 acres of Open Space-Recreation (Park) land uses within Planning Area 16 which would allow for the development of a community park within Planning Area 16.
 - 3.5 acres of Open Space-Recreation (Driving Range) land uses to allow for the development of a driving range within Planning Area 17.
 - 15.0 acres of Open Space-Recreation land uses to allow for the development of linear parks which would be utilized on an interim basis for storm water management until the construction of a permanent on-site storm water drainage system to manage off-site storm water flows is completed.
 - 5.7 acres of Open Space-Recreation (Paseos) land uses to allow for the development of 15-foot wide paseos featuring decomposed granite trails that would provide pedestrian and bicycle access throughout the Ivey Palms community.

- 14.2 acres dedicated for roadway circulation.

4. Tentative Tract Map No. 37434 would subdivide approximately 214.7 acres of the Ivey Palms Specific Plan into specific lot configurations within each planning area to allow for implementation of the proposed development. Refer to section 2.4.4 for a breakdown of the different land uses indicated by TR 37434. The TR also indicates the location and type of proposed utilities, roadway frontage improvements, and connections to existing off-site utilities.

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

C. Total Project Area: 214.7 Acres

Residential Acres: 167.6*	Lots: 753	Units: 1,501	Projected No. of Residents: 3,843
Commercial Acres: 69.6	Lots: 0	Sq. Ft. of Bldg. Area: 378,970	Est. No. of Employees: 331
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: A 14.5-acre elementary school site may be constructed within Planning Area 7 (anticipated to be staffed with up to 102 employees); a 2.3-acre electrical substation; parks and open space on 30.6 acres; and 14.2 acres of roadways. * Includes the 69.6 acres of Mixed Use Areas.			

D. Assessor's Parcel No(s): 694-050-001, 694-050-002, 694-050-003, 694-050-006, 694-050-012, 694-050-011, 694-120-010, 694-120-011, and 694-120-002.

E. Street References: North of Varner Road and the I-10 freeway; east of Monterey Avenue; south of Ramon Road, and west of Jack Ivey Drive.

F. Section, Township & Range Description or reference/attach a Legal Description: The Project site encompasses portions of Section 28, Township 4, Range 6E, San Bernardino Baseline and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is located in the Thousand Palms community in the Western Coachella Valley area of unincorporated Riverside County, California. The Project site is made up of a collection of irregularly shaped, contiguous parcels. Under existing conditions, the property is vacant and predominantly undeveloped, with the exception of the northeast portion of the Project site that is used as a driving range. The Project site is characterized by predominantly flat, desert terrain which has been largely disturbed by historical weed abatement activities and off-road vehicles (refer to Figure 2-4, *Aerial Photograph*). The Project site is north of the City of Palm Desert; east of the City of Rancho Mirage; and west of the City of Indio. To the north of the Project site is unincorporated Riverside County. The Project site is bound to the north by vacant undeveloped land; to the east by a master-planned residential community and golf course (Ivey Ranch Country Club senior golf community); to the south by Varner Road and the I-10 freeway; and to the west by a golf course and single-family residential community. Regional access to the site is provided via I-10 which is located to the south of the Project site.

3.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The current General Plan land use designations to apply to the Project site are "High Density Residential (HDR)" and "Mixed Use Area (MUA)."
2. **Circulation:** The Riverside County Transportation Department will review the Project for conformance with County Ordinance No. 461 (Road Improvement Standards and Specifications). Adequate circulation facilities exist or are planned to serve the proposed development. The

proposed Project would adhere to all applicable circulation policies of the Riverside County General Plan for public roadways. An EIR and Project-specific traffic study will be prepared that will identify any consistencies with the General Plan Circulation Element.

- 3. Multipurpose Open Space:** The Project site is located within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). Although habitat conservation is not required on the Project site pursuant to the CVMSHCP, all projects must demonstrate compliance with applicable CVMSHCP requirements in accordance with the following sections of the CVMSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures." A discussion of the Project's consistency with these sections of the CVMSHCP will be provided in the required EIR, along with an analysis of consistency with the General Plan goals and policies related to multipurpose open space. (RCIT, 2017)
- 4. Safety:** The Project site is located within an area with moderately susceptible to liquefaction and susceptible to ground subsidence. According to Riverside GIS, no wildland fire hazards exist at the Project site. The proposed Project is also located within a 100-year FEMA flood zone. No faults or fault zones occur on-site. The future workers or residents at the Project site would not be subjected to any emergency response deficiencies due to Project design and the Project Applicant would be required to pay all applicable development impact fees that are used to fund emergency services, as required by the County. The Project site also is not located within any known Airport Influence Area (AIA). An EIR will be prepared that will identify any inconsistencies with General Plan objectives and policies related to public safety (RCIT, 2017)
- 5. Noise:** Under existing conditions, the ambient noise environment is characterized by vehicular traffic travelling along Varner Road and the I-10 freeway to the immediate south of the Project site. Although the Project site is not located in area known to be subject to high levels of noise, an EIR will be prepared that will provide an acoustical analysis to identify any projected on- or off-site inconsistencies related to General Plan goals and policies that address environmental noise.
- 6. Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project does, however, relate to the County General Plan Housing Element through the Project's proposed land uses on the subject property, specifically, the provision of up to 1,501 residential dwelling units on-site would accommodate a portion of the County's long-term housing demand and would expand the range of housing opportunities available in the Project area. The land uses proposed by the Project on the site property would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
- 7. Air Quality:** The proposed Project would be required to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent in accordance with SCAQMD requirements. Long-term operation of the Project has the potential to violate SCAQMD thresholds of significance for daily air pollutant emissions. A Project-specific air quality impact analysis will be prepared, the results of which will be documented in the EIR. The EIR will also evaluate whether there would be any inconsistencies related to applicable Riverside County General Plan Air Quality Element policies.

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

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

- D. Land Use Designation(s):** The current General Plan land use designations that apply to the Project site are “High Density Residential (HDR)” and “Mixed Use Area (MUA).”
- E. Overlay(s), if any:** None
- F. Policy Area(s), if any:** None.
- G. Adjacent and Surrounding:**
- 1. Area Plan(s):** The Western Coachella Valley Area Plan surrounds the Project site in all directions. East County – Desert Area Plan farther to the north; Eastern Coachella Valley farther to the east; Riverside Extended Mountain Area Plan (REMAP) farther to the south and west; and The Pass Area Plan farther to the west.
 - 2. Foundation Component(s):** Rural to the north; Community Development and Open Space to the east; and Community Development to the west.
 - 3. Land Use Designation(s):** Rural Residential (RR) to the north; Open Space-Recreation (OS-R), Medium Density residential (MDR), Medium-High Density Residential (MHDR), High Density Residential (HDR), Commercial Retail (CR), and Business Park (BP) to the east; Mixed Use Area (MUA) and Freeway (I-10) to the south; and Mixed-Use Area (MUA) to the west.
 - 4. Overlay(s), if any:** None
 - 5. Policy Area(s), if any:** No Policy Areas apply to the adjacent or surrounding properties.
- H. Adopted Specific Plan Information**
- 1. Name and Number of Specific Plan, if any:** None.
 - 2. Specific Plan Planning Area, and Policies, if any:** None.
- I. Existing Zoning:** Multiple Family Dwellings (R-2), General Residential (R-3), Open Area Combining Zone Residential Developments (R-5), and Mixed Use (MU). (Refer to Figure 2-6).
- J. Proposed Zoning, if any:** Specific Plan (SP Zone)
- K. Adjacent and Surrounding Zoning:** One-Family Dwellings (R-1) to the north; Mobile Home Subdivisions & Mobile Home Parks (R-T) and Open Area Combining Zone Residential Developments (R-5) to the east; Mixed Use (MU), Manufacturing-Service Commercial (M-SC), and Rural-Residential (R-R) to the south; Mixed Use (MU) to the west.

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

3.4 DETERMINATION

On the basis of this initial evaluation:


A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED:

- ☐ I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to

be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature:  Date: 5/9/18

Printed Name: Jason Killebrew For: Charissa Leach P.E., TLMA Assistant Director

4.0 ENVIRONMENTAL ANALYSIS

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.

4.1 ENVIRONMENTAL ISSUE ASSESSMENT

4.1.1 Aesthetics

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
1) Scenic Resources				
a. Have a substantial adverse effect upon a scenic highway corridor within which it is located?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Figure C-8 (Riverside County, 2015c); Caltrans Scenic Highways Map (CalTrans, 2017).

Findings of Fact:

- According to Figure C-8, *Scenic Highways*, of the Riverside County General Plan, the segment of the I-10 freeway that abuts the Project site to the south is designated as a County Eligible Scenic Highway (Riverside County, 2015c, Figure C-8). Additionally, the Project site is located approximately 5.2 miles north of the State Route 111 (SR 111), an Eligible State Scenic Highway, and 5.3 miles north of SR 74, an Officially Designated State Scenic Highway (CalTrans, 2017). The Project site is also located approximately 16.0 miles to the southeast of State Route 62 (SR 62), which is an Officially Designated State Scenic Highway (CalTrans, 2017). The height of the structures within the Project may have the potential to impact scenic views. Additionally, the Project would potentially be visible from these scenic highway corridors, and therefore would have the potential to adversely affect the views from these scenic highway corridors. Accordingly, the Project would have a potentially significant impact on scenic highways, which will be further evaluated in the required EIR.
- The Project site does not contain any trees or natural landmarks that would be damaged as a result of development. Additionally, the Project site has low topographic relief, is devoid of hillsides and ridges,

and does not contain any prominent or unusual features of the landscape that would be considered scenic resources. The Project would develop a vacant property with a master-planned residential community that would be visible from I-10; therefore, there is the potential for the Project to adversely affect or obstruct scenic vistas of the desert terrain and/or surrounding hills and mountains from the public right-of-way. Accordingly, the EIR will evaluate the Project's potential impacts to scenic vistas.

Development of the Project site would require compliance with the proposed Development Standards and Design Guidelines contained within the proposed Ivey Palms Specific Plan No. 392, which would be crafted in such a manner so as to preclude the creation of an aesthetically offensive site open to public view. Nonetheless, the potentially required EIR will evaluate the effectiveness of the proposed Development Standards and Design Guidelines in precluding the creation of an aesthetically offensive site open to public review. The potentially required EIR will also evaluate whether the Project's proposed design and landscaping characteristics are adequate to ensure that implementation of the proposed Project would not result in an aesthetically offensive site open to public review.

Mitigation: Potentially significant impacts to scenic resources will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
2) Mt. Palomar Observatory				
a. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), County of Riverside General Plan EIR No. 521, Figure 4.4.I

Findings of Fact: According to Figure 4.4.I of the Riverside County General Plan EIR, the Project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area (Riverside County, 2015b, Figure 4.4.I). All projects within Zone B of the Mt. Palomar Nighttime Lighting Policy Area are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources to protect the Observatory, including the shielding of all nonexempt outdoor fixtures. Ordinance No. 655 requires the use of low-pressure sodium lamps that are shielded and identifies timing restrictions based on the type of lighting source (Riverside County, 1988). Due to mandatory compliance with Ordinance No. 655, the Project would result in less-than-significant impacts associated with the potential for an interference with the nighttime use of the Mt. Palomar Observatory. Therefore, a less-than-significant impact would occur and further analysis of this topic is not required.

Mitigation: None required.

Monitoring: None required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
3) Other Lighting Issues				
a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description, County of Riverside Ordinance No. 655, County of Riverside Ordinance No. 915

Findings of Fact:

- a) Under existing conditions, the Project site is vacant and does not contain any artificial light sources or sources of glare. The proposed Project would include exterior lighting ancillary to the proposed residential, commercial, public facility (electrical substation) areas. As noted above under the discussion of Issue 2), the Project would be required to comply with the provisions of Ordinance No. 655 relating to Mt. Palomar Nighttime Lighting Policy Area Zone B, which requires the use of shielded light fixtures and identifies timing restrictions based on the type of lighting source (Riverside County, 1988). The Project also would be required to comply with Riverside County Ordinance No. 915 (Regulating Outdoor Lighting), which specifies that, with certain exceptions, all "...outdoor luminaires in [sic] will be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way" (Riverside County, 2012). Mandatory compliance with the County's ordinance would ensure that the proposed Project does not produce a new source of substantial light or glare from artificial lighting sources that would adversely affect day or nighttime views in the area. Regardless, the potential lighting and glare impact associated with the Project is regarded as a potentially significant impact which warrants analysis in the required EIR.
- b) As indicated under the discussion and analysis of Threshold 3.a), the Project would be required to demonstrate compliance with Riverside County Ordinance Nos. 655 and 915, which generally would preclude significant lighting impacts to surrounding properties. Nonetheless, due to the proximity of existing residential uses near the Project site, there is a potential that artificial lighting associated with the Project could result in adverse effects to nearby residential uses. Accordingly, the required EIR will analyze the potential for the Project to expose residential uses to substantial artificial lighting levels.

Mitigation: Potentially significant light and glare impacts will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

4.1.2 Agriculture & Forest Resources

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
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: Riverside County General Plan Figure OS-2 "Agricultural Resources" (Riverside County, 2015c); GIS database (RCIT, 2017); Project Application Materials; California Department of Conservation (CDC) "Riverside County Important Farmland 2012 – Sheet 2 of 3" (CDC, 2016a); CDC "Riverside County Williamson Act Map FY 2008/2009 – Sheet 2 of 3" (CDC, 2016b); County of Riverside "Ordinance 625."

Findings of Fact:

- a) According to the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation, the Project site contains land defined by the FMMP as "Farmland of Local Importance" (CDC, 2016a). There are no portions of the Project site or adjoining properties that contain Prime Farmland, Farmland of Statewide Importance, or Unique Farmland ("Farmland") (CDC, 2016a). Accordingly, the Project has no potential to result in direct or indirect impacts to Farmland. No impact would occur and no further discussion or analysis of this topic is required.
- b) Under existing conditions, the Project site is not zoned for agricultural use, and the Project would not change any portion of the site's existing zoning classification from agricultural to another use (RCIT, 2017). The lands abutting the Project site are not zoned for agricultural land uses (RCIT, 2017). Neither the Project site nor the adjoining properties are used for agricultural uses under existing conditions (Google Earth, 2017). A previous Phase I Environmental Site Assessment (ESA) performed at the Project site states the Project site was used for agricultural purposes from as early as 1953 to as recently as 1984, with farm structures previously located on the southeast portion of the Project site (EEI, 2013, p. 2). However, there is no evidence indicating the Project site has been used for agricultural purposes since 1984. Accordingly, the Project would not conflict with existing agricultural zoning or agricultural uses that occur on-site or on the adjoining properties under existing conditions.

According to mapping information available from Riverside County GIS and the California Department of Conservation (CDC) and Riverside County GIS, the Project site is not included within any active Agricultural Preserves or Williamson Act Contracts (CDC, 2016b; RCIT, 2017). No impact would occur and no further discussion or analysis of this topic is required.

- c) Under existing conditions, no agriculturally-zoned property within 300 feet of the Project site exists. A parcel located approximately 210 feet southwest of the Project site (across the I-10 freeway) is zoned as "Rural Residential (R-R)." The R-R zoning classification allows for single-family residential development and light agricultural activities. However, the parcel that is zoned R-R is currently occupied by a railroad corridor that runs adjacent to the I-10 freeway. Therefore, due to the narrow shape of this parcel, as well as its present use as a railroad corridor, it is unlikely that the parcel's R-R zoning classification would accommodate commercial agricultural activity. Based on the foregoing, no impact would occur, and no further discussion of this topic is required.
- d) As discussed in Threshold a), the Project site contains land defined by the FMMP as "Farmland of Local Importance." There are no portions of the Project site or adjoining properties that contain Prime Farmland or Farmland that is subject to a Williamson Act Contract (RCIT, 2017; CDC, 2016b). Accordingly, the Project has no potential to result in changes to the existing environment which, due to their location or nature, could result in the conversion of Farmland to a non-agricultural use. Therefore, no impact would occur, and no further discussion or analysis of this topic is required.

Mitigation: The Project would result in no impact to agricultural resources. As such, no mitigation is required.

Monitoring: No mitigation monitoring is required.

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

Source: Riverside County GIS Database (RCIT, 2017); Riverside County General Plan Figure OS-3a "Parks, Forests and Recreation Areas" (Riverside County, 2015c); and Project Application Materials.

Findings of Fact:

- a) The Project site is not zoned as forest land. There are no lands within the Project site's vicinity that are zoned for forest land, timberland, or Timberland Production (RCIT, 2017). As such, there is no potential for the Project to conflict with or cause the rezoning of such lands. No impact would occur and no additional analysis of this topic is required.
- b) The Project site does not contain forest land. According to Figure OS-3a of the Riverside County General Plan, there are no forest lands located within the immediate vicinity of the Project site (Riverside County, 2015c, Figure OS-3a). Figure OS-3a indicates the nearest forest lands to the Project site are desert woodlands located approximately 2.5 miles to the northeast of the Project site. Because the Project would not develop or disturb any lands that contain forest land, there would be no potential for the proposed Project to cause the loss of forest land or the conversion of forest land to non-forest use. No impact would occur and additional analysis of this topic is not required.
- c) Due to the absence of forest lands on the Project site and in its immediate vicinity, there is no potential for the proposed Project to cause changes in the existing environment which, due to their location or nature, could result in the conversion of forest land to non-forest use. No impact would occur and no additional analysis of this topic is required.

Mitigation: The Project would result in no impact to forestry resources. As such, no mitigation is required.

Monitoring: No mitigation monitoring is required.

4.1.3 Air Quality

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
6) Air Quality Impacts				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
e. Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS Database (RCIT, 2017); South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook (SCAQMD, 1993); SCAQMD "Final 2012 Air Quality Management Plan" (SCAQMD, 2013); California Air Resources Board (CARB) "Area Designation Maps / State and National" (CARB, 2016).

Findings of Fact:

- a) The Project site is located in the Salton Sea Air Basin (SSAB) and air quality in the SSAB is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD's 2016 Air Quality Management Plan (AQMP), which was adopted by SCAQMD in March 2017 (SCAQMD, 2013). The proposed Project would result in the emission of air pollutants into the SSAB during short-term construction and long-term operation. The pollutant levels emitted by the Project's construction and operational activities have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD's 2016 AQMP. Additionally, the Project has the potential to exceed the growth forecasts included within the 2016 AQMP, which also could obstruct implementation of the AQMP. As such, a Project-specific air quality technical report will be prepared and the required EIR will evaluate the proposed Project's potential to conflict with the adopted SCAQMD 2016 AQMP.
- b) Air quality within the SSAB is regulated by the SCAQMD and standards for air quality are documented in the 2016 SCAQMD AQMP. According to the California Air Resources Board (CARB), the SSAB currently does not meet State or federal criteria for ozone (8-hour standard) or particulate matter <10 microns (PM₁₀) (CARB, 2016). Development of the proposed Project has the potential to violate daily air pollutant emission significance thresholds established by the 2016 SCAQMD AQMP, particularly related to Project construction emissions and mobile-source emissions associated with the Project's long-term operation. The Project also has the potential to cumulatively contribute to the SSAB's existing air quality violations. Accordingly, an air quality technical report will be prepared and Project-related air emissions will be modeled using the SCAQMD's California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR will quantify the Project's expected pollutant levels and evaluate the proposed Project's potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.
- c) As noted above under the discussion of Threshold 6.b), the SSAB currently does not meet State or federal criteria for ozone (8-hour standard) or particulate matter <10 microns (PM₁₀). (CARB, 2016) Development of the proposed Project has the potential to cumulatively contribute to a net increase of these criteria pollutants in the SSAB. Therefore, a site-specific air quality technical report will be prepared to evaluate the Project's potential to result in a cumulatively considerable increase of pollutants for which the SSAB is designated with a non-attainment status, the results of which will be documented in the required EIR.

- d) The Project has the potential to expose nearby sensitive receptors to air quality pollutants during the Project's construction. Known sensitive receptors located within one mile of the Project site include residential uses primarily located to the east and west the Project site (Google Earth, 2017). Construction of the Project would generate short-term air pollutant emissions that could potentially impact these sensitive receptors. Under long-term operation, the development of the Project site with residential, commercial, elementary school, electrical substation, recreation, and open space land uses would not expose any nearby sensitive receptors to substantial pollutant concentrations as these uses are not associated with the generation of substantial point source pollutant concentrations. The Project's potential for exposing nearby sensitive receptors to substantial air quality pollutants during construction activities will be evaluated in a Project-specific air quality technical report and discussed in the required EIR.
- e) The Project would develop the Project site with residential, commercial, public facilities (i.e. elementary school and electrical substation), and open space and recreation uses, which would result in the introduction of sensitive receptors to the Project site. However, there are no known point-source emitters within one mile of the Project site (Google Earth, 2017). Surrounding the Project site are existing residential and open space land uses which are not considered point source emitters, and the area surrounding the Project site is not zoned for any uses that could be considered point source emitters (RCIT, 2017). As such, the proposed Project would not construct sensitive receptors within one mile of a substantial point source emitter, and no impact would occur.
- f) The Project could produce odors during proposed construction activities resulting from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts and any odors emitted during construction would be temporary and intermittent in nature. Construction activities would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. For these reasons, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant and further analysis of this topic is not required.

During long-term operation, the property would contain residential, commercial retail, school, and public facility (electrical substation) land uses, the operating characteristics of which are not typically associated with objectionable odors. Furthermore, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation. As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people. Impacts would be less than significant and further analysis of this topic is not required.

Mitigation: Potentially significant air quality impacts will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

4.1.4 Biological Resources

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
7) Wildlife & Vegetation				
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS database (RCIT, 2017); On-site Inspection.

Findings of Fact:

- a) The Project site is located within the CVMSHCP, which is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in the Coachella Valley area of Riverside County. According to Riverside County GIS, the Project site is not located within any CVMSHCP Criteria Cells; thus, the Project site has not been targeted for conservation under the CVMSHCP (RCIT, 2017). According to the Riverside County GIS database, the northeast portion of the Project site adjoins the Thousand Palms Conservation Area of the CVMSHCP (RCIT, 2017). Therefore, the Project could potentially result in indirect impacts to this off-site conservation area. Accordingly, a Project-specific biological technical report(s) will be prepared to determine the Project's consistency with the provisions of the CVMSHCP and evaluate the potential impacts the Project would have on the adjoining Thousand Palms Conservation Area. The required EIR will disclose the results of the biological studies, and will evaluate the Project's consistency with applicable CVMSHCP requirements.
- b) The Project site consists of vacant land that is largely disturbed by historical weed abatement activities and dirt roads utilized by off-road vehicles that traverse the Project site. The Project site has the potential to support sensitive species such as small mammals and migratory birds. Because the Project site has the potential to contain species and/or habitat that supports 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. Fish and Wildlife Service, a qualified biologist will evaluate the site's existing biological resources and determine the presence or absence of any sensitive species during the preparation of a biological resources assessment report. The results of the biological resources assessment will be disclosed and evaluated in the required EIR.
- c) Refer to discussion in Threshold 7.b) above.
- d) Although the Project site is not targeted as a wildlife corridor by the CVMSHCP, there is a potential that the Project site could support potential live-in and/or marginal habitat for reptile, bird, and/or mammal movement at a local scale. If the Project site facilitates movement on a local scale, such movement likely occurs with species adapted to urban environments due to existing development in the vicinity of the Project site. Nonetheless, the required biological resources assessment will evaluate whether the proposed Project has the potential to substantially interfere with the movement of any resident or migratory wildlife species. The results of the biological resources assessment will be disclosed in the required EIR.
- e) The Project site consists of undeveloped land that is largely disturbed (i.e., disced) as a result of historical weed abatement activities and use of off-road vehicles on the Project site. A site-specific biological technical report will be prepared to determine the presence or absence of riparian habitats and other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, including federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). The results of the investigations will be incorporated into the required EIR and any potentially significant impacts to waters of the U.S. or wetland habitats will also be evaluated.
- f) Refer to discussion in Threshold 3.4.4.e above.
- g) Other than the CVMSHCP, which is addressed above under the discussion of Threshold 7.a), the only local policies or ordinances protecting biological resources within the Project area are County Ordinance No. 559 (Regulating the Removal of Trees) and the County's Oak Tree Management Guidelines. Due to the disturbed nature of the Project site and its desert setting, it is likely that there are no oak trees present on the Project site that are regulated by County Ordinance No. 559. Although no impacts are expected, the required biological survey will nonetheless evaluate whether there are any

trees subject to Ordinance No. 559 or the Oak Tree Management Guidelines, and the results will be disclosed in the required EIR.

Mitigation: Potentially significant impacts to biological resources will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be potentially significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

4.1.5 Cultural Resources

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
8) Historic Resources				
a. Alter or destroy an historic site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection; Project Application Materials; County of Riverside General Plan Amendment No. 960 EIR No. 521 Figure 4.9.2 (Historical Resources) (Riverside County, 2015b), and Phase I ESA prepared by EEI in December 2013 (EEI, 2013).

Findings of Fact:

- a) According to Figure 4.9.2, *Historical Resources*, of the Riverside County General Plan Draft EIR No. 521, there are no known historical sites or resources on the Project site (Riverside County, 2015b, Figure 4.9.2). Additionally, under existing conditions, there are no structures on the Project site. Therefore, there is no potential for a structure defined as a historical resource pursuant to California Code of Regulations (CCR) Section 15064.5 to be present on site. A Phase I Environmental Site Assessment (ESA) performed at the Project site states that the Project site was developed and utilized for agriculture and residential uses from as early as 1953 to as recently as 1984, with farm structures previously occupying the southeast portion of the Project site (EEI, 2013, p. 2). Additionally, the 2013 Phase I ESA also states that during the site reconnaissance conducted as part of the Phase I ESA, remnant concrete and asphalt slabs were observed along the eastern boundary of the Project site, which likely are remnants of the former on-site residential and farm structures (EEI, 2013, p. 12). A Project-specific cultural resources assessment will be prepared to evaluate the Project's potential impacts to any historic sites and/or historical resources, and the results will be disclosed in the required EIR.
- b) Refer to discussion in Threshold 8.a) above.

Mitigation: Potentially significant impacts to historical resources will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be potentially significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
9) Archaeological Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Alter or destroy an archeological site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; Senate Bill 18 (SB 18, 2004); Assembly Bill 52 (AB 52, 2014).

Findings of Fact:

- a) The potential exists for archaeological sites and/or resources to occur on the Project site and beneath the Project site's surface, including the potential for undiscovered human remains. A site-specific archaeological resources evaluation will be conducted to determine whether the Project site contains cultural resources. The required EIR will evaluate the Project's potential to result in impacts to archeological resources that may be buried beneath the site's surface. In addition, consultation with the Native American community is required to occur in accordance with California Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52). A detailed summary of findings of the site-specific archaeological resources evaluation and the results of the Native American consultation process will be documented in the required EIR.
- b) Refer to the response to Threshold 9.a), above.
- c) Refer to the response to Threshold 9.a), above.
- d) The Project site is not located on designated Tribal Lands and does not contain any existing known religious or sacred uses. Nonetheless, the potential does exist that undiscovered elements related to religious or sacred uses occur on the Project site. Due to the potential for discovery of elements of religious or sacred uses during Project construction, the required EIR will evaluate the Project's potential to result in impacts to religious or sacred uses.
- e) The provisions of Public Resources Code § 21074 were established pursuant to AB 52 and the provisions of AB 52 apply to projects, such as the proposed Project, that have a notice of preparation (NOP) or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. Pursuant to AB 52 as well as the provisions of SB 18, the County as Lead Agency is required to conduct consultation with any interested Tribes regarding the Project's potential impacts to cultural resources,

including tribal cultural resource as defined in Public Resources Code § 21074. The required EIR will document the results of the AB 52 and SB 18 consultation processes and will evaluate whether implementation of the Project would result in adverse effects to tribal cultural resources.

Mitigation: Potentially significant impacts to cultural resources will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
10) Paleontological Resources				
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan EIR Figure 4.9.3 (Paleontological Sensitivity) (Riverside County, 2015b).

Findings of Fact:

- a) According to the County of Riverside General Plan EIR, the Project site is identified as having a “Low Sensitivity” for paleontological resources (Riverside County, 2015b, Figure 4.9.3; RCIT, 2017). However, due to the potential presence of subsurface paleontological resources on the Project site that may be encountered during the Project’s grading activities, a site-specific paleontological assessment will be conducted for the site to determine the potential for the Project site to contain paleontological resources, and whether Project development has the potential to result in significant impacts to subsurface paleontological resources. The required EIR will evaluate the Project’s potential to result in impacts to paleontological resources that may be buried beneath the site’s surface.

Mitigation: Potentially significant impacts to paleontological resources will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

4.1.6 Geology and Soils

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
11) Alquist-Priolo Earthquake Fault Zone or County Fault Hazards Zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 (Earthquake Fault Study Zones) (Riverside County, 2015b); GIS database (RCIT, 2017).

Findings of Fact:

- a) According to the Riverside County GIS database, there are no known faults traversing the Project site. The nearest fault zone (San Andreas) occurs approximately 2.5 miles northeast of the Project site (RCIT, 2017). Regardless, a site-specific geotechnical study will be prepared for the Project site, the results of which will be summarized in the required EIR. The required EIR will discuss and evaluate the potential for the Project to expose people or structures to risks associated with earthquake fault zones based on the findings of the geotechnical study.
- b) The Project site is not mapped as being located within an Alquist-Priolo Zone or a Riverside County Fault Hazard Zone (RCIT, 2017). The Project-specific geotechnical study will identify the location of the nearest Alquist-Priolo Zone with respect to the Project site. The potential for the Project site to be subject to a known earthquake fault that would cause ground rupture will be evaluated in the required EIR.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
12) Liquefaction Potential Zone				
a. Be subject to seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS Database (RCIT, 2017).

Findings of Fact:

- a) According to Riverside County GIS, the eastern portions of the Project site are identified as having a “moderate” susceptibility to liquefaction hazards (RCIT, 2017). The Project-specific geotechnical study will analyze the potential for the Project to be affected by liquefaction, the detailed findings of which will be summarized and evaluated in the required EIR. The EIR also will take into consideration the Project’s compliance with the California Building Standards Code (CCR, Title 24) during construction and site preparation recommendations that are specified in the geotechnical report prepared for the Project with respect to avoiding structural damage as a result of the potential occurrence of liquefaction.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
13) Ground-shaking Zone				
a. Be subject to strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS Database (RCIT, 2017).

Findings of Fact:

- a) The Project site is located in an area that is subject to ground shaking resulting from seismic activity on local and regional faults. Although there are no active or potentially active faults within the boundaries of the Project site, the site is located near active fault zones, including the San Andreas Fault Zone, located approximately 2.5 miles northeast of the Project site (RCIT, 2017). As such, future buildings, residents, and visitors on the site have the potential to be exposed to ground shaking associated with seismic events. This risk is similar to the ground shaking risks posed to all development projects in the Southern California area. Nonetheless, a Project-specific geotechnical assessment will be prepared and the findings will be summarized in the required EIR. The EIR will consider the Project’s adherence to the standards and requirement detailed in the California Building Standards Code (CCR Title 24), Riverside County Building Code, and/or applicable professional engineering standards appropriate for the Project’s seismic zone.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
14) Landslide Risk a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection; Riverside County General Plan Figure S-5 (Regions Underlain by Steep Slope) (Riverside County, 2015c).

Findings of Fact:

- a) The Project site is characterized by low topographic relief, and has no potential to result in rockfall impacts due to the lack of topographically prominent hillsides in the Project vicinity. Nevertheless, the future geotechnical/soils study will assess soil stability at the site, including the potential for landslides, lateral spreading, and collapse, and the results will be discussed in the required EIR.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
15) Ground Subsidence a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS Database (RCIT, 2017).

Findings of Fact:

- a) According to Riverside County GIS and General Plan EIR Figure 4.10.5, the entirety of the Project site is classified as being “susceptible” to subsidence hazards (RCIT, 2017). A site-specific geotechnical investigation will be prepared for the Project site to identify more precisely the soil types underlying the Project site and to identify design specifications and recommendations for reducing the potential for ground subsidence. The results of the report will be summarized and incorporated in the required EIR and any impacts associated with ground subsidence will be disclosed.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
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"/>

Source: On-site Inspection; Project Application Materials.

Findings of Fact:

- a) The Pacific Ocean is located approximately 70 miles from the Project site and is separated from the Project site by the San Jacinto Mountains, a major topographic feature; thus, there is no potential for tsunamis to impact the Project. The nearest large body of surface water is the Salton Sea, located approximately 26.0 miles southeast of the Project site; due to the distance of the Project site from the Salton Sea, the Project is not susceptible to inundation due to a seiche involving the Salton Sea. The Project is not located within a dam inundation zone (Riverside County, 2015c, Figure S-10). No volcanoes are located on or near the site. There are no steep slopes on or near the Project site that could be susceptible to mudslides (Riverside County, 2015b, Figure 4.12.4; Google Earth, 2017). Because the Project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard, no impact would occur and further analysis of this topic is not required.

Mitigation: None required.

Monitoring: None required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
17) Slopes				
a. Change topography or ground surface relief features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Riverside County 800-Scale Slope Maps; Project Application Materials.

Findings of Fact:

- a) Under existing conditions, the Project site is characterized by low topographic relief (ranging from approximately 150 feet amsl to approximately 175 feet amsl) (Google Earth, 2017). These conditions would generally be maintained by the proposed Project, although some grading would be necessary to accommodate level development pads and site drainage within portions of the site. With implementation of the proposed Project, the Project site's topography would consist of a generally neutral topography. The Project's potential impact due to planned changes to the site's topography and/or ground surface relief features will be addressed in the required EIR.
- b) The proposed Project would include manufactured slopes associated with drainage facilities within the Project site. The manufactured may consist of maximum 2:1 (horizontal:vertical) slopes; however, the manufactured slopes are not anticipated to exceed 10 feet in height. Regardless, the Project-specific geotechnical study will evaluate proposed slopes for stability and safety considerations, the results of which will be reported in the required EIR.
- c) The residential, commercial, school, and public facility buildings would connect to a sanitary sewer system constructed by the developer and wastewater would be conveyed offsite to the existing municipal sewer system. There are no subsurface sewer systems on the Project site under existing conditions; as such, the Project would not impact any existing subsurface sewage disposal systems. Thus, no impact would occur and further analysis of this topic is not required.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
18) Soils				
a. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; On-site Inspection; National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Municipal Separate Storm Sewer Systems within the Whitewater River Watershed, Order No. R7-2013-0011, NPDES No. CAS617002 (RCFCWCD, 2013).

Findings of Fact:

- a) Development of the Project site would remove the site's existing vegetative cover during grading and construction and expose the underlying soils, which would increase the rate of water runoff and increase erosion susceptibility, thereby resulting in potential short-term soil erosion impacts. In the long-term, development of the subject property would increase the extent of impervious surface cover and landscaping on the Project site, thereby reducing the potential for erosion and loss of topsoil. The required EIR will analyze the potential for soil erosion during grading operations. The analysis will consider the Project's required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Storm Water Management/Discharge Controls) and the requirements imposed by Riverside County's National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit (State Water Resources Control Board Order No. R7-2013-0011) and a Project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in storm water runoff (RCFCWCD, 2013). Additionally, the site-specific geotechnical report will assess the risk for erosion on the Project site. The required EIR will evaluate the Project's potential to result in substantial soil erosion and the loss of topsoil. Mitigation measures, if required, will be specified in the required EIR.
- b) The potential for expansive soils to be located on the Project site will be explored as part of a site-specific geotechnical evaluation. The required EIR will disclose the findings of the geotechnical evaluation, and, if necessary, will impose mitigation measures to ensure that the recommendations of the geotechnical evaluation are adhered to during Project construction.
- c) The Project proposes to install a domestic sanitary sewer system that would connect to Coachella Valley Water District (CVWD) facilities for the purpose of treating wastewater generated by the Project. As such, there is no potential for impacts related to septic systems or alternative wastewater disposal systems and a significant impact would not occur; no further analysis of this subject is required.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
19) Erosion				
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside Ordinance 754 (Riverside County, 2006); and National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Municipal Separate Storm Sewer Systems within the Whitewater River Watershed, Order No. R7-2013-0011, NPDES No. CAS617002 (RCFCWCD, 2013).

Findings of Fact:

- a) During construction of the Project, any existing vegetative cover would be removed and soils would be exposed with the potential to result in on- and off-site erosion. Build-out of the Project would convert existing permeable surfaces to impermeable surfaces resulting in little to no on-site erosion; however, the rate and quantity of runoff could increase, which could potentially affect downstream receiving waters and result in off-site water erosion. The potential for off-site rivers, streams, or lakes to be affected by sediment originating from the site during Project construction will be analyzed in greater detail in the required EIR, based on the results of a Project-specific preliminary hydrology study.
- b) The required EIR will evaluate the potential for long-term erosion and address Project design features (such as detention basins) that are intended to reduce water flow velocities to pre-development conditions. The analysis will consider the Project's required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Storm Water Management/Discharge Controls), the requirements imposed by Riverside County's NPDES Municipal Storm Water Permit (State Water Resources Control Board Order No. R7-2013-0011), and the required Project-specific Water WQMP that will include Best Management Practices (BMPs) to minimize sedimentation in storm water runoff (Riverside County, 2006; RCFCWCD, 2013). The EIR also will consider the County requirement for the preparation of a Storm Water Pollution and Prevention Plan (SWPPP) for controlling construction-related sediment. Mitigation measures, if required, will be specified in the required EIR.

Mitigation: Potentially significant impacts due to erosion will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
20) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan EIR No. 521 Figure 4.12.6 (Wind Erosion Susceptibility Map) (Riverside County, 2015b); Ord. No. 460, Article XV; and Ord. No. 484.

Findings of Fact:

- a) According to the Riverside County General Plan, the Project site is located in an area with a "High" susceptibility to wind erosion (Riverside County, 2015c, Figure 4.12.6). During construction, existing vegetative cover would be removed from the Project site, soils would be exposed, and the potential for wind-induced erosion and blowsand would increase, resulting in a potentially significant short-term impact. Following development of the proposed Project, soils on the site would be covered with impervious surfaces and landscaping and no longer exposed to wind; thus, wind erosion and the loss of topsoil would be substantially reduced as compared to existing conditions. Nevertheless, the required EIR will analyze the potential short-term impacts associated with wind erosion and blowsand during

Project construction as well as describe the Project's proposed design features that would protect the Project from long-term wind erosion impacts.

Mitigation: Potentially significant impacts due to wind erosion and blowsand will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.7 Greenhouse Gas Emissions

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
21) Greenhouse Gas Emissions				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; County of Riverside Climate Action Plan (Riverside County, 2015a).

Findings of Fact:

- a) Greenhouse gas (GHG) emissions associated with the proposed Project would primarily be associated with Project-related traffic. In addition, Project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the Project's overall generation of GHGs. Specifically, Project-related construction and operational activities would result in the emissions of carbon dioxide (CO₂), nitrogen dioxide (NO₂), and methane (CH₄), which are GHGs. Riverside County has adopted a Climate Action Plan (CAP), which sets forth requirements to which implementing developments must comply. A Project-specific GHG emissions report will be prepared for the Project to evaluate consistency with the County's CAP. Additionally, the Project's potential impacts due to GHG emissions will be assessed in the required GHG emissions report based on consistency with Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32). The results of the GHG emissions report will be documented in the required EIR.
- b) As noted above under this discussion of Threshold 22.a), Riverside County has adopted a CAP. A Project-specific GHG emissions report will be prepared for the Project to evaluate consistency with the County's CAP. The GHG emissions report also will evaluate the Project's consistency with AB 32 and SB 32, which are the primary policies/regulations adopted in the State of California to reduce GHG emissions. Thus, the proposed Project's potential to result in a significant impact related to GHG emissions is based on its consistency with the County's CAP, AB 32, and SB 32. The required EIR will document the findings of the Project-specific GHG emissions report and will evaluate the Project for consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions.

Mitigation: Potentially significant impacts associated with greenhouse gas emissions will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.8 Hazards and Hazardous Materials

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
22) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; Google Earth Pro (Google Earth, 2017); DTSC Envirostor Database (DTSC, 2017).

Findings of Fact:

- a) A Phase I Environmental Site Assessment (ESA) will be prepared for the Project site. The required EIR will discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to expose the public or the environment to the routine transport, use, or disposal of hazardous materials.

Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials

could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the proposed Project than would occur on any other similar construction site. As such, hazardous materials-related impacts associated with Project construction activities would be less than significant.

The Project consists of a proposal to change the site's existing General Plan designations and zoning classifications to allow for future development of up to 1,501 residential dwelling units, 378,970 s.f. of commercial retail land uses, a 2.3-acre electrical substation, and a 14.5-acre elementary school site. Residential, commercial retail, and school uses are not associated with the transport, use, or disposal of significant quantities of hazardous materials. Additionally, that the operation of the electrical substation would not involve the transport, use, or disposal of significant quantities of hazardous materials. Household goods used by residential homes, retail tenants, and/or elementary school facilities that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such household goods. Residents, school personnel, and retail business owners/operators are required to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. Also, as of February 2006, fluorescent lamps, batteries, and mercury thermostats can no longer be disposed in the trash. Furthermore, the transport, use, and disposal of hazardous materials are fully regulated by the Environmental Protection Agency (EPA), State, and/or Riverside County. With mandatory regulatory compliance, potential hazardous materials impacts associated with long-term operation of the Project would be less than significant.

Construction and operational characteristics of the Project would be less than significant (as discussed above); however, there is the potential for hazardous materials to be present on the Project site under existing conditions, which in turn could result in significant impacts to the environment. The required EIR will discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to expose the public or the environment to the routine transport, use, or disposal of hazardous materials associated with existing site conditions.

- b) Refer to the discussion in Threshold 23.a) above.
- c) The Project site is vacant in the existing condition and does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and at Project build-out, the proposed Project would be required to maintain adequate access for emergency vehicles. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and further analysis of this subject is not required.
- d) The nearest existing school to the Project site is the Xavier College Preparatory High School, located approximately 0.25 mile east of the Project site (Google Earth, 2017). Additionally, the Project proposes the development of an elementary school within a 14.5-acre planning area located on the northeast portion of the Project site. Therefore, the Project would potentially handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school during construction activities if hazardous substances exist at the site under existing conditions (to be discussed in a future Phase I ESA for the Project). Based on the proposed residential, commercial, public facilities, and recreation uses at the Project site, the Project does not have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school as these land uses would not result in the emission or handling of acutely hazardous materials. The required EIR will discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to result in the handling of hazardous

or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

- e) The Project site is not located on the list of hazardous materials sites pursuant to Government Code Section 65962.5 (DTSC, 2017). Regardless, a Phase I ESA for the Project site will be prepared to evaluate existing site conditions relative to hazardous material contamination. Any existing contaminants on the Project site will be disclosed in the Phase I ESA, and will be discussed in the required EIR.

Mitigation: Mitigation measures, if required, will be set forth in the required EIR.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
23) Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations" (Riverside County, 2015c); GIS database (RCIT, 2017).

Findings of Fact:

- a) The Project site is located approximately 5.3 miles northwest of the nearest runway at the Bermuda Dunes Airport (RCIT, 2017). According to Riverside County GIS the Project site is not located within any airport influence areas (AIAs) of any airport land use compatibility plans. Accordingly, the Project would not have the potential to be inconsistent with an Airport Master Plan, and would result in no impact.
- b) As discussed in Threshold 23.a) above, the Project is not located within any AIAs, and thus would not be subject to approval by Airport Land Use Commission (ALUC). No impact would occur.
- c) Refer to discussion in Threshold 23.a) above. No impact would occur.

- d) There are no private airstrips or heliports located within the vicinity of the Project site (Google Earth, 2017). The nearest airstrip to the Project site is the runway at Bermuda Dunes Airport, located approximately 5.3 miles northwest of the Project site (Google Earth, 2017). As discussed in Threshold 23.a) above, the Project site is not located within the AIA for Bermuda Dunes Airport, and the Project would not interfere with operation of the airport. Therefore, no impact would occur, and further analysis of this topic is not required.

Mitigation: None required.

Monitoring: None required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
24) Hazardous Fire Area				
a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS database (RCIT, 2017); County of Riverside General Plan EIR No. 521 Figure 4.13.7 (Riverside County, 2015b).

Findings of Fact:

- a) The Riverside County General Plan EIR and Riverside County GIS database do not identify the Project site as having a moderate or high potential for wildland fire hazards, and list the Project site as being located within a Local Responsibility Area ("All Others") (RCIT, 2017; Riverside County, 2015b, Figure 4.13.7). Additionally, the Ivey Palms Specific Plan No. 392 includes development standards and design guidelines to address wildland fire hazards. As such, the Project's potential to expose people or structures to the potential for significant risk of loss, injury, or death associated with wildland fire hazards would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.9 Hydrology and Water Quality

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
25) Water Quality Impacts				
a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; County of Riverside Ordinance No. 754 (Riverside County, 2006); National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Municipal Separate Storm Sewer Systems within the Whitewater River Watershed, Order No. R7-2013-0011, NPDES No. CAS617002 (RCFCWCD, 2013); Riverside County GIS Database (RCIT, 2017); Figure 4.19.14 of the Riverside County General Plan Amendment No. 960 Draft EIR No. 521 (Riverside County, 2015b); and Water Quality Control Plan for the Colorado River Basin- Region 7 (Basin Plan) (RWQCB, 2006).

Findings of Fact:

- a) The Project would involve mass grading of approximately 219.2 acres of the Project site which would alter the existing drainage patterns of the site. Construction grading activities involving soil disturbance would temporarily expose surficial soils with the potential for on-site erosion during a rainstorm event. In the long-term, development of the property would introduce impervious surfaces and landscaping, thereby increasing the rate and volume of storm water runoff and potentially resulting in off-site erosion downstream. Conversely, the conversion of pervious to impervious surfaces would also reduce the potential for on-site erosion and loss of topsoil in the long-term. To fully and more accurately determine the extent of potential erosion or siltation on- or off-site, a site-specific hydrology study will be prepared for the Project site. The hydrology study will evaluate the difference between existing and post-development drainage conditions and will analyze the incremental increase in storm water runoff (if any) generated by the increase in impervious surfaces resulting from development of the site. The results of the studies will be summarized and incorporated into the required EIR.

The required EIR also will evaluate the potential for long-term erosion and address Project design features (such as water quality management retention basins and detention basins) that are intended to reduce water flow velocities to pre-development conditions. The analysis will consider the Project's required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.I (Storm Water Management/Discharge Controls), the requirements imposed by Riverside County's National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit (State Water Resources Control Board Order No. R7-2013-0011), the RWQCB's Water Quality Control Plan for the Colorado River Basin-Region 7 (Basin Plan), and the required Project-specific Water Quality Management Plans (WQMP) that will include Best Management Practices (BMPs) to minimize sedimentation in storm water runoff (Riverside County, 2006; RWQCB, 2006; RCFCWCD, 2013). The EIR also will consider the County requirement for the preparation of a Storm Water Pollution and Prevention Plan (SWPPP) for controlling construction-related sediment (RCFCWCD, 2013). Mitigation measures, if required, will be specified in the required EIR.

- b) The California Porter-Cologne Water Quality Control Act (Section 13000 ["Water Quality"] et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act [CWA]) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Colorado River Basin Regional Water Quality Control Board (RWQCB). Water quality information for the Colorado River and other major water bodies within the Whitewater River Watershed is contained in the Colorado River RWQCB's Water Quality Control Plan for the Colorado River Basin- Region 7 (amended through 2006). (RWQCB, 2006)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The proposed Project has the potential to drain to impaired water bodies. Receiving waters for the property's drainage and the potential impact to the water quality of those receiving bodies will be disclosed in the site-specific WQMP, and potential impacts to impaired water bodies will be discussed in the EIR.

Construction of the Project would generate potential water quality pollutants such as silt, debris, chemicals paints, and other solvents. As such, short-term water quality impacts have the potential to occur during Project construction in the absence of any protective or avoidance measures. Pursuant to the requirements of the Colorado River RWQCB and Riverside County, the Project would be required to obtain a National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit for construction activities. The NPDES permit is required for all projects that include construction activities,

such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the Colorado River RWQCB's Water Quality Control Plan for the Colorado River Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the San Diego Basin involves the preparation and implementation of Storm Water Pollution Prevention Programs (SWPPPs) for construction-related activities, including grading. The SWPPPs would specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The Project's compliance with the NPDES and SWPPP will be fully analyzed and disclosed in the required EIR.

Under long-term operating conditions, water runoff from developed areas of the Project site may contain urban pollutants such as petroleum products, fertilizers, pesticides, soils, etc., which can degrade water quality if discharged from the site, including downstream receiving waters that are identified as impaired. To address potential pollutants, the Project would be required to implement Water Quality Management Plans (WQMPs), pursuant to the requirements of the RWQCB Order No. R7-2013-0011 (RCFCWCD, 2013). A Preliminary WQMP will be prepared for the Project site, which will identify structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. The required EIR will evaluate the measures identified in the preliminary WQMP to determine whether the measures are sufficient to prevent substantial amounts of pollutants of concern for receiving waters.

- c) The Project does not propose the installation of any water wells that would extract groundwater. According to information available from the California Department of Water Resources, the Project site is located within the Coachella Valley Groundwater Basin (Riverside County, 2015b, Figure 4.19.14). Proposed increases in impervious surfaces that would occur with development of the site could reduce the amount of water reaching underground aquifers. The required EIR will analyze the potential impacts to the groundwater table as a result of the Project's water demand and the increase in impervious surfaces on the Project site.
- d) In the absence of an adequately designed storm water system specific to the Project, the potential exists for the Project to exceed the capacities of existing or planned storm drainage systems and to degrade water quality from the discharge of urban pollutants. A hydrology study and WQMP will be prepared for the Project to determine pre- and post-development drainage flows and to identify design specifications of the Project's storm drain system for collecting, treating, and conveying Project related storm water prior to discharge from the site. The studies will take into consideration the flow capacity of the existing and planned storm water drainage systems off-site and existing water quality impairments within the watershed. The results of the studies will be summarized and incorporated into the required EIR.
- e) Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C1615G depicts the entirety of the Project site being located within a "Special Flood Hazard Area Subject to Inundation by the 1% Annual Chance Flood" (FEMA, 2008). The proposed Project consists of the development of 1,501 residential dwelling units, 378,970 s.f. of commercial retail, a 14.5-acre elementary school site, and a 2.3-acre electrical substation. Accordingly, the Project has the potential to place housing or structures within flood hazard zones. Therefore, impacts would be potentially significant, and flood hazards will be evaluated in a Project-specific drainage study, the results of which will be summarized and incorporated into the EIR.
- f) Refer to discussion within Threshold 25.e) above. The Project would place structures within a 100-year flood hazard area which could impede or redirect flood flows. Accordingly, the Project would result in potentially significant impacts.

- g) There are no conditions associated with the proposed Project beyond what is described above that could result in the substantial degradation of water quality. Nonetheless, the required EIR will evaluate the Project's potential to result in other adverse effects to water quality.
- h) Storm water management facilities are proposed on the Project site, which could hold standing water and attract vectors (e.g., mosquito formation). BMPs and other features are required to be identified as part of Project-specific hydrology studies and preliminary WQMPs. The required EIR will evaluate whether the on-site detention facilities and BMPs would create conditions that could produce vector control issues or odors, and will identify mitigation measures as appropriate to reduce such impacts to less than significant levels.

Mitigation: Potentially significant impacts to hydrology and water quality will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
26) Floodplains				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked. NA - Not Applicable <input type="checkbox"/> U - Generally Unsuitable <input checked="" type="checkbox"/> R - Restricted <input type="checkbox"/>				
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside General Plan Amendment No. 960 EIR No. 521, Figure 4.11.2 (Riverside County, 2015b).

Findings of Fact:

- a) A hydrology study will be required for the Project site in order to evaluate the difference between existing and post-development drainage conditions and to identify design specifications of the Project's storm drain system for collecting, treating, and conveying Project-related storm water prior to discharge.

The EIR will incorporate the findings of the hydrology study and evaluate the proposed drainage system for the Project and its potential to result in flooding on- or off-site as well as its impact on absorption rates.

- b) Refer to discussion in Threshold 26.a) above.
- c) According to the Riverside County General Plan EIR, the Project site and surrounding area are not subject to dam inundation hazards (Riverside County, 2015b, Figure 4.11.2). Accordingly, no impact would occur and further analysis of this subject is not required.
- d) The largest body of water near the Project site is the Salton Sea, located approximately 26.0 miles southeast of the Project site. Any changes in the rate or amount of runoff leaving the site in its post-development condition may have the potential to affect water levels in downstream water bodies. Accordingly, this issue will be documented in the Project's required hydrology study, and the required EIR will evaluate whether changes in the rate or amount of runoff would adversely affect water levels at any of the downstream tributaries for the Project site.

Mitigation: Potentially significant impacts to hydrology and water quality will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.10 Land Use Planning

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

Source: Riverside County General Plan (Riverside County, 2015c); GIS database (RCIT, 2017); Project Application Materials; and Figure I-4 of the North City Extended Specific Plan (Cathedral City, 2014, Figure I-4).

Findings of Fact:

- a) Under existing conditions, the Riverside County General Plan designates the Project site for "High Density Residential (HDR)" land use and "Mixed use Area (MUA)" land use. The Project proposes a Specific Plan that would develop single-family and multi-family dwelling units, commercial uses, MUAs, and open space and recreational amenities as shown on Figure 2-7, *Proposed Specific Plan Land Use Plan*. These changes may represent an alteration of the site's planned land use. The required EIR will analyze and determine whether adverse physical effects would result from the alteration of present and planned land uses on the site.

- b) The Project site is located within the Cathedral City sphere of influence (SOI) (Cathedral City, 2014, Figure I-4), and would therefore have the potential to affect existing land uses in the Cathedral City SOI. As such, the required EIR will analyze and determine whether adverse physical effects would result from the alteration of present and planned land uses on the site.

Mitigation: Potentially significant impacts to land use/planning will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
28) Planning				
a. Be consistent with the site's existing or proposed zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element (Riverside County, 2015c); Riverside County GIS database (RCIT, 2017); Google Earth (Google Earth, 2017).

Findings of Fact:

- a) The Project site is zoned as "Mixed Use (MU)," "Open Area Combining Zone Residential Developments (R-5)," "General Residential (R-3)," and "Multiple-Family Dwellings (R-2)." The Project proposes Change of Zone No. 7893, which would establish the planning area boundaries, permitted uses and development standards for 214.7 acres that would be encompassed within SP No. 392 by rezoning all parcels within the SP No. 392 boundary to "Specific Plan (SP Zone)". The proposed Change of Zone also would formalize planning area boundaries, acreages, and unit allocations that reflect the land use plan proposed by SP 392 as shown in Figure 2-7, *Proposed Specific Plan Land Use Plan*. The required EIR will discuss potential physical environmental effects associated with the change in the site's existing zoning. (RCIT, 2017)
- b) Zoning classifications for properties that surround the Project site include the following: "One Family Dwellings (R-1)" to the north; "Mobile Home Subdivisions & Mobile Home Parks (R-T)" and "Open Area Combining Zone, Residential Developments (R-5)" to the east; "Mixed Use (MU)," "Freeway (FWY)," "Rural Residential (R-R)," and "Manufacturing-Service Commercial (M-SC)" to the south within Riverside County; "Planned Commercial District (P.C.D.)," "Planned Residential (P.R.)," and "Service

Industrial (S.I.)” to the south within the City of Palm Desert; and “Mixed Use (MU)” to the west. The Project’s proposed “SP Zone” zoning classification to implement the Ivey Palms Specific Plan (consisting of residential, mixed-use, school, public facility, and open space land uses) would be fully compatible with the surrounding residential, open space, and mixed-use zoning classifications. Nevertheless, the required EIR will evaluate the Project’s potential to create physical environmental effects associated with the zoning classifications of adjacent properties.

- c) Land uses to the north of the Project site include generally disturbed undeveloped land. Land uses to the east of the Project site consist of a planned residential community and golf course (Ivey Ranch Country Club), with Xavier College Preparatory High School, the Classic Golf Course, and undeveloped land farther to the east; Varner Road (frontage road) and the I-10 freeway about the Project site to the south, with predominantly vacant land and residential land uses located farther to the south; and residential land uses, open space, and undeveloped land located to the west of the Project site. The Project’s potential to conflict with existing land uses surrounding the Project site will be evaluated in the required EIR.

The Riverside County General Plan identifies planned land uses throughout the County. Existing General Plan land use designations surrounding the Project site include the following: Rural Residential (RR) to the north; Medium High Density Residential (MHDR), Medium Density Residential (MDR), Open Space Recreation (OS-R), Business Park (BP), and Commercial Retail (CR) to the east; Mixed Use Area (MUA), Freeway (FWY), Light Industrial to the south within unincorporated Riverside County, and Industrial-Business Park (I-BP), Open Space-Parks (OS/PP) and Open Space-Public Reserves (OS/PR) to the south within the City of Palm Desert; and Mixed Use Area (MUA) to the west. The Project’s proposed Medium High Density Residential (MHDR), Mixed Use Area (MUA), Public Facilities (PF), and Open Space-Recreation (OS-R) land uses would generally be compatible with the surrounding residential, commercial, and open space land uses. Nevertheless, the Project’s potential to create physical environmental effects associated with the adjacent planned land uses also will be evaluated in the required EIR.

- d) A Project-specific land use analysis is required in the EIR to determine if the proposed Project is consistent with applicable policies from the Riverside County General Plan, the Western Coachella Valley Area Plan (including policy areas), the CVMSHCP, the SCAG Comprehensive Plan and Guide, and the SCAQMD AQMP. The results of the analysis will be presented in the required EIR.
- e) The proposed Project would have no potential to disrupt or divide the physical arrangement of existing communities because the Project site is located on undeveloped land that does not provide a connection between existing established neighborhoods. Additionally, the proposed revisions to the Specific Plan would establish vehicular and non-vehicular connections both within the Project site and to off-site facilities (sidewalks, bike lanes, etc.) Accordingly, no impact would occur, and further discussion and analysis of this topic is not required.

Mitigation: Potentially significant impacts to land use/planning will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.11 Mineral Resources

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
29) 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. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Amendment No. 960 EIR No. 521 Figure 4.14.1 “Mineral Resource Zones” (Riverside County, 2015b); Google Earth Pro (Google Earth, 2017).

Findings of Fact:

- a) According to Figure 4.14.1, “Mineral Resource Zones,” of the Riverside County General Plan Amendment No. 960 EIR No. 521, the Project site is located within the “MRZ-3” Mineral Resource Zone. This category represents “Areas containing known or inferred mineral occurrences of undetermined mineral resource significance” (Riverside County, 2015b, Figure 4.14.1). Accordingly, implementation of the proposed Project would not 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, and no impact would occur. No further analysis of these subjects is required.
- b) Refer to the discussion within Threshold 29.a) above.
- c) According to Riverside County GIS records, there have been no surface mining permits issued within the Project vicinity, indicating that there are no existing surface mines in the Project vicinity (RCIT, 2017). Additionally, there are no State classified or designated areas for mineral resources within the Project vicinity. There are no mines or quarries proposed by the Project nor are any known to exist on the site or in the surrounding area (Google Earth, 2017). Due to the lack of surface mines in the Project vicinity, the Project would not expose people or property to hazards resulting from past or present mining activities, nor would the Project be an incompatible use with any proposed or existing surface mines. As such, no further analysis of this subject is required.
- d) Refer to the discussion within Threshold 29.c) above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.12 Noise

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked. NA - Not Applicable; A - Generally Acceptable; B - Conditionally Acceptable; C - Generally Unacceptable; D - Land Use Discouraged				
30) Airport Noise a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations" (Riverside County, 2015c); and Riverside County GIS database (RCIT, 2017).

Findings of Fact:

- a) The nearest airport to the Project site is the Bermuda Dunes Airport, which is located approximately 5.3 miles northwest of the Project site (RCIT, 2017). According to Riverside County GIS the Project site is not located within any AIAs of any airport land use compatibility plans. Accordingly, the Project would have no potential to expose people residing or working in the Project area to excessive noise levels, and would result in no impact.
- b) No private airstrips are located within the vicinity of the Project site (Google Earth, 2017). The nearest runway to the Project site is the Bermuda Dunes Airport, which is located approximately 5.3 miles northwest of the Project site (RCIT, 2017). Project residents would not be subject to substantial noise from the Bermuda Dunes Airport due to the distance (5.3 miles) of the runway from the Project site. Regardless, a Project-specific noise impact analysis will be prepared to discuss potential impacts associated with noise from nearby airports, and the results of the analysis will be disclosed in the required EIR.

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
Would the project:				
31) Railroad Noise NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-I “Circulation Plan” (Riverside County, 2015c); GIS Database (RCIT, 2017); County of Riverside General Plan EIR Figure 4.15.4 (Riverside County, 2015b); and Google Earth Pro (Google Earth, 2017).

Findings of Fact: An active railroad corridor is located approximately 350 feet to the southwest of the Project site. The operation of the railroad corridor may impact future Project residents to noise levels that exceed County standards. Accordingly, a Project-specific noise impact analysis will evaluate the existing noise environment, which will be summarized and analyzed in the required EIR.

Mitigation: Potentially significant impacts associated with railroad noise will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
32) Highway Noise NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection; Project Application Materials; and Google Earth Pro (Google Earth, 2017).

Findings of Fact: The Project site abuts the I-10 freeway corridor (Google Earth, 2017). As such, future residences at the Project site, particularly those residing on the southern portion of the site, may be exposed to highway-related noise levels that exceed the County’s significance thresholds for noise, as established by the County’s General Plan Noise Element. Accordingly, impacts due to highway-related noise represent a potentially significant impact for which a Project-specific noise impact analysis will be prepared to evaluate the Project’s potential to expose future on-site residential and commercial land uses to noise levels exceeding the County’s standards. The results of the noise study will be disclosed in the required EIR, along with any recommended mitigation measures to reduce impacts to the maximum feasible extent.

Mitigation: Mitigation measures, if required, will be set forth in the required EIR.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
33) Other Noise NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; and GIS database (RCIT, 2017).

Findings of Fact: The Project does not contain any other aspects that would qualify as “other noise” that have not been addressed by the other thresholds. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
34) Noise Effect on or by the Project				
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-I (“Land Use Compatibility for Community Noise Exposure”) (Riverside County, 2015c); Project Application Materials; and County of Riverside Ordinance No. 847 (Riverside County, 2007).

Findings of Fact:

- a) Construction of the Project as proposed could produce noise levels that would expose nearby sensitive receptors to noise levels exceeding the County’s standards. Additionally, build-out and long-term operation of the Project would generate increased vehicular traffic, which has the potential to cause an increase in ambient noise levels. A site-specific acoustical study will be prepared for the proposed

Project to identify potential increases in ambient noise during both construction and operation, and to analyze the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and permanent compared to existing conditions and/or would result in noise levels in excess of those permitted by the County's General Plan Noise Element. The results of the acoustical study will be summarized and incorporated into the required EIR.

- b) During Project-related construction activities, there would be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. Riverside County Ordinance No. 847 regulates noise throughout unincorporated Riverside County, but explicitly exempts construction-related noise provided construction does not occur between the hours of 6:00 pm and 6:00 am during the months of June through September or between the hours of 6:00 pm and 7:00 am during the months of October through May (Riverside County, 2007). Regardless, a site-specific acoustical study will be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels and whether the projected increase would be considered substantial compared to existing conditions. The results of the acoustical study will be summarized and incorporated into the required EIR.
- c) Project-related construction activities, as well as long-term operational activities (including proposed building operations and the projected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the County's General Plan and County Ordinance No. 847, *Regulating Noise*. An acoustical analysis will be prepared and the required EIR will analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.
- d) Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during earthwork/grading and/or during the operation of heavy machinery. Operationally, the proposed residential, recreational, and school land uses are not anticipated to present any groundborne vibration impacts. The required EIR will analyze the potential of the Project to expose persons to excessive groundborne vibration during construction and operation.

Mitigation: Potentially significant impacts to noise will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.13 Population and Housing

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
35) Housing				
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: Project Application Materials; GIS database (RCIT, 2017); Riverside County General Plan Housing Element (Riverside County, 2015c); County of Riverside West Coachella Valley Area Plan Appendix E (Riverside County, 2015d); County of Riverside General Plan Amendment No. 960 Appendix E-I (Riverside County, 2015c).

Findings of Fact:

- a) Under existing conditions, the Project site is undeveloped. As such, implementation of the proposed Project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. Additionally, development of the proposed Project would increase the number of available housing units in Riverside County. Accordingly, no impact would occur and further analysis of this topic is not required.
- b) The Project proposes to develop the site with 1,501 residential units, 378,970 s.f. of commercial retail space, an electrical substation, and a 14.5-acre school site. Based on the estimated employment generation rates specified Tables 9A and 9B of the Employment Density Study Summary Report prepared for SCAG, the Project is expected to accommodate approximately 433 total employees associated with the proposed elementary school site within Planning Area 7 and the commercial retail uses planned for Planning Areas 8 through 14. The employment calculation for the proposed 14.5-acre elementary school was calculated by multiplying 14.5 acres by the employment density of 7.0 employees per acre for elementary schools in Riverside County from Table B-1 of the SCAG Employment Density Study Summary Report to arrive at approximately 102 employees (14.5 acres × 7.0 employees per acre = 101.5 employees). The employment calculation for the proposed 378,970 s.f. of commercial retail was calculated by multiplying 378,970 s.f. by the employment density of 1 employee per 1,148 s.f. of retail in Riverside County from Table 9A of the SCAG Employment Density Study Summary Report to arrive at approximately 331 employees (378,970 s.f. × 1.0 employee per 1,148 s.f. = 330.1 employees). It should be noted that the end users of the commercial component of this Project are unknown, and may include office tenants in addition to retail tenants. (NCI, 2001, Tables 9A and B-1)

The additional job opportunities offered by the Project would not create the need for new housing construction in areas not already planned for housing development by Riverside County and local

governments in the surrounding area, as the Project's 1,501 residential units would be more than sufficient to off-set the incremental increase in demand for housing associated with the Project's proposed elementary school and commercial retail uses. Also, implementation of the proposed Project would create 1,501 additional residential units in Riverside County, which would help meet housing demands for Riverside County. Accordingly, no impact would occur and further analysis of this topic is not required.

- c) Refer to discussion in Threshold 35.a) above. No impact would occur.
- d) The Project site is not located within a County Redevelopment Area (RCIT, 2017). Thus, no impact would occur and further discussion of this impact is not required.
- e) The Project site is a proposed community with residential and commercial land uses. Implementation of the proposed Project would result in construction of 1,501 dwelling units within the Project site. According to the population generation rates provided within the Riverside County General Plan Amendment No. 960, and as summarized previously in Table 2-2, the Project would yield a future population of approximately 3,843 residents at build-out (Riverside County, 2015c, Appendix E-1). Thus, the required EIR will discuss the potential impact the Project could have on regional and local population projections.
- f) The Project proposes 1,501 residential units, 378,970 s.f. of commercial retail uses, and a 14.5-acre elementary school site which would provide housing and jobs to the region. The Project is expected to result in up to 3,843 new residents and 433 new employees at the proposed commercial retail businesses and the elementary school site. Additionally, the Project would install infrastructure improvements such as paved roads and access to improved and expanded water and sewer lines that could indirectly induce growth in the local area. The potential for the Project to induce substantial population growth will be evaluated in the required EIR.

Mitigation: Potentially significant impacts to population and housing will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.14 Public Services

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

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
36) Fire Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Safety Element (Riverside County, 2015c); County of Riverside General Plan Amendment No. 960 Appendix E-1 (Riverside County, 2015c).

Findings of Fact: Buildout of the proposed Project would result in the introduction of approximately 1,501 new residential dwelling units on-site and a 14.5-acre elementary school site, and would increase the County's population by up to 3,843 persons and would increase employment opportunities by approximately 433 jobs

(Riverside County, 2015c, Appendix E-1). The increase in buildings and population on-site has the potential to directly or cumulatively impact the County's existing fire protection services, and could result in the need for new or physically altered facilities as necessary to maintain acceptable service ratios, response times, or other performance objectives. Accordingly, impacts would be potentially significant and will be evaluated in the required EIR.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
37) Sheriff Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, County of Riverside General Plan Amendment No. 960 Appendix E-1, County of Riverside General Plan EIR

Findings of Fact: As indicated in Section 2.5.2, the Project is expected to result in up to 433 new employees, and would increase the County's population by up to 3,843 persons (Riverside County, 2015c, Appendix E-1). As such, the Project would result in an incremental demand for sheriff services. Pursuant to Mitigation Measure 4.15.C of EIR No. 441, which was certified for the adoption of the 2003 RCIP General Plan, the County requires 1.5 sworn peace officers per 1,000 population; one (1) supervisory officer and one (1) support staff per every seven (7) sworn officers; and one (1) patrol vehicle per every three (3) sworn officers (Riverside County, 2015b, p. 4.17-26). As such, the required EIR will determine the adequacy of existing sheriff service facilities to service the proposed Project and will evaluate whether the project would necessitate the development of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

Mitigation: Potentially significant impacts to public services will be identified in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

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

Source: GIS database, County of Riverside General Plan Amendment No. 960 Appendix E-1 (Riverside County, 2015c).

Findings of Fact: Buildout of the proposed Project would result in an increase in the County's population by up to 3,843 persons and would result in an increase in the site's demand for educational services and facilities (Riverside County, 2015c, Appendix E-1). Although a portion of the Project's demand for educational services and facilities would be met by development of a 14.5-acre elementary school site proposed by the Project,

impacts to school facilities would be potentially significant. The required EIR will evaluate the Project's potential impacts to existing school facilities to determine whether new or expanded school facilities are necessary to accommodate future students generated by Project development.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

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

Source: Riverside County General Plan and General Plan Environmental Impact Report No. 521 (Riverside County, 2015b).

Findings of Fact: Future residents generated by the Project have the potential to adversely affect the County's library system, possibly resulting in the need for new or expanded facilities the construction of which could result in a significant environmental effect. Pursuant to Mitigation Measure 4.15.C of EIR No. 441, which was certified for the adoption of the 2003 RCIP General Plan, a standard of 0.55 s.f. per resident of the County of Riverside, and 2.5 volumes per resident of the County of Riverside must be maintained (Riverside County, 2015b, p. 4.17-71). Thus, the 3,843 residents generated by the Project would result in a future demand for approximately 2,114 s.f. of additional library space ($3,843 \text{ residents} \times 0.55 \text{ s.f. of libraries} = 2,113.65 \text{ s.f.}$) and approximately 9,608 volumes of material ($3,843 \text{ residents} \times 2.5 \text{ volumes} = 9,607.5 \text{ volumes}$). This is evaluated as a potentially significant impact. The required EIR will disclose the Project's anticipated demand for library space, and will evaluate whether any new or expanded facilities are needed to meet that demand, the construction of which could result in significant environmental effects.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
40) Health Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Amendment No. 960 Environmental Impact Report No. 521 (Riverside County, 2015b)

Findings of Fact: Future residents generated by the Project have the potential to adversely affect the County's health services system, possibly resulting in the need for new or expanded facilities the construction of which could result in a significant environmental effect. Pursuant to the County of Riverside General Plan Amendment No. 960 Draft Environmental Impact Report No. 521, per every 1,000 residents 1.9 beds should be available within the County of Riverside (Riverside County, 2015b, p. 4.17-78). Thus, the 3,843 residents generated by

the Project would result in a future demand for approximately eight (8) hospital beds within a hospital facility (3,843 residents × [1.9 hospital beds/1,000 residents] = 7.3 hospital beds). This is evaluated as a potentially significant impact. The required EIR will disclose the Project's anticipated demand for health services space, and will evaluate whether any new or expanded facilities are needed to meet that demand, the construction of which could result in significant environmental effects.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.15 Recreation

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
41) Parks and Recreation				
a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS database (RCIT, 2017); Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) (Riverside County, 2014); Ord. No. 659 (Establishing Development Impact Fees) (Riverside County, 2015e); County of Riverside General Plan Amendment No. 960 Appendix E-I (Riverside County, 2015c); and Desert Recreation District Master Plan (DRD, 2013).

Findings of Fact:

- a) The Project would include the construction of 11.5 acres of qualified parkland within the Project site (comprised of private parks, paseos, and passive recreational open space areas) that would accommodate the parkland requirements for the single-family residential uses proposed within the Project site. The portions of the Project site that would be developed with mixed-use land uses during Phase II would be required to implement recreation and park facilities in conjunction with the implementing projects, as required by the development standards specified in the Specific Plan. The EIR will disclose whether the proposed Project would result in or require improvements to parkland off-site in order to meet the Quimby Act parkland requirement of 3.0 acres of parkland per 1,000 residents, or if the Project would require off-site parkland development that could result in significant physical impacts to the environment.
- b) As discussed in Threshold 41.a), the Project would provide a total of 11.5 acres of qualified parkland on-site to meet the recreational needs of the single-family residences proposed within the Project site and

the mixed-use land uses would be required to implement recreation and park facilities on-site in conjunction with the implementing mixed-use projects. There is the potential that future residents of the proposed Project would use existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility could occur or be accelerated. Potential impacts to existing parkland facilities will be evaluated in the required EIR.

- c) According to Riverside County GIS, the Project site is not located within a CSA (RCIT, 2017). The Project site is located in the Desert Recreation District (DRD). The EIR will evaluate whether the Project complies with the parkland provision requirements established by the DRD Master Plan, and whether Quimby fees would be required to fund off-site parkland development that could, in turn, result in adverse physical impacts to the environment.

Mitigation: Potentially significant impacts to recreation will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
42) Recreation Trails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside Western Coachella Valley Area Plan, Figure 8 (Riverside County, 2015d).

Findings of Fact: According to Figure 8 of the Western Coachella Valley Area Plan, a Class I Bike Path is planned along Varner Road, which borders the southern boundary of the Project site (Riverside County, 2015d, Figure 8). No other recreational trails are shown on or in the vicinity of the Project site on Figure 8. The CV Link project proposed by the Coachella Valley Association of Governments (CVAG) is a 50-mile multi-modal trail alignment that would span from Palm Springs to Coachella. Figure ES-1, *CV Link Overview Map*, of the CV Link Conceptual Master Plan depicts the proposed CV Link trail alignment. As shown on Figure ES-1, no segment of the CV Link trail alignment occurs on the Project site or in the immediate vicinity of the Project site. The nearest segment of the CV Link trail alignment to the Project site is located approximately 3.9 miles to the south (CVAG, 2016, Figure ES-1; Google Earth, 2017). Therefore, because no portion of the CV Link trail alignment would occur on the Project site or within the immediate vicinity of the Project site, the Ivey Palms Specific Plan Project would not impact or otherwise interfere with the construction or operation of the CV Link trail alignment. The Ivey Palms Specific Plan Project proposes the construction of an on-site network of 15-foot wide Paseos featuring decomposed granite trails that would provide pedestrian and bicycle access throughout the Ivey Palms community. Nevertheless, the required EIR will evaluate whether the Project would conflict with any planned recreational trail alignments within the Project area, and also will evaluate the physical impacts to the environment resulting from the construction of such trails.

Mitigation: Potentially significant impacts to recreation will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.16 Transportation/Traffic

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

Source: Riverside County Traffic Impact Analysis Preparation Guide (Riverside County, 2008), 2011 Riverside County Congestion Management Program (RCTC, 2011); Riverside County GIS Database (RCIT, 2017); Western Coachella Valley Area Plan, Figure 8 (Riverside County, 2015d); Sunline Transit Agency System Map (STA, 2017), Google Earth Pro (Google Earth, 2017).

Findings of Fact:

- a) The proposed Project would add vehicular traffic to the local and regional roadway network, which has the potential to adversely affect the performance of the circulation system on a direct and/or cumulative basis. A site-specific traffic study will be prepared according to the Riverside County Transportation Department's Traffic Impact Analysis Preparation Guide (Riverside County, 2008). The traffic study will quantify the volume of vehicular traffic anticipated to travel to and from the Project site. The traffic study will model the effects of Project-related traffic on the local circulation system, taking all modes of transportation into account. The traffic analysis study area for local roads will be defined as intersections of collector roads or higher that receive 50 or more Project-related peak hour trips in accordance with the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide (Riverside County, 2008). The required EIR will disclose the findings of the site-specific traffic study and evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.
- b) Traffic generated by the proposed Project has the potential to impact the Riverside County Congestion Management Program (CMP) roadway network. Nearby facilities with the potential to be impacted by Project-related traffic includes the I-10 freeway, Monterey Avenue, Ramon Road, and SR-111 (RCTC, 2011, Exhibit 2-1). Potential effects to the CMP roadway system will be evaluated in a site-specific traffic study, and the results of this study will be used in the required EIR to determine the Project's consistency with the Riverside County CMP, including applicable level of service standards and travel demand/congestion management measures.
- c) The Project site is located approximately 5.3 miles northwest of the nearest runway at the Bermuda Dunes Airport (RCIT, 2017). According to Riverside County GIS the Project site is not located within any AIAs of any airport land use compatibility plans. Therefore, the Project would not require review by the Riverside County ALUC for consistency with any airport land use compatibility plans. Nevertheless, the required EIR will evaluate whether the Project would result in a change in air traffic patterns that would pose substantial safety risks to local and/or future Project residents, or that could adversely affect the safety of aircraft operations associated with the airport.
- d) As noted under Threshold 43.c), above, the proposed Project would not require review by the Riverside County ALUC for consistency with any airport land use compatibility plans. An active railroad corridor is located approximately 350 feet to the southwest of the Project site (Google Earth, 2017). There are no waterborne traffic routes in the Project vicinity that could be affected by the proposed Project. Accordingly, the EIR will evaluate the Project's potential impacts to rail traffic. (Google Earth, 2017)
- e) All proposed improvements within the public rights-of-way would be installed in conformance with County design standards. Nonetheless, a site-specific traffic impact analysis will be prepared for the Project and will evaluate the potential of hazards due to design features on the Project site. The results will be disclosed in the required EIR.
- f) The proposed Project would install public roadway improvements that would require long-term maintenance. Accordingly, analysis of the Project's construction-related impacts will be included in the required EIR to evaluate the Project's potential to affect long-term maintenance of the affected public roads.
- g) There are no improved roadway facilities traversing the Project site under existing conditions (Google Earth, 2017). The Project would entail improvements along Varner Road, and thus traffic in the local vicinity may be affected. As such, analysis of the Project's construction-related impacts will be included in the required EIR to evaluate the Project's potential to affect local circulation during construction.

- h) The proposed Project would not affect any local area roadways that serve as emergency access routes during near-term construction or long-term operation. During the course of the County of Riverside's required review of the Project's applications, the Project's design would be reviewed to ensure that adequate access to and from the site and around the proposed buildings is provided for emergency vehicles. With required adherence to Riverside County requirements for emergency vehicle access, no impacts would occur and further analysis of this issue is not required.
- i) According to Figure 8 of the Western Coachella Valley Area Plan, a Class I bicycle route is designated along Varner Road (Riverside County, 2015d, Figure 8). Figure 8 does not show any community trails planned on or within the vicinity of the Project site. As previously discussed, the proposed CV Link trail alignment project would not occur on, or within the immediate vicinity of, the Project site. Therefore, the Project would not impact or otherwise interfere with construction or operation of the CV Link trail alignment. Bus transit in the vicinity of the Project site is provided by the Sunline Transit Agency (STA). The nearest bus stop to the Project site is located approximately 0.75-mile southeast of the Project site at Gerald Ford Drive and Cook Street, which serves Line 53 (STA, 2017; Google Earth, 2017). Implementation of the proposed Project would not affect the operation of the bus route. Nonetheless, there is potential that the Project could conflict with the Western Coachella Valley Area Plan designations for bike trails or other adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or could substantially decrease the performance or safety of such facilities. As such, the impacts to adopted plans, policies, or programs regarding public transit, bikeways, or pedestrian facilities will be discussed and evaluated in the Project's required EIR.

Mitigation: Potentially significant impacts to transportation/traffic will be evaluated in the required EIR, and mitigation measures will be identified if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
44) Bike Trails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Figure 8 of the Western Coachella Valley Area Plan (Riverside County, 2015d).

Findings of Fact: According to Figure 8 of the Western Coachella Valley Area Plan Figure 8, a Class I bike route is designated along Varner Road which abuts southern boundary of the Project site (Riverside County, 2015d, Figure 8). There is potential that the Project could conflict with the Western Coachella Valley Area Plan designations for a Class I bicycle route along Varner Road, or could otherwise substantially decrease the performance or safety of other bicycle figures facilities. The required EIR will discuss and evaluate the potential impacts to bike trails resulting from the Project.

Mitigation: Potentially significant impacts to transportation/traffic will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.17 Utility and Service Systems

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
45) Water				
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS database (RCIT, 2017); CVWD 2015 Urban Water Management Plan (CVWD, 2016)

Findings of Fact:

- a) The Project site is in the service area of Coachella Valley Water District (CVWD) (RCIT, 2017). The proposed Project would install connections to existing CVWD water conveyance lines. Off-site improvements also may be necessary to provide adequate service to the site. The required EIR will describe the Project's proposed water and wastewater conveyance facilities, and will evaluate whether the construction of such facilities would result in significant environmental effects.
- b) The Project's proposed operation of 1,501 residential units, 378,970 s.f. of commercial retail uses, and 14.5-acre elementary school site would result in an increase in potable water demand from the local water purveyor, CVWD. Pursuant to CEQA Guidelines Section 15155(a)(1), the proposed Project is considered a "water-demand project" because it involves a residential development with more than 500 dwelling units. The Project also may increase the site's demand for potable water as compared to what is anticipated in the CVWD's 2015 Urban Water Management Plan (UWMP) (CVWD, 2016). In order to evaluate whether CVWD's current and planned water supplies are adequate to serve the Project, a Water Supply Assessment (WSA) will be prepared for the Project. The results of the WSA will be documented in the required EIR.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
46) Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County GIS database (RCIT, 2017).

Findings of Fact:

- a) Wastewater service is provided to the Project site by CVWD (RCIT, 2017). The proposed Project would install connections to CVWD wastewater conveyance lines, which would result in physical environmental impacts. Off-site improvements also may be necessary to provide adequate service to the site. Additionally, there is a potential that Project wastewater flows could exceed the treatment capacity at the wastewater treatment facility to which Project wastewater flows would be conveyed. The required EIR will evaluate whether the Project's demand for sewer service and/or the construction of necessary infrastructure would result in impacts to the environment, including capacity of the receiving wastewater treatment facility.
- b) Sewer flows generated by the proposed Project have the potential to result in deficient sewer capacity at the wastewater treatment facility to which Project wastewater flows would be conveyed. The required EIR will evaluate whether there is adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
47) Solid Waste				
a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The construction and operation of 1,501 residential units, 378,970 s.f. of commercial retail uses, and 14.5-acre elementary school site on the Project site would generate solid waste requiring off-site disposal. The required EIR will evaluate whether the Project's incremental contribution of solid waste to landfill facilities would result, on a direct or cumulative basis, in an exceedance to the available capacity of the landfills. The required EIR also will evaluate whether any new or expanded solid waste facilities would be required to serve the Project.
- b) Solid waste that would be generated during the Project's construction and operational phases have the potential to conflict with federal, state, and local statutes and regulations related to solid wastes including the CIWMP. The Project's potential to conflict with federal, state, and local statutes and regulations related to solid wastes will be evaluated in the required EIR.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
48) Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a. Electricity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Natural gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Communications systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Storm water drainage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Street lighting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Maintenance of public facilities, including roofs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Other governmental services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials.

Findings of Fact:

- a-g) Development of the Project site with 1,501 residential units, 378,970 s.f. of commercial retail uses, and 14.5-acre elementary school site would require the construction of a variety of utilities on- and/or off-site, including electrical, natural gas, communications systems, storm water drainage facilities, street lighting, and other facilities. The environmental impacts associated with on- or off-site construction of these facilities will be evaluated in the required EIR.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

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

Source: Project Application Materials.

Findings of Fact:

- a) There are no adopted energy conservation plans that are applicable to the proposed Project. Nonetheless, the required EIR will evaluate whether the Project would involve the wasteful, inefficient, and/or unnecessary consumption of energy during construction and/or long-term operation.

Mitigation: Although significant impacts are not anticipated, measures to reduce the Project's energy consumption may be identified in the required EIR in conformance with CEQA Guidelines Appendix F.

Monitoring: Monitoring for any energy conservation measures will be set forth in the required EIR.

4.1.18 Mandatory Findings of Significance

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
50) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
or eliminate important examples of the major periods of California history or prehistory?				

Source: Staff review, Project Application Materials.

Findings of Fact: The proposed Project has the potential to alter the quality of the existing physical environment. The introduction of residential, commercial, school, and public facility (electrical substation) uses to the area restrict the range of sensitive animal species with a potential to occur on-site and/or could reduce habitat for sensitive plant or animal species. A site-specific biological investigation will be conducted to determine whether any sensitive animals, sensitive plants species, and/or sensitive plant communities occur on the Project site. With respect to archeological and paleontological resources, conversion of the site from undeveloped to developed property has the potential to impact and possibly eliminate important examples of the major periods of California prehistory. No historic resources are known to be present on the site. These issues will be evaluated in the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
51) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact: The proposed Project has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality; biological resources; greenhouse gas emissions; traffic and transportation; land use and planning; hydrology and water quality; noise; and public services. The required EIR will evaluate the Project's potential to result in cumulatively significant impacts.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
52) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, project application

Findings of Fact: The potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the required EIR.

4.2 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:

County General Plan Program EIR (SCH No. 2002051143), October 7, 2003.

General Plan Amendment No. 960, Draft EIR No. 521 (SCH No. 2009041065), February 2015.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

4.3 AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21000 and 21178.1; References: California Government Code Sections 15162, 15063, 15064.5; 51104(g), and 65962.5; California Health and Safety Code Section 7050.5; and Public Resources Code Sections 21074, and 12220(g).

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