



Prepared For:

Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502

Vista Soleada Specific Plan Amendment
Supplemental Environmental Impact Report
(GPA No. 1212; CZ 7925; SP No. 385; TTM 37192)
SCH No. 2017021079



DRAFT

ENVIRONMENTAL IMPACT REPORT

FOR THE

COUNTY OF RIVERSIDE

Vista Soleada

Specific Plan Amendment

Supplemental Environmental Impact Report

(GPA No. 1212; CZ 7925; SP No. 385; TTM 37192)

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County of Riverside
Planning Department
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Riverside, California 92502

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Table of Contents

Section	Page
1.0 Introduction	1.0-1
2.0 Summary	2.0-1
3.0 Project Description.....	3.0-1
4.0 Environmental Setting.....	4.0-1
5.0 Environmental Impact Analysis.....	5.0-1
5.1 Cultural Resources	5.1-1
6.0 Alternatives	6.0-1
7.0 Effects Found Not to Be Significant.....	7.0-1
8.0 Terms, Definitions, and Acronyms	8.0-1
9.0 Organizations and Persons Consulted	9.0-1
10.0 References.....	10.0-1

A disc containing both the Draft EIR and Appendices is attached on the inside cover.

Appendices

- A Notice of Preparation and Comment Letters
- B Mitigated Negative Declaration
- C Cultural Resources Studies
 - C.1 Phase I Cultural Resource Study
 - C.2 Phase II Cultural Resource Study
 - C.3 Extended Phase II Cultural Resource Study
 - C.4 Extended Phase II Cultural Resource Study Addendum
- D Air Quality and Greenhouse Gas Emissions Model Output
- E Elders Tribal Letter

List of Figures

Figure	Page
3.0-1	Regional Location Map3.0-5
3.0-2	Project Site Location3.0-6
3.0-3	Surrounding Uses.....3.0-7
3.0-4	Conceptual Land Use Plan – Option A3.0-12
3.0-5	Conceptual Land Use Plan – Option B3.0-13
3.0-6	Tentative Tract Map – Option A3.0-14
3.0-7	Tentative Tract Map – Option B3.0-15
3.0-8	Previously Approved Project Conceptual Site Plan3.0-16
3.0-9	Planning Area 1 – Option A.....3.0-21
3.0-10	Planning Area 1 – Option B.....3.0-22
3.0-11	Planning Area 2 – Option A.....3.0-23
3.0-12	Planning Area 2 – Option B.....3.0-24
3.0-13	Planning Area 3 – Option A and Option B3.0-25
3.0-14	Planning Area 4 – Option A and Option B3.0-26
3.0-15	Conceptual Vehicular Circulation Plan – Option A and Option B.....3.0-27
3.0-16	Conceptual Trails Plan – Option A and Option B3.0-28
3.0-17	Conceptual Water Plan – Option A and Option B3.0-31
3.0-18	Off-Site Utility Extensions – Option A and Option B3.0-32
3.0-19	Conceptual Sewer Plan – Option A and Option B.....3.0-33
3.0-20	Conceptual Drainage Plan – Option A and Option B3.0-34
3.0-21	Phasing Plan – Option A and Option B3.0-42
3.0-22	Conceptual Grading Plan – Option A and Option B.....3.0-43
3.0-23	Conceptual Open Space Plan – Option A.....3.0-44
3.0-24	Conceptual Open Space Plan – Option B.....3.0-45
3.0-25	Cultural Resource Preservation Lot – Option A.....3.0-46
3.0-26	Cultural Resource Preservation Lot – Option B.....3.0-47
3.0-27	Country Lane Planting Concept – Option A and Option B.....3.0-48

List of Tables

Table	Page
2.0-1 Summary of Project Impacts	2.0-10
3.0-1 Land Use Plan Summary and Comparison.....	3.0-11
4.0-1 Related Projects.....	4.0-3
6.0-11 Comparison of Alternatives to Project	6.0-10
7.0-1 Maximum Construction Emissions	7.0-12
7.0-2 Maximum Operational Emissions.....	7.0-13
7.0-3 LST Worst-Case Emissions	7.0-16
7.0-4 Construction GHG Emissions	7.0-31
7.0-5 Operational GHG Emissions.....	7.0-32
7.0-6 Comparison of Operational Greenhouse Gas Emissions.....	7.0-32

1.0 INTRODUCTION

The Vista Soleada Draft Supplemental Environmental Impact Report (“Supplemental EIR”) analyzes the proposed changes to the project analyzed in the Mitigated Negative Declaration (MND) for Environmental Assessment No. 42633 that was previously adopted by the County of Riverside (“County”) on March 10, 2015. The proposed modified Project (“Project”) would set aside an open space area on the site for the preservation of archaeological materials and develop 32 fewer residential lots than the previously approved Project, on approximately 80.9 acres of land in unincorporated Riverside County, as shown in **Figure 3.0-2, Project Site Location**. This section provides information on the background of the Project, as further described in **Section 3.0** and assessed in this Supplemental EIR; the environmental review process being conducted by the County for this Project; and the organization and content of this Draft Supplemental EIR. See **Section 8.0** for a definition of terms and acronyms used in this Draft Supplemental EIR.

A. BACKGROUND

On March 10, 2015, the Riverside County Board of Supervisors adopted the MND, concluding that the Project would not have a significant effect on the environment; approved Tentative Tract Map. No. 36590; and tentatively approved General Plan Amendment No. 1125 (from Agriculture to Medium Density Residential and Commercial Retail), Specific Plan No. 385, and Zone Change No. 7814 (from Light Agriculture [A-1-10] to Specific Plan) for the development of a rural, equestrian-themed residential community consisting of 230 residential lots on 80.9 acres, at an average density of 2.8 units per gross acre. Although approved by the Board, the General Plan Amendment, Specific Plan, and Zone Change were never taken forward for final reading and adoption.

After the adoption of the MND for Environmental Assessment No. 42633 and approval of the original Project design, the Applicant conducted “Extended Post-Harvest Phase II Testing” and discovered archaeological materials on a portion of the Project site. As a result, the Applicant proposes to modify the previously approved Project to preserve in place these identified archaeological materials in a designated on-site open space area (the “Preservation Lot”). Due to the inclusion of the Preservation Lot on the Project site, the modified Project will also reduce the number of residential lots from 230 to 198 and overall Project density from 2.8 to 2.4 residential units per acre. **Section 3.0, Project Description**, further describes the Project and its history.

B. PURPOSE OF THIS ENVIRONMENTAL IMPACT REPORT

The County of Riverside, acting as the Lead Agency for the planning and environmental review of this Project, has prepared this Supplemental EIR in compliance with the California Environmental Quality Act

(CEQA), including the State CEQA Guidelines (California Code of Regulations Title 14 Section 15000 et seq.). CEQA was adopted to assist with the goal of maintaining the quality of the environment for the people of the State. Compliance with CEQA and its implementing guidelines requires that an agency making a decision on a project must consider its potential environmental effects and impacts before granting any approvals or entitlements.

CEQA directs that, once an MND has been adopted for a project, no subsequent EIR or MND shall be prepared unless there is change in the project or the circumstances under which the project was undertaken that would:

1. Create new significant impacts;
2. Substantially increase the severity of previously identified significant impacts; or
3. Add 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 MND was adopted showing (i) new or substantially more severe significant impacts, (ii) mitigation measures or alternatives previously found not to be feasible are, in fact, feasible, or (iii) new mitigation measures or alternatives considerably different from those previously analyzed would substantially reduce one or more significant impacts, but the project proponents decline to adopt them.¹

As noted, the MND adopted for the previously approved Project found that all Project impacts were either less than significant, or less than significant with the incorporation of mitigation. In evaluating whether changes to the Project as currently proposed would result in new significant environmental impacts, this Supplemental EIR considers the incremental difference between the previously approved Project and the proposed modified Project.² This Supplemental EIR evaluates potential impacts on one environmental issue area that was determined to be potentially significant and provides ways to reduce or minimize or avoid these potential effects. Analysis of a range of alternatives to the Project as proposed is also included in this Supplemental EIR to provide additional information on ways to minimize the environmental effects of the Project.

1 14 California Code of Regulations (CCR), sec. 15162(a) and 15163.

2 14 CCR sec. 15163; *Benton v. Board of Supervisors* (1991) 226 Cal.App.3d 1467, 1484.

C. ENVIRONMENTAL REVIEW PROCESS

1. Notice of Preparation

CEQA requires consultation with other public agencies with jurisdiction by law or special expertise related to any of the potential environmental effects of the Project. The County initiated this consultation process by preparing and circulating a Notice of Preparation (NOP) of the Vista Soledad Specific Plan Amendment Supplemental EIR to other public agencies.

The NOP was released on February 23, 2017. The NOP was mailed to other public agencies, and the owners and residents of surrounding property. The NOP was also sent to the Governor's Office of Planning and Research State Clearinghouse for environmental documents for distribution to State agencies for review, and published on the County's website, and posted on-site, at the County building. The NOP (provided in **Appendix A**) described the Project and proposed scope of environmental study.

Comment Letters

A total of six comment letters from interested parties and agencies were received by the County in response to the NOP. The State of California Governor's Office of Planning and Research, State Clearinghouse and Planning Unit (SCH) letter (received on February 24, 2017) acknowledged receipt of the NOP. The second letter, sent by the South Coast Air Quality Management District (SCAQMD; received on March 10, 2017), included recommendations for assessing localized air quality impacts and the use of localized significance thresholds developed by the SCAQMD. The Department of Toxic Substances Control letter (received on March 21, 2017) included comments regarding site assessment protocol and regulations pertaining to demolition, soil testing, water discharge, and general construction best management practices. The City of La Quinta letter (received on March 24, 2017) included comments pertaining to the previously approved Project. The letter also commented on the Torres Martinez Desert Cahuilla Indian Tribe's expressed concerns about traffic impacts associated with the previously approved Project at the intersection of Avenue 62 and Monroe Street. The final two letters are from the Coachella Valley Water District (received March 23, 2017, and April 5, 2017). These two letters address strategies to reduce water use, and provide information regarding existing drainage facilities, such as subsurface tile drains, and measures pertaining to retention basins. The NOP and comment letters are provided in **Appendix A** of this Draft Supplemental EIR.

Public Scoping Meeting

The NOP also provided notice of the public scoping meeting the County held on March 13, 2017, at 1:30 PM, at 77-588 El Duna Court, Suite H, Palm Desert, CA 92211. The purpose of the public scoping meeting was to provide an additional opportunity for comment on the potential environmental effects of the

proposed Vista Soleada Project. No issues regarding environmental concerns about the Project were raised during the scoping meeting.

2. Draft Supplemental Environmental Impact Report

Based on a preliminary review of the proposed Project consistent with Sections 15060, 15082, and 15163 of the State CEQA Guidelines, the Riverside County Planning Department has determined that a Supplemental EIR should be prepared for this proposed Project to address its impact on cultural resources.

Public Review and Preparation of Final EIR

This Draft Supplemental EIR has been prepared by the County and will be released for a 45-day public review period in accordance with the provisions of CEQA. A Notice of Availability (NOA) of this Draft Supplemental EIR has been made available to those interested agencies and local jurisdictions. The NOA has also been sent to all parties that requested notice of availability of the Draft Supplemental EIR. In addition, the NOA and Draft Supplemental EIR are available on the County's website at <http://planning.rctlma.org/Home.aspx>.

Following the completion of this review period, the County will review all comments received on the Draft Supplemental EIR and prepare written responses to each comment, and prepare the Final EIR. The Final EIR will be presented to the Planning Commission for consideration and recommendation. The Final EIR, together with the Planning Commission recommendation, will then be sent to the Board of Supervisors for approval and adoption.

A notice of availability of the Final Supplemental EIR will be provided and the Final Supplemental EIR will be presented to the County of Riverside Board of Supervisors. As required by CEQA, the County Board of Supervisors will consider the information in the Final Supplemental EIR, the written comments of the Riverside County Planning Commission, and any additional public comments before issuing its decision on the Project.

Interested individuals, organizations, and public agencies can provide written comments on this Draft Supplemental EIR to:

Riverside County Planning and Development Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attention: David Alvarez, Project Planner

Comments may also be sent by facsimile to (951) 955-1811 or by e-mail to daalvarez@rivco.org; include “Vista Soleada Supplemental EIR” in the subject line.

Please provide your name, address, and other contact information and/or a contact person at your agency who should receive future notices and correspondence related to this Project.

D. ORGANIZATION OF THE EIR

A description of the organization of this EIR and the content of each section is provided below. The Draft Supplemental EIR is organized as follows:

Section 1.0, Introduction, provides information on the background of the Project, the environmental review process, and organization of the Draft Supplemental EIR.

Section 2.0, Summary, presents a concise summary of the environmental information, analysis, and conclusions in this Supplemental EIR.

Section 3.0, Project Description, presents a description of the Project that addresses the location of the Project Site, the objectives of the Project, and the characteristics of the Project Site.

Section 4.0, Environmental Setting, describes the existing physical setting of the Project Site and the surrounding area.

Section 5.0 Environmental Impact Analysis, contains information and analysis of the potential for the Project to result in significant environmental effects for each of the topics evaluated in this Draft Supplemental EIR.

Section 6.0, Alternatives, discusses alternatives to the Project that have been developed and analyzed to provide additional information on ways to avoid or lessen the impacts of the proposed Project. The alternatives include the “No Project Alternative” as required by the State CEQA Guidelines, along with other alternatives.

Section 7.0, Effects Not Found to Be Significant, discusses the potential impacts of the Project that were determined not to be significant and were therefore not discussed in detail in this Draft Supplemental EIR.

Section 8.0, Terms, Definitions, and Acronyms, provides a list of specially defined terms and acronyms used throughout this Draft Supplemental EIR.

Section 9.0, Organizations and Persons Consulted, lists persons involved in the preparation of this Draft EIR or who contributed information incorporated into this Draft Supplemental EIR.

Section 10.0, References, lists the principal documents, reports, maps, and other information sources referenced in this Supplemental EIR.

Appendices to this Supplemental EIR include technical information and other materials prepared for this Supplemental EIR and the County's environmental review of this Project.

2.0 SUMMARY

The Project, which now contains a Cultural Resource Preservation Lot and 32 fewer residential lots, is a rural, equestrian-themed residential project that will contain 198 residential lots, multiple community parks, citrus-themed country lands, and a 100-foot-wide perimeter grove of date palm trees on approximately 80.9 acres of land in unincorporated Riverside County. This Supplemental EIR solely analyzes the changes from the previously approved Project to the currently proposed Project, presenting two potential development options, Option A and Option B. This section provides information on the background of the Project, as described in **Section 3.0, Project Description**, of this Draft Supplemental Environmental Impact Report (“EIR”). See **Section 8.0** for a definition of terms and acronyms used in this Draft Supplemental EIR.

A. PURPOSE OF THIS ENVIRONMENTAL IMPACT REVIEW

The environmental review process for this Project is being conducted by the Riverside County (“County”) Planning Department. The California Environmental Quality Act (CEQA) was adopted to inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities; identify the ways that environmental damage can be avoided or significantly reduced; and prevent significant, avoidable damage to the environment by requiring changes in a project through the use of feasible alternatives or mitigation measures. When it is determined through preliminary review that a proposed project may result in significant impacts to the quality of the natural environment, preparation of an EIR in accordance with the process defined in CEQA is required.

The County, acting as the Lead Agency for the planning and environmental review of this Project, has decided to prepare this EIR in compliance with CEQA, including the State CEQA Guidelines (California Code of Regulations Title 14 Section 15000 et seq.).

B. OVERVIEW OF PROPOSED PROJECT

1. Regional and Community Setting

The Project Site is located within an unincorporated area of Riverside County in the southern portion of the Coachella Valley. Regional access to the Project Site is provided via Interstate 10 (I-10), State Route (SR) 111, and SR 86, all located approximately 6 to 8 miles to the northeast, as show in **Figure 3.0-1, Regional Location Map**.

Adjacent jurisdictions surrounding the Project Site include the City of La Quinta to the west, the Cities of Coachella and Indio to the north, and unincorporated Riverside County to the east. The Project Site is

located south of 60th Avenue, north of 61st Avenue, and west of Jackson Street, as illustrated in **Figure 3.0-2, Project Site Location**.

The Project consists of a specific plan for approximately 80.9 acres, designated as Assessor Parcel Number 764-290-003. The Vista Soleada Specific Plan Amendment would be approved and adopted by the County of Riverside and serve as the zoning for the Project Site.

2. Project Characteristics

Given that it was unknown until recently whether the Torres Martinez Desert Cahuilla Indian (TMDCI) Agreement would be executed, this Supplemental EIR presents two potential development options relative to the Preservation Lot. Option A assumes that the Applicant and the TMDCI Tribe enter into an agreement wherein the Preservation Lot would be deeded to the TMDCI Tribe (TMDCI Agreement); Option B assumes that the Applicant and the TMDCI Tribe were not able to reach agreement. While Option A is the preferred option, Option B is also considered for approval, even though it appears that the discussion of Option B is no longer necessary in view of the recent execution of the agreement.

The Vista Soleada Specific Plan would allow the development of a rural, equestrian-themed residential community consisting of 198 residential lots on 80.9 acres, including multiple community parks, citrus-themed country lanes, and a 100-foot-wide perimeter grove of date palm trees as shown in **Figure 3.0-6, Tentative Tract Map—Option A** and **Figure 3.0-7, Tentative Tract Map—Option B**. Residential density within the Project averages approximately 2.4 dwelling units per gross acre, consisting of 179 smaller residential lots (minimum size of 4,000 square feet; average of 6,000 square feet) in the middle of the site, and 19 larger estate lots (0.75-acre minimum size) on the edges of the site on 60th Avenue, along the eastern perimeter, and Avenue 61. The Specific Plan is divided into four Planning Areas (PA-1, PA-2, PA-3, and PA-4) based on common land use types and characteristics, with only minor changes to PA-1 and PA-2 between Option A and Option B, as further described below and as shown in **Figure 3.0-4, Conceptual Land Use Plan—Option A** and **Figure 3.0-5, Conceptual Land Use Plan—Option B**.

Figure 3.0-8, Previously Approved Project Conceptual Site Plan shows the previously approved Project design. As compared to the previously approved Project, the proposed Project would have 4.8 fewer acres in the Citrus Village lots for both options, 0.1 fewer acres in the Date Palms Estate lots for Option A, and the same acreage as the previously proposed Project in the Date Palms Estate lots for Option B. There would be an increase of 0.9 acres for open space and retention basins under Option A and an increase of 1.2 acres for open space and retention basins for Option B, and both options would result in 0.5 acres fewer roadways.

There would be an overall decrease of 4.4 acres of developable land under Option A and 4.0¹ acres of developable land under Option B. Under both options, the proposed Project would result in 32 fewer residential lots. This would, in turn, decrease the density of dwelling units within the Medium Density Residential area from 3.0 to 2.6 dwelling units per acre. The 4.4 acres under Option A and the 4.0 acres under Option B that will no longer be developed for residential uses will instead be used for the Preservation Lot.

The previous Specific Plan established two land use categories: Medium Density Residential (MDR) and Commercial Retail (CR). As proposed, the Specific Plan would establish MDR and CR development, as well as another land use category, Conservation (C) to ensure that the Preservation Lot is preserved as open space. Each planning area is described below.

Open Space

The Project provides approximately 35 acres of open space under both Option A and Option B which accounts for approximately 43 percent of the Project area. These open space and commercial areas include the Preservation Lot, community parks, buffers, landscaped stormwater retention facilities, a portion of Planning Area 3, Planning Area 4, medians and traffic circles, multiuse paths/open space, and public right of way parkways. The Cultural Resource Preservation Lot would be 4.4 acres under Option A, as shown in **Figure 3.0-23, Conceptual Open Space Plan—Option A**, and 4.0 acres under Option B, as shown in **Figure 3.0-24, Conceptual Open Space Plan—Option B**. The Cultural Resource Preservation Lot was not a part of the previously approved Project. The parcel containing the newly proposed Cultural Resource Preservation Lot was previously designated Medium Density Residential and allowed for several separate residential lots. The Cultural Preservation Lot is now designated as Conservation (C).

Landscape

The Vista Soleada Landscape and Site Furnishings Theme puts emphasis on a relatively simple and functional landscape palette. The Preservation Lot will be revegetated with native plant materials requiring minimal maintenance with input from the TMDCI Tribe under Option A and from the HOA under Option B. For Option A, landscaping will be composed of desert native landscaping that does not require ongoing irrigation, and a native plant palette will feature plants that have importance to the Tribe, yet are compatible with the soil type, climate zone, and elevation. For Option B, the HOA may make other landscaping choices, but would generally adhere to a desert native landscaping theme. Additionally, a perimeter date palm orchard and multiuse trail corridor averaging 100 feet wide will be

1 This value has been rounded up throughout the remainder of the EIR from 3.95 acres as noted in Table 3.0-1.

located along the north, east, and south perimeters. The landscaping palate and design will remain largely unchanged from that of the previously approved Project.

Circulation

The Project will dedicate and construct ultimate public half-street improvements for 60th Avenue on the north and 61st Avenue on the south. Vehicular access to and from the community's private street system will be provided at gated entries on 60th and 61st Avenues. These entries will be connected by a central spine road and perimeter loop road. Internal streets will be privately owned and maintained, with a country lane theme throughout the development, consistent with the rural character promoted by the VSR Design Guidelines. Traffic circles will be located along the central spine road to slow and distribute traffic throughout the community.

When compared to the previously approved Project, the circulation of the proposed Project, is substantially unchanged. Entrances and exits to the Project Site will be located in the same place. The one difference, however, is that both Option A and Option B include a buffer in the interior roads, along the western edge of the Project Site, where residential lots have been removed and the Preservation Lot is now proposed. This buffer would result in 0.5 acres less in interior roadways.

Non-Vehicular Circulation

The Project includes a comprehensive and convenient pedestrian circulation system that connects neighborhoods to community parks and off-site regional trails. Both Option A and Option B would have substantially the same trails system as compared to the previously approved Project, as shown on **Figure 3.0-16, Conceptual Trails Plan—Option A and Option B**. The Project includes an internal system of 3-foot-wide multi-use trails for community circulation and a 12-foot-wide multi-use perimeter trail accessible to the general public for walking, biking, and equestrian use. Internal trails are located along the central spine road within citrus-themed yardscapes. Pedestrian pass-throughs are planned between residential lots at regular intervals to allow ample community access to parks and the perimeter public trail. In addition, internal streets carry low traffic volumes and are expected to function as shared-use walking/biking routes to supplement and extend the trail system to individual homes within the community.

The non-vehicular circulation will remain substantially the same compared to the previously approved Project.

Infrastructure

Infrastructure improvements would be installed as necessary to support Project development, including water, sanitary sewer, and drainage and flood retention systems, as well as utility improvements. All improvements proposed within the Project Site have conceptual designs and locations. Off-site connections would not be changed, as shown in **Figure 3.0-18, Off-Site Utility Extensions—Option A and Option B**. Use of the public utilities would be slightly less under the proposed Project because there are 32 fewer residential lots, however, connections and extensions will remain substantially unchanged.

Development Timeline

Development of the Project is anticipated to occur in three phases over an approximate 3-5-year period, subject to market demand. Construction would begin in 2019 and is anticipated to be completed in 2022.

Approvals Required

This supplemental EIR provides the CEQA compliance documentation upon which the County and other agencies' consideration of an action on all necessary land use permits and other approvals will be based. The Planning Commission and Board of Supervisors will consider the information in this EIR in conjunction with the development plans and the associated approvals, and either approve or deny the proposed Project. The following approvals would be required before implementation of the proposed Project can occur:

- General Plan Amendment from Agriculture (AG) to Medium Density Residential (MDR), Conservation (C), and Commercial Retail (CR);
- Adoption of the Vista Soleada Specific Plan Amendment;
- Zone Change from Light Agriculture (A-1-10) to Specific Plan; and
- Tentative Tract Map Approval.

C. PROJECT OBJECTIVES

The State CEQA Guidelines require an EIR to include a statement of the objectives of the project that address the project's underlying purpose. The Project Applicant, Cal Thermal Real Estate LLC, currently owns the Project Site. The County of Riverside has jurisdiction over the site and is proposing to adopt the Vista Soleada Specific Plan to ensure that the site is developed in accordance with the County's General Plan goals, as well as local community goals as reflected in the Vista Santa Rosa Design Guidelines and Land Use concept.

More specifically, the objectives of the Vista Soleada Specific Plan are to:

- Harmonize development with the surrounding area by incorporating key planning, landscaping, and architectural approaches and themes derived from the Vista Santa Rosa Design Guidelines;
- Reflect consistency with the goals and policies of the Vista Santa Rosa Conceptual Land Use Plan and the Riverside County General Plan;
- Develop a master-planned community that provides a variety of residential housing types and home ownership opportunities, including the opportunity to keep horses on estate-size lots;
- Provide high-quality residences designed to be marketable and meet increased housing demand driven by population growth and retiring seniors;
- Provide residential home builders with maximum flexibility to exercise creativity in the selection and construction of residential product types and recreational amenities that respond to market demand and buyer preference;
- Provide private recreational facilities to meet the needs of community residents in a timely manner;
- Create a “walkable” community through an interconnected system of shared low-volume and low-speed internal “country lane,” pedestrian walkways, and trails;
- Utilize rural road standards that create a less formal, less urban-feeling circulation system that is consistent with the vision and character of the Vista Santa Rosa community;
- Incorporate energy efficient design features in order to maximize the conservation of natural resources; and
- Preserve cultural resources through creation of a Cultural Resource Preservation Lot.

D. SUMMARY OF ALTERNATIVES

Under CEQA, an EIR must analyze a reasonable range of alternatives to the project that are potentially feasible, would feasibly attain most of the basic objectives of the project and would avoid or substantially lessen any of the project's significant effects (CEQA Guidelines § 15126.6(a).) A fundamental purpose of an alternatives analysis is to provide additional information on ways to avoid or minimize the significant effects of a Project. As stated in **Section 5.1, Cultural Resources**, the proposed Project would result in significant and unavoidable impacts to cultural resources.

The Alternatives to the Project evaluated in this Draft Supplemental EIR include:

1. Alternative 1 – No Project/No Development

2. Alternative 2 – Large Estate Lots Only

A brief description of each of these Alternatives is provided below with a summary of the evaluation of each.

1. **Alternative 1: No Project/No Development**

The CEQA Guidelines require consideration of a No Project alternative, with the definition of this alternative to be based on several factors, including consideration of what is likely to occur if the Project is not approved. As required by CEQA, the analysis must examine the impacts that might occur if the Project Site is left in its existing condition, as well as what may reasonably be expected to occur in the foreseeable future if the Project were not approved, based on current plans and consistent with available infrastructure and community services.

Existing Conditions

Under the No Project/No Development alternative, the Project Site would likely remain in its current and existing condition. The vacant undeveloped land would remain. The existing agricultural uses would continue, and the existing environmental conditions would be maintained. The Project Site would retain its visual characteristics, and the existing visual resources for the surrounding land uses would not be impacted.

Existing Zoning Development

However, without the proposed Project, it is also likely that development could occur under the existing zoning, Agricultural, A-1-10. The A-1-10 zoning allows for a residential density of one dwelling unit (including mobile homes) per 10-acre parcel, which allows for up to eight residential units on the 80.9-acre parcel, with continued agricultural operations.

Comparative Impact Summary

Existing Conditions

Under this alternative, leaving the site in its existing conditions, the Project Site would continue with its existing uses and would be used for agricultural purposes, with continued ripping, plowing, trenching, and disking the fields as necessary. The existing agricultural practices would be allowed to continue, including in the area that is now listed as CA-RIV-5211/H. The Project involves grading of the Project Site and has the potential to disturb subsurface features that might be present on the Project Site and may be considered elements of the Tribal Cultural Resource. As with the Proposed Project, this Alternative could disturb subsurface features.

Given that this alternative (1) could have a higher potential to affect more of the Project Site and thus more archaeological resources, and (2) does not contain a Preservation Lot to preserve and protect in perpetuity known/discovered and unknown/potentially discovered cultural resources on the site, impacts on cultural resources and Tribal Cultural Resources would be considered significantly greater than those under the proposed Project, and would potentially be significant and unavoidable.

Existing Zoning Development

It is also likely that without the proposed Project, that development could occur under the existing zoning, which is A-1-10. This would allow for a residential density of one dwelling unit (including a mobile home), per 10-acre parcel, which would allow for up to eight residential units on the Project Site. Additionally, agricultural activities would continue with the existing zoning and would have a continued disturbance of subsurface soils from the agricultural practices, such as the aforementioned ripping, plowing, disking, and trenching activities.

Although this alternative would have less development and therefore less grading, agricultural operations would continue on a majority of the Project Site, and thus, there is a higher potential to affect future undiscovered archaeological resources. Therefore, impacts in regard to cultural resources would be considered greater than the proposed Project, and would potentially be significant and unavoidable.

2. Alternative 2: Large Estate Lots Only Alternative

This alternative would allow development of only the large estate lots on the Project Site. Under Option A, residential units would occur on approximately 28.1 acres, and under Option B, residential units would occur on approximately 28.6 acres; both options would allow a total of 19 Date Palm Estate Lots (large estate lots) under this alternative. This alternative would not develop Planning Area 1 of the proposed Project, but would have the same options as those described in this Supplemental EIR: Option A and Option B. Additionally, open space, retention basins, the Preservation Lot, and PA-3 and PA-4 would all remain.

With the Large Estate Lots Only alternative, lots would be developed with single-family detached homes on minimum 0.75- to 1-acre lots. Additionally, approximately 46 acres of the Project Site, Planning Area 1 of the Proposed Project, would remain undeveloped and left as open space and maintained by the HOA.

As with the proposed Project, any existing or future features that may be considered elements of the Tribal Cultural Resource found on the Project Site would be reburied in the Preservation Lot under both

Option A and Option B; however, the Preservation Lot would be deeded to the TMDCI Tribe under Option A only.

Under this alternative, there would be far fewer homes, less infrastructure, and more open space which would decrease the likelihood of finding additional features, and therefore decrease the likelihood of those features being unearthed or damaged.

Comparative Impact Summary

As mentioned above, similar to the proposed Project, this alternative would require grading, however, substantially less grading would be required than the proposed Project. On the portion of the site that would be graded, Planning Area 2, the potential to uncover previously unknown features that may be considered elements of the Tribal Cultural Resource is similar in nature to the Proposed Project. As with the proposed Project, under both Option A and Option B, a Preservation Lot would be created to protect and preserve any current or future surface and subsurface cemetery-related features and funerary objects. Under Option A, this lot would be deeded to the TMDCI for their sole use; whereas under Option B, the lot would be owned and maintained by the Vista Soleada Homeowners Association and would be open and available to all Vista Soleada residents and their guests, as well as to members of the TMDCI Tribe. Under both Option A and Option B, if cultural resources were found on the site, they would be retrieved, handled, processed, and then reburied in the Preservation Lot. Under this Alternative, the potential to unearth or damage buried artifacts is less than the Proposed Project.

However, as with the proposed Project, the potential for impacts to Tribal Cultural Resources exists. With execution of the TMDCI Agreement, impacts would be less than significant.

3. Environmentally Superior Alternative

The Large Estate Lots Only alternative is environmentally superior because it would have fewer impacts than the proposed Project. Additionally, this alternative would accomplish more objectives than would the No Project/No Development alternative; however, it would not accomplish all of the Project's objectives.

While this alternative may cause less impacts to cultural resources than the Project's less than significant impacts, under either scenario, with execution of the TMDCI Agreement, impacts would be less than significant. However, the overall purpose and objectives of the Project would not be met. Further, housing demands would not be lowered, and the need for a well-blended, suburban area would also not be met.

E. AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Some issues concerning the previously approved Project were expressed through responses to the Notice of Preparation (NOP). However, these issues were addressed in the Mitigated Negative Declaration (MND) in **Appendix B**, and are summarized in **Section 7.0, Effects Not Found to Be Significant**. No issues concerning the Project as currently proposed, were mentioned.

F. SUMMARY OF ENVIRONMENTAL IMPACTS AND PROJECT CHARACTERISTICS

Table 2.0-1, Summary of Project Impacts, summarizes the potential environmental impacts resulting from the proposed changes to the previously approved Project on Cultural Resources. Option A Project Characteristics (PCs) listed below, were developed in consultation with the TMDCI Tribe. Option B Project Characteristics are similar to Option A PCs, although without language pertaining to the desired agreement with the TMDCI. The PCs for both options are consistent with listed mitigation measures in CEQA Guidelines Sections 21080.3.2 and 21084.3 that have been determined to avoid and substantially lessen potentially significant adverse impacts to a less than significant level.

**Table 2.0-1
Summary of Project Impacts**

Project Impacts	Impact without Project Characteristics	Project Characteristics	Impact with Project Characteristics
Cultural Resources			
Threshold: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).			
<p>Assembly Bill 52 requires meaningful consultation with California Native American tribes on potential impacts to Tribal Cultural Resources, as defined in PRC 21074. There are no structures on the site, and the Project Site itself is not identified as a historic site. However, as previously mentioned, CA-RIV-5211/H qualifies as a historical resource under CEQA and is eligible for listing in the CRHR.</p> <p>The County did opine in behalf of the TMDCI and in their opinion these features and the cemetery (CA-RIV-5211/H) may qualify as TCRs. Project Characteristics were developed in consultation with the TMDCI Tribe, and also in accordance with Section 21084.3 of the PRC. These PCs satisfy the mitigation options set forth in PRC 21084.3 in that establishing the Preservation Lot, the Project avoids and preserves cultural resources in place, thereby treating resources with culturally appropriate dignity through a fashion designed in consultation with the TMDCI Tribe. These resources would be forever protected by documenting them and then maintaining the Preservation Lot as open space in perpetuity. These PCs further ensure confidentiality of the resource, and provides for protected permanent conservation easements with appropriate management criteria. These PCs would not only comply with PRC 21084.3, but would substantially lessen potential impacts to historical resources. Given that the Tribe assisted in the development of the agreement and the PCs and has</p>	Potentially Significant	<p>PC 5.1-1 Option A and Option B: The Cultural Resource Preservation Lot, which shall be avoided through Project design and preserved in place in perpetuity, shall continue to be used as a reburial/repatriation location for any surface and subsurface Cemetery-Related Features and Funerary Objects collected during Project construction.</p> <p>Option A: Upon completion of the Cultural Resource Preservation Lot, the Project Applicant shall grant, by grant deed, the lot to the TMDCI Tribe as a single, separate lot for TMDCI's use.</p> <p>Option B: Upon completion of the Cultural Resource Preservation Lot, the lot shall be owned and maintained by the Vista Soleada Homeowners Association.</p> <p>PC 5.1-2 Option A and Option B: If any additional Cemetery-Related Features and Funerary Objects are discovered outside of the Preservation Lot during construction, the material will be collected, analyzed by a cultural resource professional, and at the Tribe's request, will be transmitted to the TMDCI facility until reburial. The cultural resources professional will complete any necessary processing, analysis, casting, replication, and/or other handling required by TMDCI and/or the Riverside County Archaeologist, pursuant to applicable law and the Treatment Plan regarding the handling of Cemetery-Related Features and Funerary Objects. The Applicant will absorb the costs and expenses related to the cultural resource professional's processing, analysis, casting, replication, and/or other</p>	Less than Significant

Project Impacts	Impact without Project Characteristics	Project Characteristics	Impact with Project Characteristics
signed the TMDCI Agreement, impacts to Tribal Cultural Resources would be less than significant		<p>handling of any Cemetery-Related Features and Funerary Objects.</p> <p>PC 5.1-3 Option A and Option B: The precise location of the reburied Cemetery-Related Features and Funerary Objects discovered during field studies and development activities will be provided by the Applicant to the Native American Heritage Commission (NAHC) for purposes of complying with the California NAHC regulations. This disclosure is intended to ensure perpetual protection of the location of the reburied Cemetery-Related Features and Funerary Objects. The locations of Cemetery-Related Features and Funerary Objects are exempted from the public disclosure requirements of the California Public Records Act, and public disclosure will be withheld for information relating to Cemetery-Related Features and Funerary Objects sites pursuant to the exemption in the California Government Code.</p> <p>PC 5.1-4 The parties agree to enter into a pre-excavation Native American monitoring agreement to provide for TMDCI monitors, paid for by the Applicant, to be present during any retrieval and removal of Cemetery-Related Features and Funerary Objects.</p>	
Threshold: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.			
The proposed Project would require grading and earthwork the entire Project Site. An Extended Phase II study was conducted on CA-RIV-5211/H, an area to the west of the Project Site with a boundary that was extended to the east and into the current Project Site area, which qualifies as a historical resource under CEQA and is eligible for listing in the CRHR. The Extended Phase II study resulted in the identification and documentation of 15 isolated artifacts and 11	Potentially Significant	Project Characteristics PC 5.1-1 and PC 5.1-4 shall be implemented.	Less than Significant

Project Impacts	Impact without Project Characteristics	Project Characteristics	Impact with Project Characteristics
<p>cemetery-related cultural resources associated with CA-RIV-5211/H underlying the plow zone</p> <p>The County is of the opinion that CA-RIV-5211/H and any associated features would be considered elements of the TCR, and for the purposes of this environmental review, are to be treated as such. Project Characteristics were developed in consultation with the TMDCI Tribe, and also in accordance with Section 21084.3 of the PRC. These PCs satisfy the mitigation options set forth in PRC 21084.3 in that establishing the Preservation Lot, the Project avoids and preserves cultural resources in place, thereby treating resources with culturally appropriate dignity through a fashion designed in consultation with the TMDCI Tribe. These resources would be forever protected by documenting them and then maintaining the Preservation Lot as open space in perpetuity. These PCs further ensure confidentiality of the resource, and provides for protected permanent conservation easements with appropriate management criteria. These PCs would not only comply with PRC 21084.3, but would substantially lessen potential impacts to historical resources. As the Tribe assisted in the development of the agreement and the PCs and has signed the TMDCI Agreement, impacts to Tribal Cultural Resources would be less than significant.</p>			
Threshold: Alter or destroy an archaeological site, or cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.			
<p>The boundary of the prehistoric cemetery (CA-RIV-5211/H) which qualifies as a historical resource under CEQA and is eligible for listing in the CRHR, has been expanded to include a portion of the western side of the Project Site. A total of 94 cemetery-related subsurface cultural features dating to the Late Prehistoric and Protohistoric periods were identified in</p>	Potentially Significant	Project Characteristics PC 5.1-1 and PC 5.1-4 shall be implemented.	Less than Significant

Project Impacts	Impact without Project Characteristics	Project Characteristics	Impact with Project Characteristics
<p>2005 and 2006 on the parcel directly west of the Project Site. As noted previously, the initial Phase I survey of the Project Site identified a sparse scatter of surface artifacts which resulted in the expansion of the boundary of CA-RIV-5211/H to the east and into a portion of the Project Site. This expanded area is where the newly proposed Cultural Resource Preservation Lot will be located, which would preserve and protect CA-RIV-5211/H.</p> <p>Grading and excavation during Project construction could result in the discovery of previously unrecorded archaeological resources outside of CA-RIV-5211/H, which may result in potentially significant impacts. Implementation of the proposed Project may result in potentially significant impacts due to the potential to find and improperly handle, previously unrecorded archaeological resources.</p> <p>To ensure the protection of CA-RIV-5211/H and any previously discovered or future undiscovered archaeological resources on the Project Site, Project Characteristics were developed in consultation with the TMDCI Tribe, and also in accordance with Section 21084.3 of the PRC.</p>			
Threshold: Disturb any human remains, including those interred outside of formal cemeteries.			
<p>No human remains were found in the Project Site during the surveys; however, the Extended Phase II study resulted in the identification and documentation of 11 discrete, intact, cemetery-related cultural features associated with the prehistoric cemetery (CA-RIV-5211/H) underlying the plow zone. Additionally, based on the cultural sensitivity of the area and the location of CA-RIV-5211/H, the potential to find human remains during subsurface grading activities exists. As previously discussed, Project construction would require ground-</p>	Potentially Significant	Project Characteristics PC 5.1-2 through PC 5.1-4 shall be implemented.	Less than Significant

Project Impacts	Impact without Project Characteristics	Project Characteristics	Impact with Project Characteristics
disturbing activities, such as grading and excavation, which could result in the discovery of previously unrecorded human remains, including Native American burial sites.			
Threshold: Restrict existing religious or sacred uses within the potential impact area.			
According to the Phase I cultural resource study, the Project Site does not contain religious or sacred uses, and, therefore, would not restrict any existing religious or sacred uses. However, the potential for on-site archaeological resources or human remains, that could be part of a religious or sacred use, still exists.	Potentially Significant	Project Characteristics PC 5.1-1 and PC 5.1-4 shall be implemented.	Less than Significant
Cumulative Impacts			
<p>Similar to the Project, ground-disturbing activities in the Project vicinity would have the potential to uncover previously unknown archeological resources, human remains, or Tribal Cultural Resources. The Project, in combination with cumulative development, could contribute to the loss of undeveloped land, which could potentially contain archaeological resources or Tribal Cultural Resources.</p> <p>Determinations regarding the significance of impacts of the related projects on archaeological resources or Tribal Cultural Resources would be made on a case-by-case basis; if necessary, the applicants of the related projects would be required to implement appropriate mitigation measures.</p> <p>With implementation of the Project Characteristics that were developed in the agreement with the TMDCI Tribe, impacts to Tribal Cultural Resources would be less than significant.</p>	Significant and Unavoidable		Less than Significant

3.0 PROJECT DESCRIPTION

This section describes the location, objectives, and characteristics of the proposed Vista Soleada Project (“Project”), and the intended uses of the Vista Soleada Supplemental EIR (“Supplemental EIR”) as established by the California Environmental Quality Act (CEQA) Guidelines.¹ This Supplemental EIR analyzes only the changes from the previously approved Project to the currently proposed Project as further described in this section below. A general description of the Project’s technical, economic, and environmental characteristics is provided in this section. Please see **Section 8.0** for a glossary of terms, definitions, and acronyms used in this Draft Supplemental EIR.

A. PROJECT LOCATION

The Vista Soleada Specific Plan Area (“Project Site”) is located within unincorporated Riverside County, as shown in **Figure 3.0-1, Regional Location Map**. More specifically, the Project Site is located in the unincorporated community of Vista Santa Rosa and borders the southeast portion of the City of La Quinta, with the Cities of Coachella and Indio to the north. Regional access to the Project Site is provided via Interstate 10 (I-10), State Highway 111, and State Highway 86, all located approximately 6 to 8 miles to the northeast of the Project Site.

The Vista Soleada Specific Plan addresses the 80.9-acre parcel (Assessor Parcel No. 764-290-003), illustrated in **Figure 3.0-2, Project Site Location**, located south of 60th Avenue, north of 61st Avenue, and west of Jackson Street. The current Riverside County General Plan land use designation for the Project Site is Agriculture (AG), within a zoning designation of Light Agriculture (A-1-10).

Vista Santa Rosa Land Use Concept Plan

The Project Site is located within the Vista Santa Rosa (VSR) Land Use Concept Plan area. The 2003 Riverside County Integrated Plan identified VSR as a special policy area designed to blend agricultural, equestrian, country club, resort, tourist-oriented, and suburban residential lifestyles. In 2008, the VSR Land Use Concept Plan was developed to provide community context guidance and eventual incorporation into Riverside County’s General Plan Land Use Element. Design Guidelines were also developed to provide a thematic unity for area development, addressing density, buffers, vistas and viewsheds, and corridors defined as trail linkages. Most of the VSR area is overlain by four Policy Areas. The four Policy Areas provide for a base density of residential development that would be permitted, plus an increased density if certain requirements are met. The Vista Soleada Specific Plan lies within

1 California Code of Regulation, tit. 14, sec. 15000 et seq.

Policy Area 3 of the VSR Land Use Concept Plan and is designated Low Density Residential (2 du/ac to 3 du/ac with provision of 35% Open Space and Community Amenities).

B. PROJECT SITE CHARACTERISTICS

The Project Site is topographically flat and used for agricultural purposes. It is not improved with any structures, except that a modern water reservoir lies in the northwestern corner of the Project Site.

Additionally, a shallow network of farm drains, or tile drains, buried 8–10 feet deep underlies the Project Site. The entire Project Site was excavated on a 185-by-1,145-foot grid. Tile drains are typically composed of 4- to 8-inch segments of molded concrete pipe that are 12–18 inches long. The pipes are placed end to end in a narrow strip of graded filter gravel. Thin gaps between the pipes allow water to flow into them from the surrounding soil and also make them resistant to damage. Tile drains were used in the past to control shallow groundwater and reduce salt leaching from agricultural fields. However, groundwater is presently 25 feet deep, and the tile drains are not in use. This is noteworthy because disturbance of on-site buried cultural resources could have occurred due to historic tile installation activities, and to historic and continued agricultural practices such as planting, disking, and plowing, to depths of 8–10 feet or more.

Surrounding Uses

Rural residential, equestrian, and agricultural land uses and scattered vacant parcels are to the north, east, and south of the Project Site. Immediately west of the Project Site, in the City of La Quinta, is a vacant parcel approved for a medium-density residential subdivision. Farther to the west are a golf course and residential communities, as illustrated in **Figure 3.0-3, Surrounding Uses**.

C. PROJECT HISTORY

On March 10, 2015, the Riverside County Board of Supervisors adopted the Mitigated Negative Declaration (MND) for Environmental Assessment No. 42633, approved Tentative Tract Map No. 36590 and tentatively approved General Plan Amendment No. 1125 (from Agriculture to Medium Density Residential, Conservation, and Commercial Retail), Specific Plan No. 385, and Zone Change No. 7814 (from Light Agriculture [A-1-10] to Specific Plan) for the development of a rural, equestrian-themed residential community consisting of 230 residential lots on 80.9 acres, at an average density of 2.8 units per gross acre. Although approved by the Board, the General Plan Amendment, Specific Plan, and Zone Change were never taken forward for final reading and adoption.

In connection with the preparation of the MND, Phase 1 and Phase 2 Cultural Resource Assessments were performed in accordance with the County's cultural resource program for the Project. During this testing, archaeological materials were discovered. The entire site, however, could not be tested prior to adoption of the MND because harvesting of agricultural products was occurring on site at the time the

testing was performed. Accordingly, the MND required the Project Applicant, Cal Thermal Real Estate LLC, to complete an “Extended Post-Harvest Phase II Testing” within portions of the site to investigate the presence of archaeological materials pursuant to a specified methodology. Among other things, the testing was to continue until a sterile gap was established. “Sterile gap” refers to an area a minimum of 30 meters wide that begins at an identified archaeological resource and continues until no additional archaeological resources are identified. The Extended Post-Harvest Phase II Testing was conducted between May and October 2015, certain features were identified, and testing continued until a 30-meter-wide sterile gap in which no further materials were identified was established. This additional testing therefore fulfilled the Applicant’s obligation to complete the Extended Post-Harvest Phase II Testing, as required by the mitigation measures contained in the adopted MND.

In response to the testing, the Applicant redesigned the Project to avoid and preserve in place these identified archaeological materials in a designated on-site open space area, the Cultural Resource Preservation Lot (“Preservation Lot”). As compared to the previously approved Project, the inclusion of the Preservation Lot on the Project Site correspondingly reduced the developable area by approximately 4 acres, reduced the number of residential lots from 230 to 198, and reduced the overall Project density from 2.8 to 2.4 residential units per acre. This Supplemental EIR evaluates whether these changes to the Project would result in new significant environmental impacts by considering the incremental difference between the previously approved Project and the proposed Project, as modified. (14 Cal. Code Regs §15163; *Benton v. Board of Supervisors* (1991) 226 Cal.App.3d 1467, 1484.) Or, more specifically, this Supplemental EIR primarily analyzes the difference between the Project originally approved that contained 230 residential lots, and the Project currently proposed that features only 198 residential lots and the Preservation Lot. Additional information regarding the individual resource testing phases is provided in Section 5.1 Cultural Resources.

Agreement with TMDCI Tribe

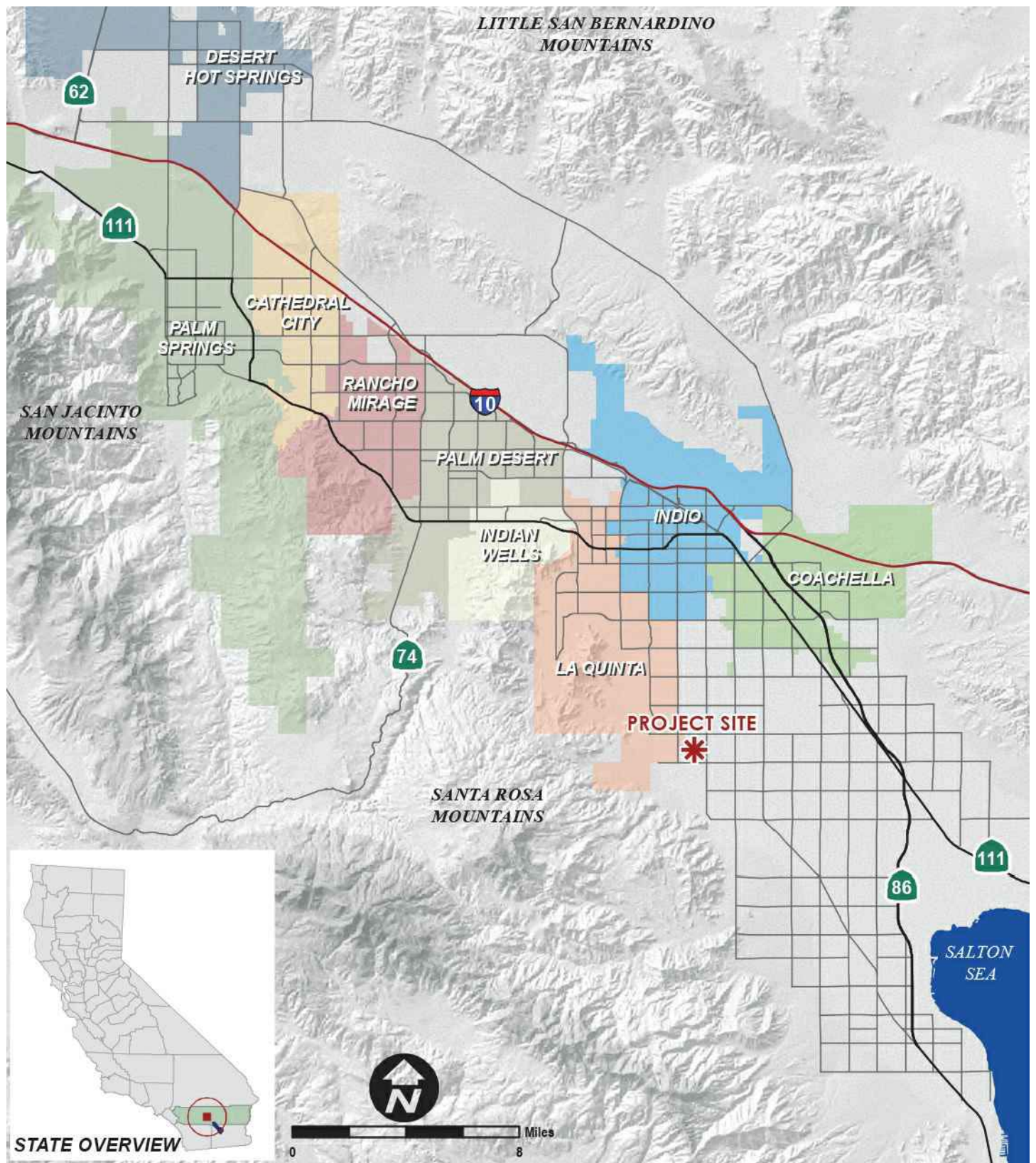
The Applicant worked extensively with the Torres Martinez Desert Cahuilla Indian Tribe (“TMDCI Tribe” or “Tribe”) to reach an agreement (“TMDCI Agreement”) to, among other things, create a separate Preservation Lot that would be dedicated to the TMDCI Tribe for its exclusive use in perpetuity. The meetings began in mid-2015 and continued throughout that year, ending in December 2017. During that time, numerous drafts of the TMDCI Agreement were exchanged and discussed; additionally, multiple designs of the Preservation Lot and related amenities were presented and discussed. On February 22 and March 1, 2017, the Applicant made presentations about the Project, the TMDCI Agreement, and the Preservation Lot to the TMDCI Elders. At the second meeting on March 1, the TMDCI Elders voted to approve the TMDCI Agreement. On March 6, 2017, a revised version of the TMDCI Agreement incorporating issues discussed with the Tribal Elders was delivered to the TMDCI Tribe for final review and execution.

For internal reasons, the Tribe held another vote on the TMDCI Agreement, and on September 21, 2017, the County received an email from the Tribe's Chairwoman with an attached letter (dated June 20, 2017) as shown in **Appendix E, Elders Tribal Letter**, indicating the Elders supported the proposal to create a preservation area for reburial purposes that would be deeded to the Tribe. This letter further states the decision was made by way of motion and approval by a vote of 6-0-0. Subsequent discussions and revisions continued over the next several months, and on December 20, 2017, the TMDCI Agreement was fully signed and executed by both the TMDCI Tribe and the Applicant.

Options A and B for the Cultural Resources Preservation Lot

Given that it was unknown until recently whether the TMDCI Agreement would be executed, this Supplemental EIR was prepared assessing two potential development options relative to the Preservation Lot. Option A assumes that the Applicant and the TMDCI Tribe enter into the TMDCI Agreement; Option B assumes that the Applicant and the TMDCI Tribe were not able to reach agreement. While Option A is the preferred option, Option B is also considered for approval, even though it appears the discussion of Option B is no longer necessary in view of the recent execution of the Agreement.

Both options for the Vista Soleada Specific Plan propose to implement the findings of the Post-Harvest Phase II archaeological investigation, thereby protecting identified cultural resources. Under both options, the proposed amendment will redesignate a portion of the site located in Planning Area 1 (PA-1), currently designated for Medium Density Residential land use, to Conservation, thereby providing open space to preserve cultural resources along the western boundary of the Project Site. Under both options, as a result of the reduction in the developable area on the site, the single-family homes will be proportionally reduced from 230 to 198 residential lots, and the overall Project density will be reduced from 2.8 to 2.4 residential units per gross acre. The density range will be unchanged: residential lots will continue to range in sizes from the smaller Citrus Village lots at a minimum of 4,000 square feet, to the larger Date Palm Estate lots at a minimum of 0.75 acres. The proposed small rural commercial component will also remain unchanged. Options A and B are more particularly described below in Section E.5, Open Space and Recreation Plan.



Source: U.S.G.S., RCTLMA, ESRI

Exhibit Date: October 20, 2016

SOURCE: MSA Consulting, Inc.— October 2016

FIGURE 3.0-1



Source: U.S.G.S., RCTLMA, ESRI

Exhibit Date: October 20, 2016



SOURCE: MSA Consulting, Inc.– October 2016

FIGURE 3.0-2

Project Site Location

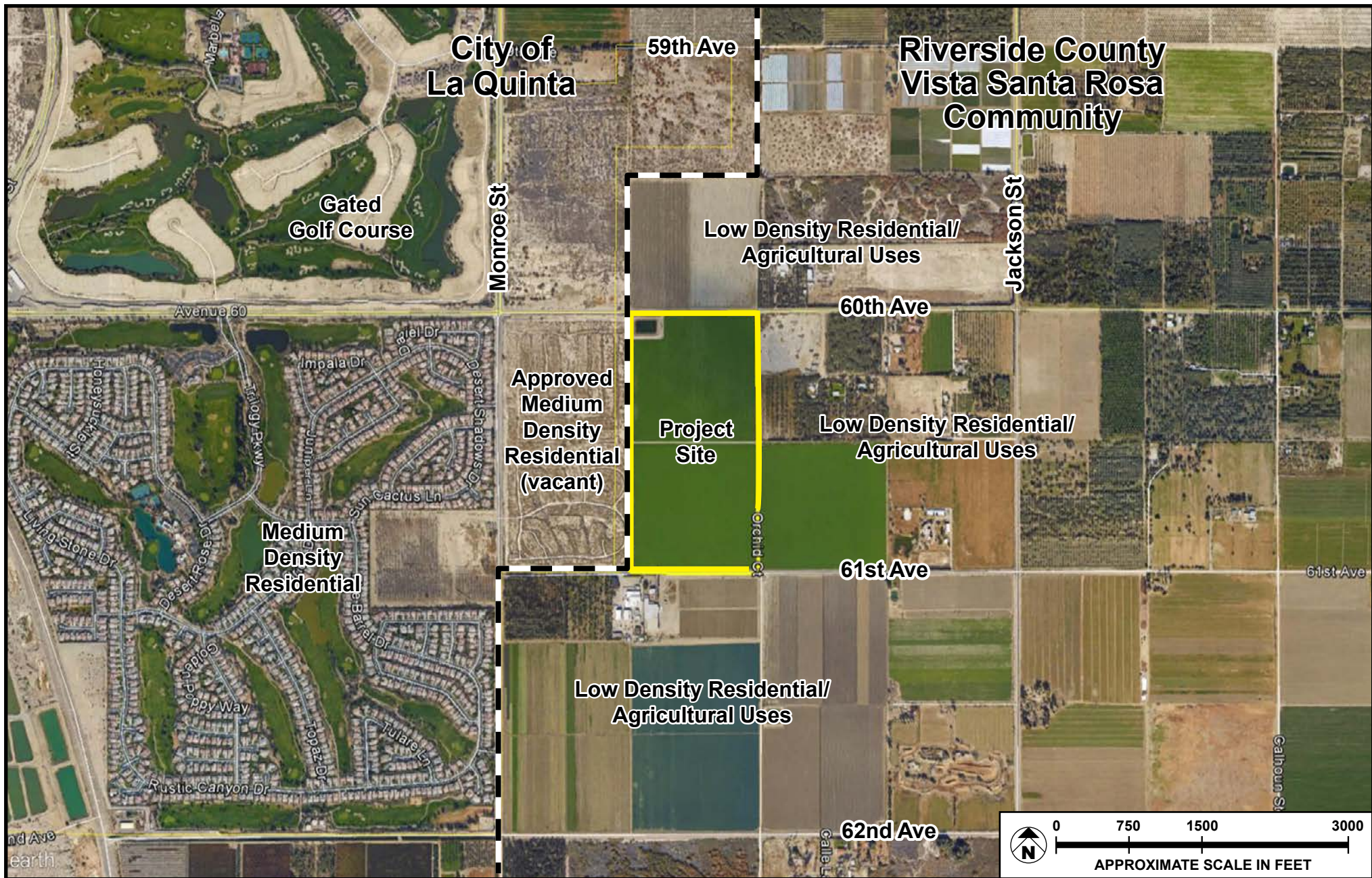


FIGURE 3.0-3

D. PROJECT OBJECTIVES

The State CEQA Guidelines require an EIR to include a statement of the objectives of the project that address the project's underlying purpose. The Applicant currently owns the Project Site. The County of Riverside has jurisdiction over the site and is proposing to adopt the Vista Soleada Specific Plan to ensure that the site is developed in accordance both with the County General Plan goals and with local community goals as reflected in the Vista Santa Rosa Design Guidelines and Land Use concept.

More specifically, the objectives of the Vista Soleada Specific Plan are to:

- Harmonize development with the surrounding area by incorporating key planning, landscaping, and architectural approaches and themes derived from the Vista Santa Rosa Design Guidelines;
- Reflect consistency with the goals and policies of the Vista Santa Rosa Conceptual Land Use Plan and the Riverside County General Plan;
- Develop a master-planned community that provides a variety of residential housing types and home ownership opportunities, including the opportunity to keep horses on estate-size lots;
- Provide high-quality residences designed to be marketable and meet increased housing demand driven by population growth and retiring seniors;
- Provide residential home builders with maximum flexibility to exercise creativity in the selection and construction of residential product types and recreational amenities that respond to market demand and buyer preference;
- Provide private recreational facilities to meet the needs of community residents in a timely manner;
- Create a “walkable” community through an interconnected system of shared low-volume and low-speed internal “country lane,” pedestrian walkways, and trails;
- Utilize rural road standards that create a less formal, less urban-feeling circulation system that is consistent with the vision and character of the Vista Santa Rosa community;
- Incorporate energy efficient design features in order to maximize the conservation of natural resources; and
- Preserve cultural resources through creation of a Cultural Resource Preservation Lot.

E. PROJECT CHARACTERISTICS

The Vista Soleada Specific Plan would establish the plans, land use regulations, development standards, design guidelines, infrastructure requirements, and implementation programs to guide the development of a rural, equestrian-themed residential community on the Project Site.

1. Land Use

The Vista Soleada Specific Plan would allow the development of a rural, equestrian-themed residential community consisting of 198 residential lots on 80.9 acres, including multiple community parks, citrus-themed country lanes, and a 100-foot-wide perimeter grove of date palm trees. Residential density within the Project averages approximately 2.4 dwelling units per gross acre, consisting of 179 smaller residential lots (minimum size of 4,000 square feet; average of 6,000 square feet) in the middle of the site, and 19 larger estate lots (0.75-acre minimum size) on the edges of the site on 60th Avenue, along the eastern perimeter, and Avenue 61. The Specific Plan is divided into four Planning Areas (PA-1, PA-2, PA-3, and PA-4) based on common land use types and characteristics, with only minor changes to PA-1 and PA-2 between Option A and Option B, as further described below and as shown in **Figure 3.0-4, Conceptual Land Use Plan – Option A** and **Figure 3.0-5, Conceptual Land Use Plan – Option B**. Each planning area has unique development standards suited to the proposed land use. Community parks for joint recreation/retention/community garden use are interspersed throughout the Project to provide common open space and a location for outdoor community gatherings and activities.

A Preservation Lot would also be established along the western boundary of the Specific Plan Area to provide open space as well as preservation of cultural resources. Additionally, the northeastern and southeastern portions of the site have been designated to consist of an equestrian way station and a rural market, respectively, as shown in **Figure 3.0-6, Tentative Tract Map – Option A** and **Figure 3.0-7, Tentative Tract Map – Option B**. The land plan places medium density residential lots adjacent to similar development in the City of La Quinta along the western boundary and interior to the Project. To provide a visual barrier between the medium density residential and surrounding rural areas, the north, east, and west boundaries are lined by a minimum 100-foot-wide open space buffer, planted with palm trees to resemble the appearance of an agricultural date palm grove. Moving inward, the palm grove transitions to estate lots that replicate the larger lot sizes found in rural areas.

A summary of the land uses defined in the proposed Specific Plan for both Option A and Option B are presented in **Table 3.0-1, Land Use Plan Summary and Comparison**.

As shown in this table, under Option A, residential development would occur on approximately 41.6 acres. Interior streets would occupy 8.2 acres of the site, a rural market would occupy approximately 1.8 acres, and approximately 20.7 acres would be open space and retention basins. Approximately 3 acres

along the edges of the site would be dedicated for public street improvements. Additionally, the 4.4-acre Preservation Lot would be established, consisting of open space, a parking lot, an access roadway from 60th Avenue and a perimeter fence.

Under Option B, which assumes the TMDCI Tribe did not sign the TMDCI Agreement, the Preservation Lot would not be dedicated to the TMDCI Tribe for its exclusive use, nor would a parking lot, parking lot access roadway from 60th Avenue, or perimeter fence around the Preservation Lot be provided. Therefore, this option would incrementally reduce the size of the Preservation Lot (from 4.4 acres to 4.0 acres) and slightly increase the total area of the residential development (from 41.6 acres to 41.7 acres). Interior streets would continue to occupy 8.2 acres of this site; a rural market would occupy approximately 1.8 acres; and open space and retention basins would slightly increase and occur on 20.6 acres. Approximately 3 acres along the edges of the site would be dedicated for public street improvements.

Table 3.0-1, shows the development for the previously approved Project and the difference in development density between the previously approved Project and the currently proposed Project.

Figure 3.0-8, Previously Approved Project Conceptual Site Plan shows the previously approved Project design. As compared to the previously approved Project, the proposed Project would have 4.8 fewer acres in the Citrus Village lots for both options, 0.1 fewer acres in the Date Palms Estate lots for Option A, and the same acreage as the previously proposed Project in the Date Palms Estate lots for Option B. There would be an increase of 0.9 acres for open space and retention basins under Option A and an increase of 1.2 acres for open space and retention basins for Option B, and both options would result in 0.5 acres fewer roadways.

There would be an overall decrease of 4.4 acres of developable land under Option A and 4.0² acres of developable land under Option B. Under both options, the proposed Project would result in 32 fewer residential units. This would, in turn, decrease the density of dwelling units within the Medium Density Residential area from 3.0 to 2.6 dwelling units per acre. The 4.4 acres under Option A and the 4.0 acres under Option B that will no longer be developed for residential uses would instead be used for the Preservation Lot.

The previous Specific Plan established two land use categories: Medium Density Residential (MDR) and Commercial Retail (CR). As proposed, the Specific Plan would also maintain MDR and CR development, and Conservation (C), to ensure that the Preservation Lot is preserved as open space. Each planning area is described below.

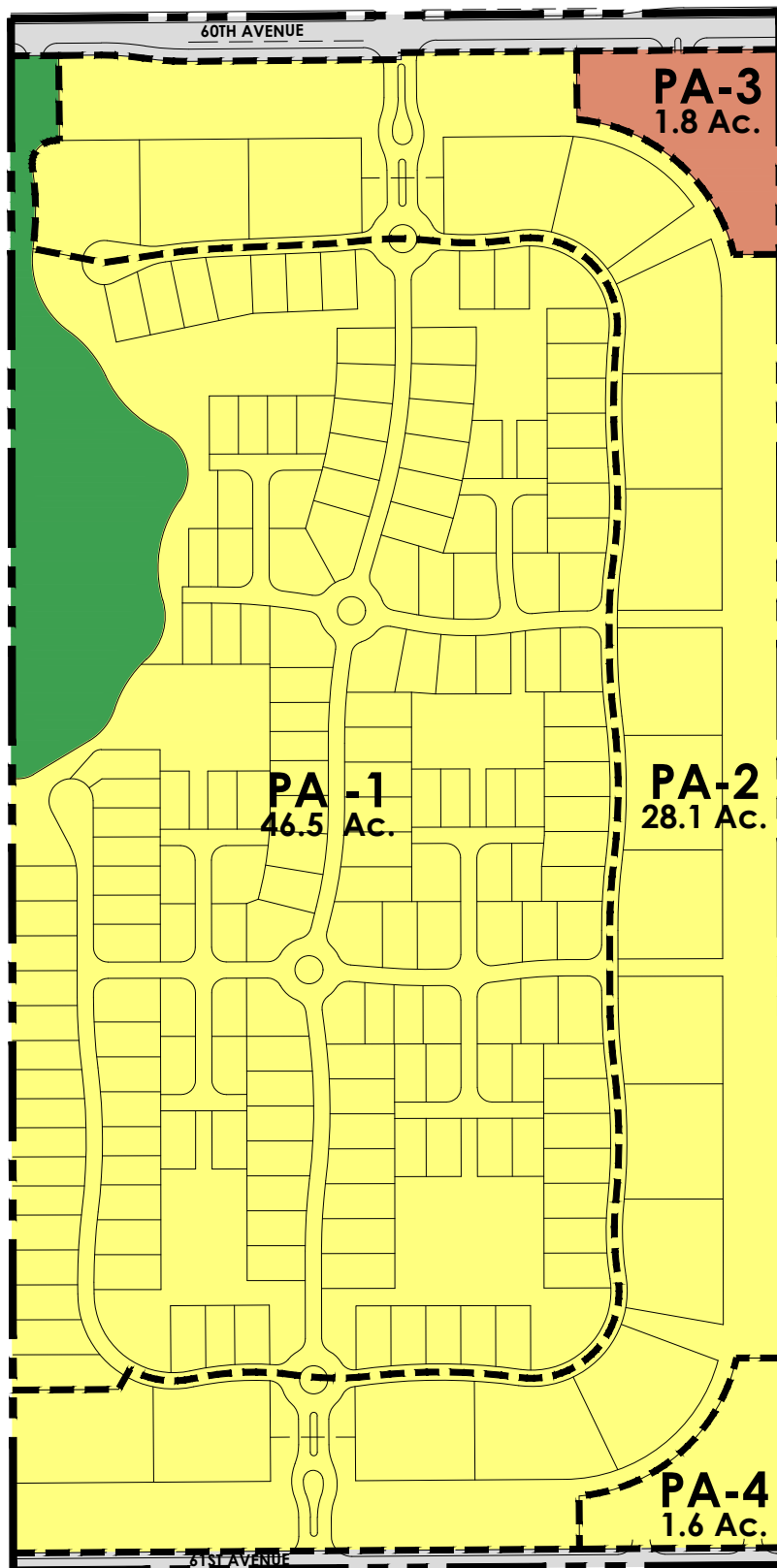
2 This value has been rounded up throughout the remainder of the EIR from 3.95 acres as noted in Table 3.0-1.

Table 3.0-1
Land Use Plan Summary and Comparison

Land Use	Previously Approved Project			Proposed Project – Option A			Proposed Project – Option B			Differences from Previous Project		
	Dwelling Units	Density	Acres	Dwelling Units	Density	Acres	Dwelling Units	Density	Acres	Dwelling Units	Density	Acres (Option A/ Option B)
MEDIUM DENSITY RESIDENTIAL (MDR)												
PA-1 Citrus Village Lots	211	—	31.6	179	—	26.8	179	—	26.8	(32)	—	(4.8)
PA-2 Date Palm Estate Lots	19	—	14.9	19	—	14.8	19	—	14.9	0	—	(0.1)/0
PA-1, PA-2 Proposed Open Space and Retention	—	—	19.4	—	—	20.3	—	—	20.6	—	—	+0.9/+1.2
PA-1, PA-2 Interior Private Roadways	—	—	8.7	—	—	8.2	—	—	8.2	—	—	(0.5)
PA-4 Buffer/Equestrian Way Station	—	—	1.55 ^a	—	—	1.6	—	—	1.6	—	—	0
Subtotal	230	3.0	76.1	198	2.6	71.7	198	2.6	772.1	(32)	(0.4)	(4.4)/(4.0^a)
CONSERVATION (C)												
Cultural Resource Preservation Lot	—	—	0	—	—	4.4	—	—	4.0 ^a	—	—	+4.4/+4.0 ^a
Subtotal	—	—	0	—	—	4.4	—	—	4.0^a	—	—	+4.4/+4.0^a
COMMERCIAL RETAIL (CR)												
PA-3 Buffer/Rural Market	—	—	1.8	—	—	1.8	—	—	1.8	—	—	0
Subtotal	—	—	1.8	—	—	1.8	—	—	1.8	—	—	0
ROADS												
Perimeter Public Roadways	—	—	3.0	—	—	3.0	—	—	3.0	—	—	0
Subtotal	—	—	3.0	—	—	3.0	—	—	3.0	—	—	0
SPECIFIC PLAN TOTALS	230	2.8	80.9	198	2.4	80.9	198	2.4	80.9	(32)	(0.4)	0

Note: Values are rounded approximations.

^a Value rounded from 3.95 acres.



LEGEND:

- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- MEDIUM DENSITY RESIDENTIAL
- CONSERVATION
- COMMERCIAL RETAIL
- PUBLIC STREET ROW

Note: 1) See Table I - 1 for acreage summary by land use.

2) Acreages are approximate and subject to revision per implementing Tentative Tract Map.

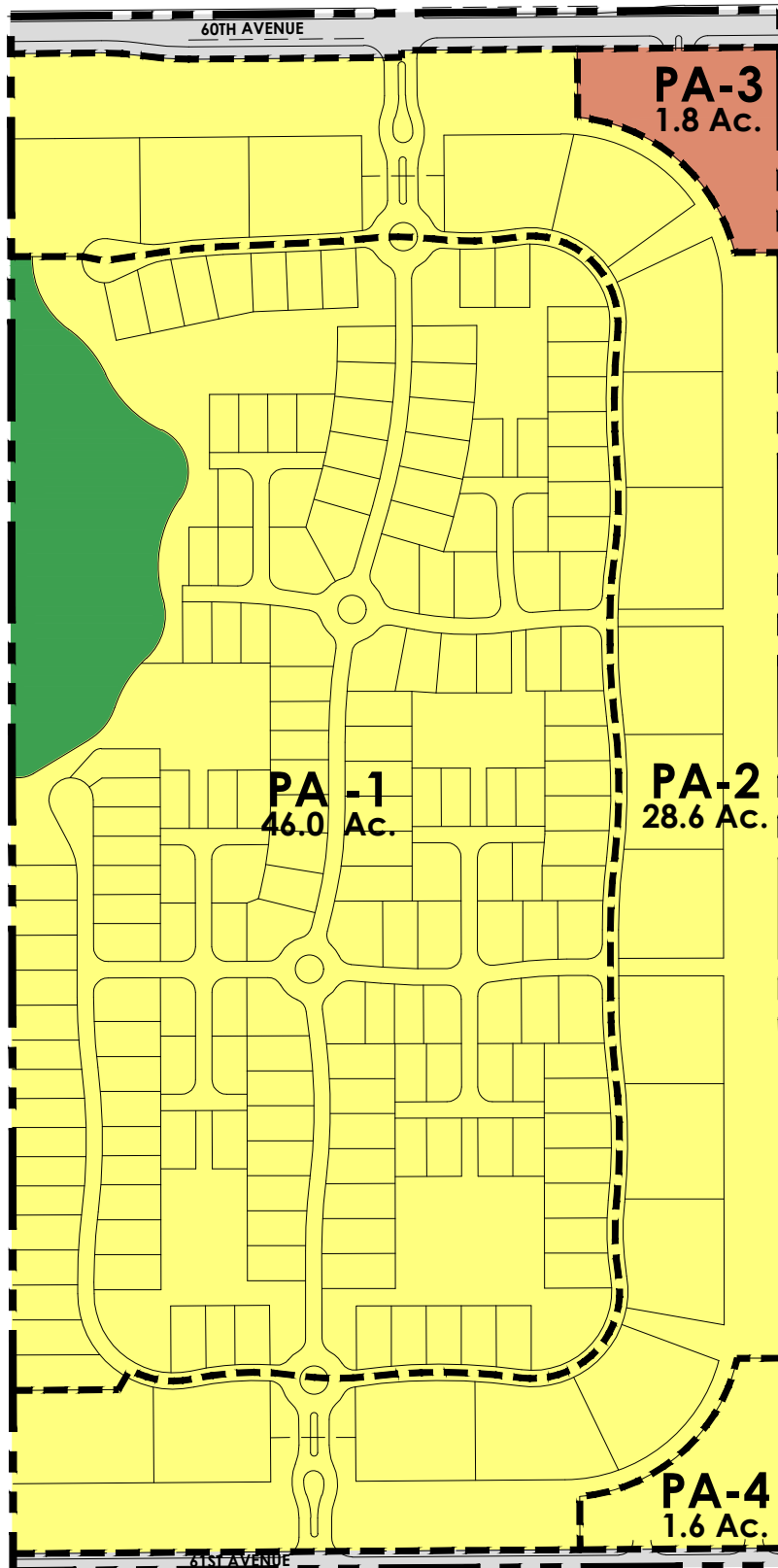
Source: Tentative Tract Map No. 37192

Exhibit Date: October 20, 2016



SOURCE: MSA Consulting, Inc.— July 2017

FIGURE 3.0-4



LEGEND:

- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- MEDIUM DENSITY RESIDENTIAL
- CONSERVATION
- COMMERCIAL RETAIL
- PUBLIC STREET ROW

Note: 1) See Table I - 1 for acreage summary by land use.

2) Acreages are approximate and subject to revision per implementing Tentative Tract Map.

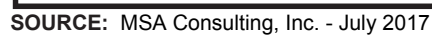
Source: Tentative Tract Map No. 37192

Exhibit Date: July 28, 2017



SOURCE: MSA Consulting, Inc.— July 2017

FIGURE 3.0-5



Meridian
Consultants

Tentative Tract Map – Option A

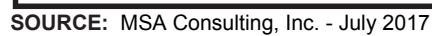
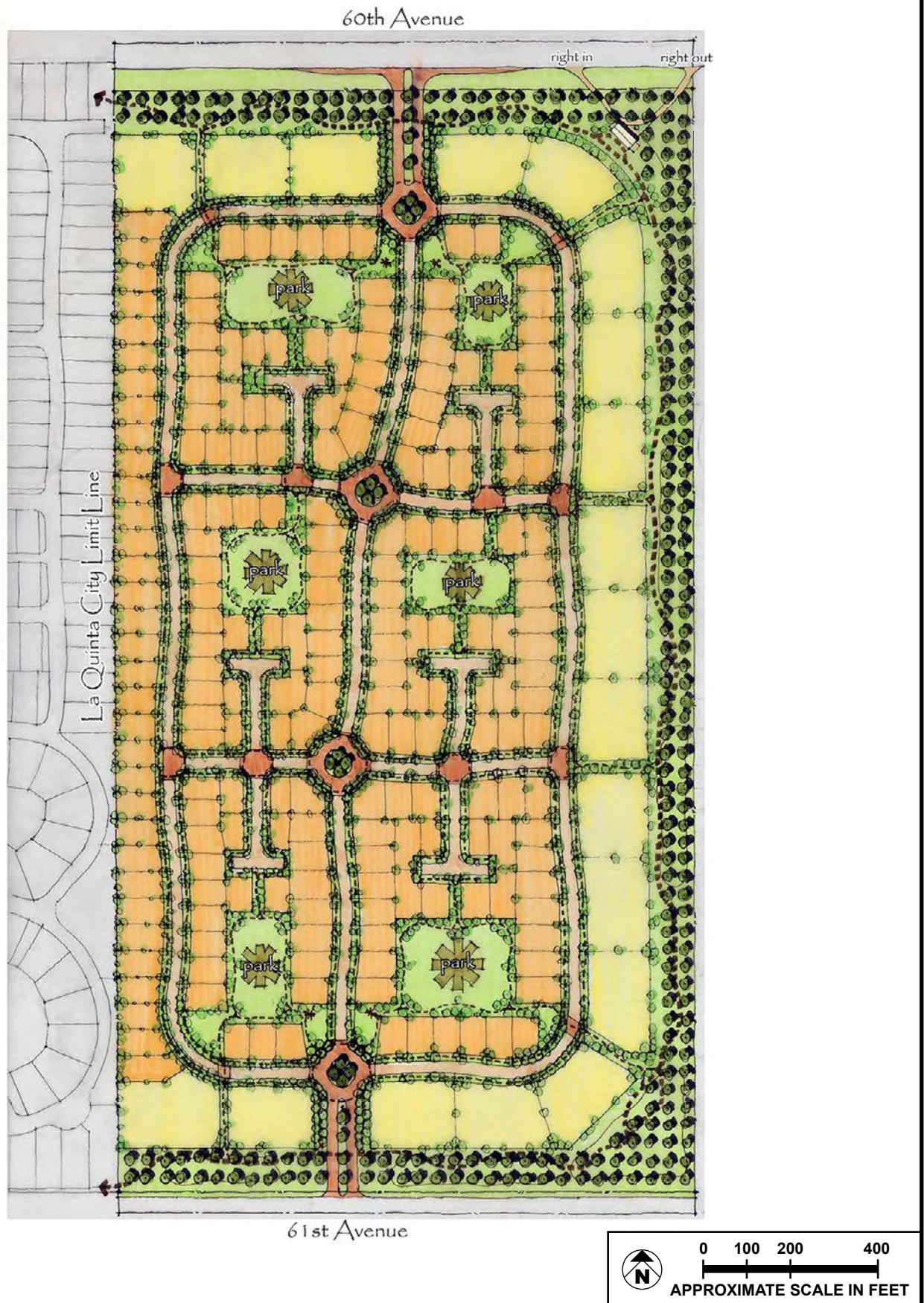


FIGURE 3.0-7



SOURCE: MSA Consulting, Inc.; Meridian Consultants – November 2013

FIGURE 3.0-8

Planning Area 1

Planning Area 1 would allow up to 179 Citrus Village residential lots to be developed at a net density of 3.8 units per acre on 46.5 acres under Option A and 46.0 acres under Option B, as shown in **Figure 3.0-9, Planning Area 1 – Option A**, and **Figure 3.0-10, Planning Area 1 – Option B**. Citrus Village lots may be developed with single-family detached homes on minimum 4,000-square-foot lots to as large as 10,000-square-foot lots. Within Planning Area 1, housing types may vary from traditional single-family detached homes to detached and attached zero lot line homes. Units may be 1 or 2 stories in height and all will include an enclosed two-car garage.

Vehicular access will remain substantially the same under both Option A and Option B as compared to the previously approved Project. Access will be provided through gated entries at 60th Avenue on the north and 61st Avenue on the south. These gated entries are connected by a central spine road and a perimeter loop road. Traffic circles are introduced at short intervals along the spine road to slow and disburse vehicles to the east and west via short connector roads and hammerhead courtyards.

Pedestrian access would remain substantially the same under both options as compared to the previously approved Project, and is provided through joint-use, low-volume “country lanes” and an internal system of pedestrian trails. Recreational amenities would remain the same as the previously approved Project under both options, and are integrated within the community in the form of six neighborhood parks containing amenities, such as a community pool, community gardens, and informal recreational areas, as shown in **Figure 3.0-9** and **Figure 3.0-10**, respectively.

As shown in **Table 3.0-1**, when compared to the previously approved Project, Planning Area 1 of the proposed Project under both options would have 4.8 fewer acres and 32 fewer units, which would reduce the overall dwelling unit per acre for Medium Density Residential area from 3.0 to 2.6 dwelling units per acre. The proposed open space for combined Planning Areas 1 and 2 would increase by 0.9 acres under Option A and by 1.2 acres under Option B, and the interior private roadways for these Planning Areas would decrease by 0.5 acres under both options. Everything else, including circulation within Planning Area 1, would remain substantially the same compared to the previously approved Project.

Planning Area 2

Planning Area 2 will allow up to 19 Date Palm Estate residential lots with a net density of 0.7 units per acre. Date Palm Estate lots may be developed with single-family detached homes on minimum 0.75-acre to 1-acre lots. Planning Area 2 would be developed on 28.1 acres under Option A and 28.6 acres under Option B. This planning area is intended to provide for single-family detached custom or semicustom

homes on large lots. Owners of the Estate Lots would be given the opportunity to keep horses on their property. Unit height is limited to a single story, and each unit will include an enclosed two-car garage.

Planning Area 2 will be accessed via the easterly outer loop of the Project's private street system. A pedestrian trail will run along the front of each lot, providing north-south pedestrian connectivity to the entire Project. Estate lots back onto the Palm Grove buffer on the northern, western, and southern edges of the Project, which also contains a public multipurpose/equestrian trail. Circulation, access, and general layout would remain substantially the same under Option A and Option B. However, under Option B, the portion of the Preservation lot that would contain the parking lot and access road would be removed, resulting in the westernmost Estate Lot increasing by 0.20 acres, and the buffer/retention basin along the northern boundary increasing by approximately 0.27 acres, as shown in **Figure 3.0-11, Planning Area 2 – Option A** and **Figure 3.0-12, Planning Area 2 – Option B**

Pedestrian access points are interspersed between blocks of three (3) lots to provide connectivity from the interior of the Project to the public trail and open space system on the Project boundary, providing pedestrian alternatives to driving.

As shown in **Table 3.0-1**, when compared to the previously approved Project, for Planning Area 2 of the proposed Project, Option A would have 0.1 acres less development in the Date Palm Estate Lots and Option B would have the same development on the same lots.

As previously stated, the proposed open space for combined Planning Areas 1 and 2 would increase by 0.9 acres under Option A and by 1.2 acres under Option B. The interior private roadways for these Planning Areas would decrease by 0.5 acres for both Option A and Option B. Everything else, including circulation within Planning Area 2 would remain substantially the same compared to the previously approved Project.

Planning Area 3

Planning Area 3 would be the same under both Option A and Option B as compared to the previously approved Project, and will provide for the development of 1.8 acres of land with rural commercial amenities. This area will be reserved for a small, local convenience market, which could include a feed and tack shop, neighborhood food market, restaurant/tavern, veterinarian, farrier, vegetable stand, and other conveniences. Buildings may be one story in height.

This area will be located outside the residential community but within the perimeter date palm buffer, which is a minimum 100-foot-wide open space buffer planted with palm trees to resemble an agricultural date palm grove, at the Project boundary. This area would be accessible to both the general

public and community members. As shown on **Figure 3.0-13, Planning Area 3 – Option A and Option B**, Planning Area 3 may be accessed on foot from the community via public and private trail connections, as well as by car from 60th Avenue.

When compared to the previously approved Project, Planning Area 3 of the proposed Project is unchanged.

Planning Area 4

Planning Area 4 would be the same under Option A and Option B as compared to the previously approved Project, and is approximately 1.6 acres. Planning Area 4 will contain an equestrian waystation as an extension of the perimeter buffer. This area is intended to include amenities such as hitching racks, seating benches for riders, and other conveniences. A pull-through access drive for vehicle parking and loading/offloading for horse trailers from the 61st Avenue will also be provided, as shown in **Figure 3.0-14, Planning Area 4 – Option A and Option B**. Depending on the level of equestrian use, a small stabling facility may be constructed in the future. This planning area is located outside the residential community and will be available for public use in conjunction with the regional public trail system.

When compared to the previously approved Project, Planning Area 4 of the proposed Project is unchanged.

2. Circulation Plan

The Specific Plan circulation plan, shown in **Figure 3.0-15, Conceptual Vehicular Circulation Plan – Option A and Option B**, would remain substantially the same compared to the previously approved Project for both Options A and B and is designed to accommodate multiple modes of transportation, with streets designed to accommodate vehicular, walking, biking, and equestrian uses.

The Project will dedicate and construct ultimate public half-street improvements for 60th Avenue on the north and 61st Avenue on the south. Vehicular access to and from the community's private street system will be provided at gated entries on 60th and 61st Avenues. These entries will be connected by a central spine road and perimeter loop road. Internal streets will be privately owned and maintained, with a country lane theme throughout the development, consistent with the rural character promoted by the VSR Design Guidelines. Traffic circles will be located along the central spine road to slow and distribute traffic throughout the community.

When compared to the previously approved Project, the circulation of the proposed Project, is substantially unchanged. Entrances and exits to the Project Site will be located in the same place. The one difference, however, is that both Option A and Option B include a buffer in the interior roads along

the western edge of the Project Site, where residential lots have been removed and the Preservation Lot is now proposed. This buffer would result in 0.5 acres less of interior roadways.

Nonvehicular Circulation

The Project includes a comprehensive pedestrian circulation system that connects neighborhoods to community parks and off-site regional trails. Both Option A and Option B would have substantially the same trails system compared to the previously approved Project, as shown on **Figure 3.0-16, Conceptual Trails Plan – Option A and Option B**. The Project includes an internal system of 3-foot-wide multiuse trails for community circulation and a 12-foot-wide multi-use perimeter trail accessible to the general public for walking, biking, and equestrian use. Internal trails are located along the central spine road within citrus-themed yardscapes. Pedestrian pass-throughs are planned between residential lots at regular intervals to allow ample community access to parks and the perimeter public trail. In addition, internal streets carry low traffic volumes and are expected to function as shared-use walking/biking routes to supplement and extend the trail system to individual homes within the community.

All nonvehicular circulation will remain substantially the same compared to the previously approved Project.

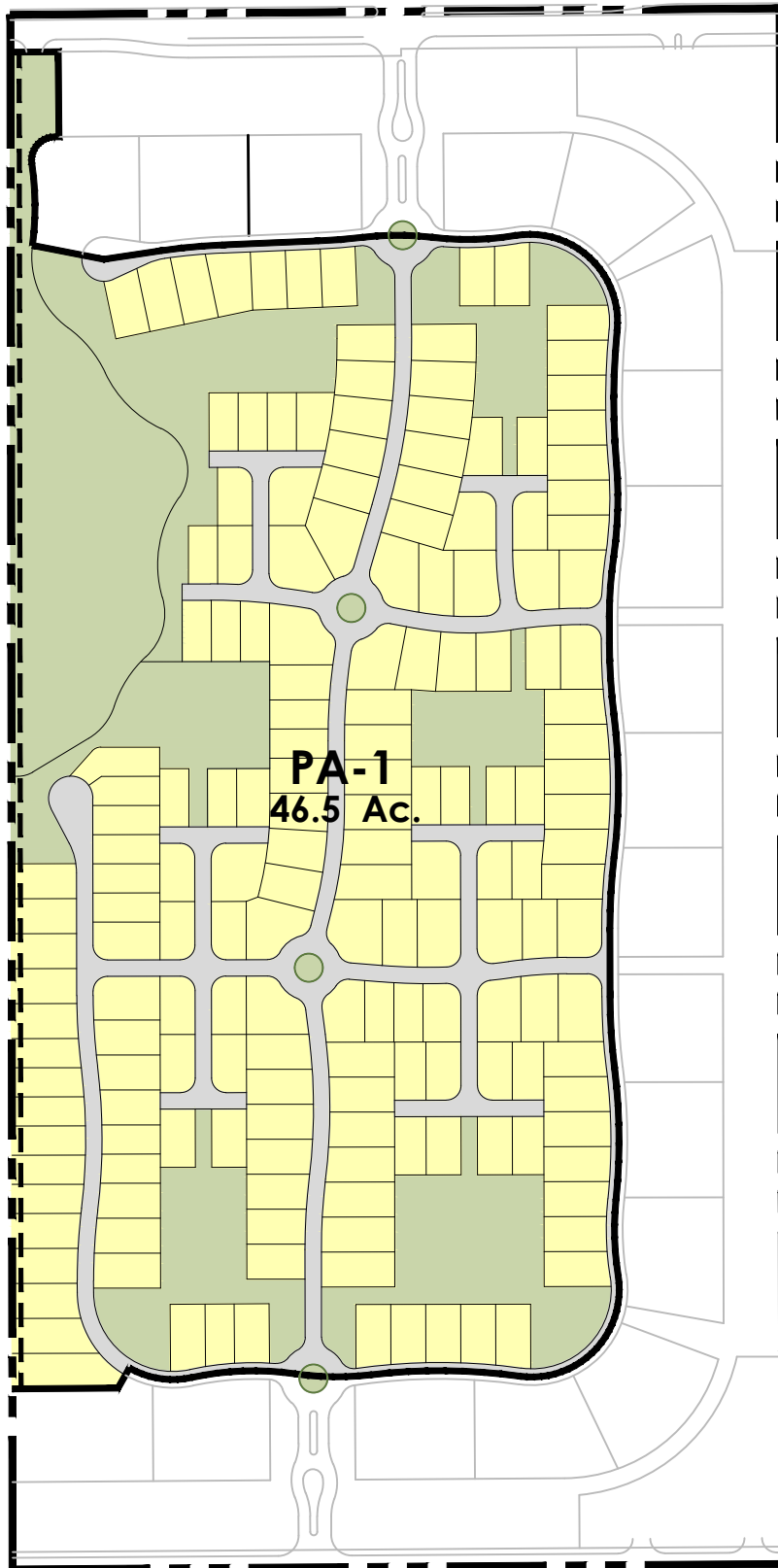
3. Infrastructure and Utility Improvements

Infrastructure improvements would be installed to support Project development, including water, sanitary sewer, drainage and flood retention systems, and utility improvements.

Water Conservation and Stormwater Management

The land-planning approach and the related design of public facilities and utilities within the Project Area incorporate water conservation and stormwater best management practices (BMPs) that are sensitive to the desert environment sustainability needs of this area of the Coachella Valley. Project design will have an emphasis on water conservation standards and techniques.











Water conservation and stormwater management will remain substantially unchanged from the previously approved Project.



Source: Tentative Tract Map No. 37192

Exhibit Date: October 20, 2016

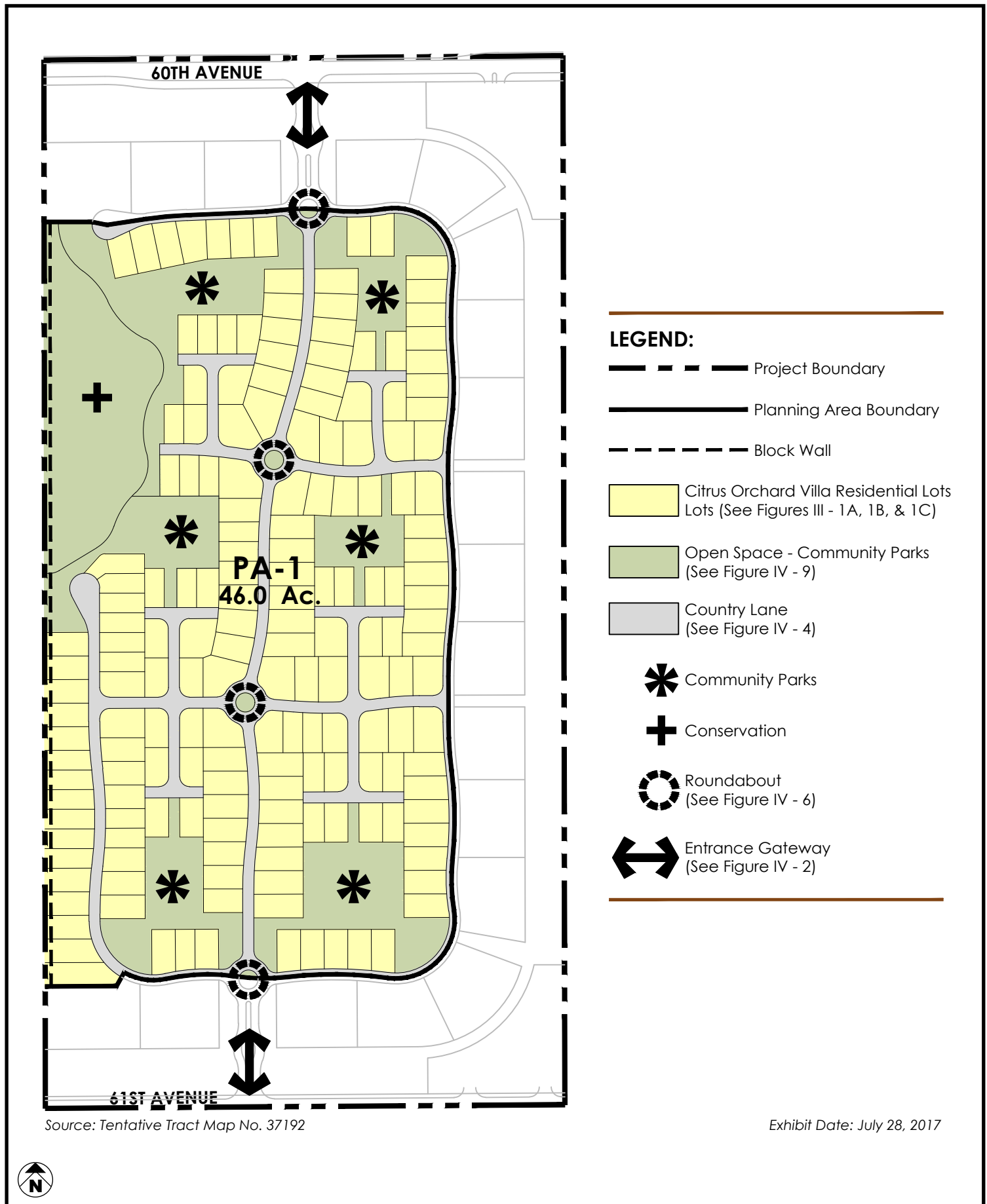
LEGEND:

-  Project Boundary
-  Planning Area Boundary
-  Block Wall
-  Citrus Orchard Villa Residential Lots
(See Figures III - 1A, 1B, & 1C)
-  Open Space - Community Parks
(See Figure IV - 9)
-  Country Lane
(See Figure IV - 4)
-  Community Parks
-  Conservation
-  Roundabout
(See Figure IV - 6)
-  Entrance Gateway
(See Figure IV - 2)



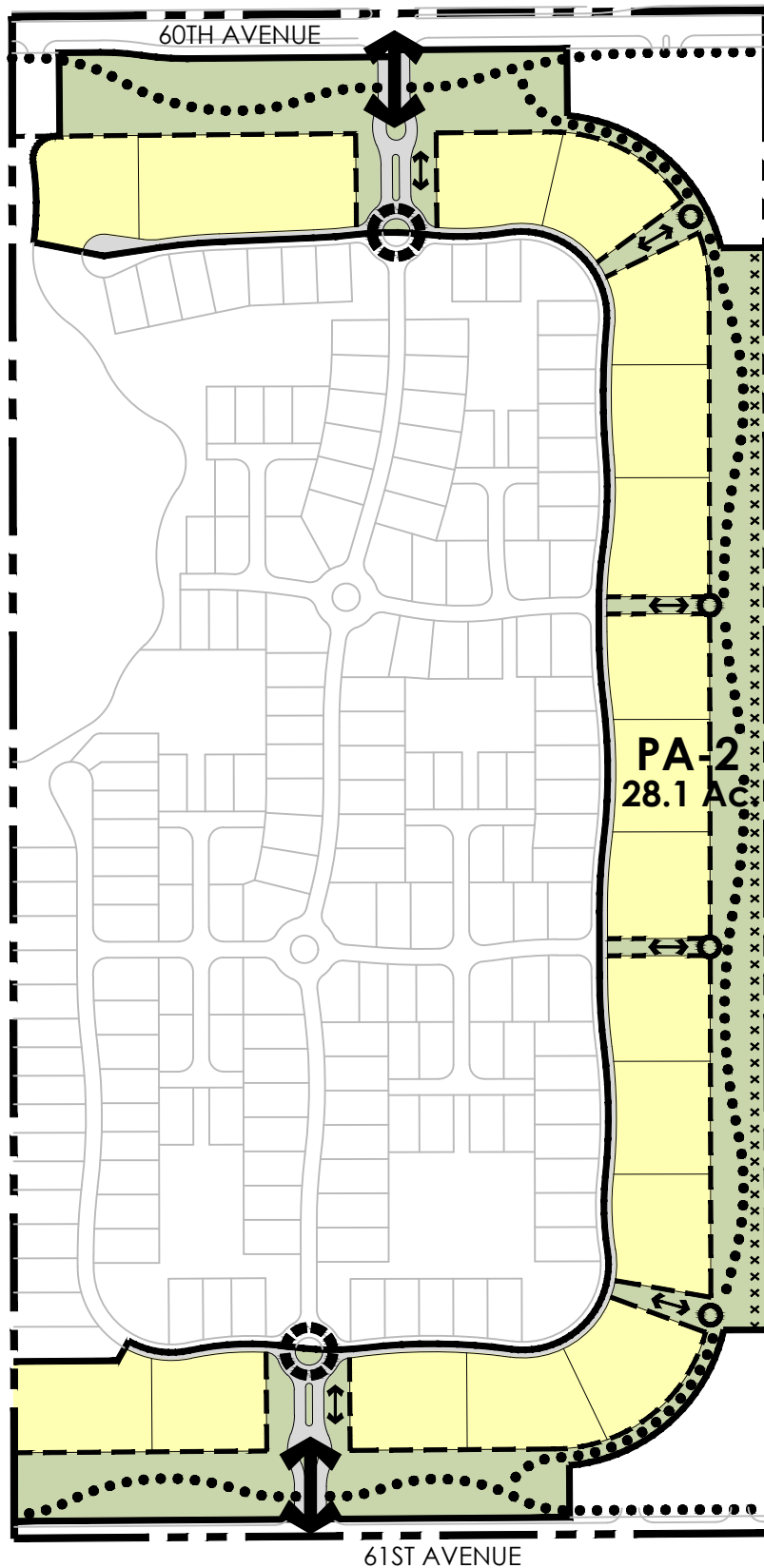
SOURCE: MSA Consulting, Inc.— July 2017

FIGURE 3.0-9



SOURCE: MSA Consulting, Inc. – July 2017

FIGURE 3.0-10



LEGEND:

- Project Boundary
- Planning Area Boundary
- Split Rail Fence
- Wire Mesh Fence
- Public Trail
- Date Palm Orchard Estate Residential Lots (See Figure III - 2A)
- Open Space - Buffer
- Country Lane (See Figure IV - 4)
- Pedestrian Gate
- Community Pedestrian Connection
- Roundabout (See Figure IV - 6)
- ↔ Entrance Gateway (See Figure IV - 2)

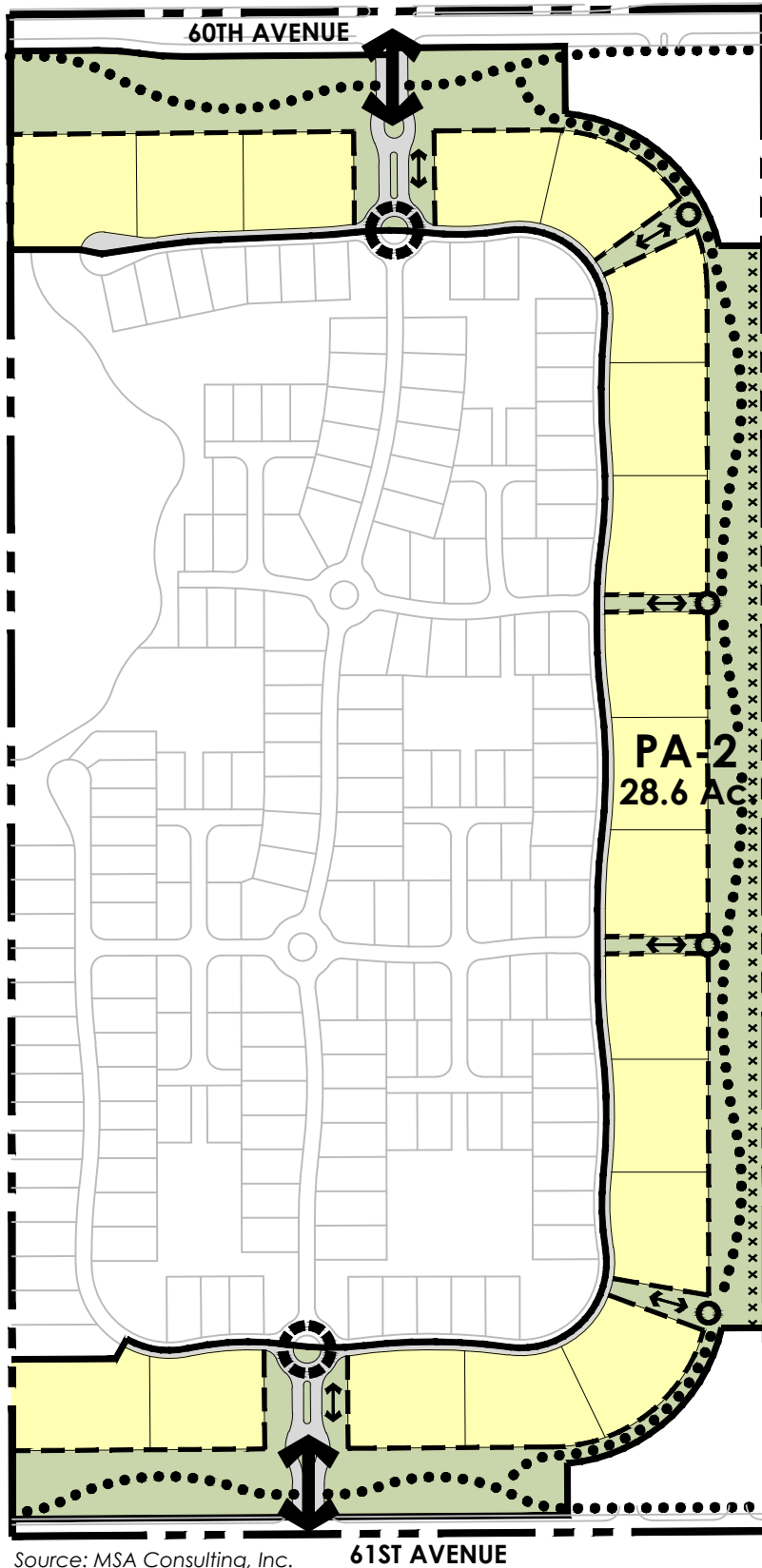
Source: MSA Consulting, Inc.

Exhibit Date: October 20, 2016



SOURCE: MSA Consulting, Inc.— July 2017

FIGURE 3.0-11



LEGEND:

- Project Boundary
- Planning Area Boundary
- Split Rail Fence
- Wire Mesh Fence
- Public Trail
- Date Palm Orchard Estate Residential Lots (See Figure III - 2A)
- Open Space - Buffer
- Country Lane (See Figure IV - 4)
- Pedestrian Gate
- Community Pedestrian Connection
- Roundabout (See Figure IV - 6)
- Entrance Gateway (See Figure IV - 2)

Source: MSA Consulting, Inc.

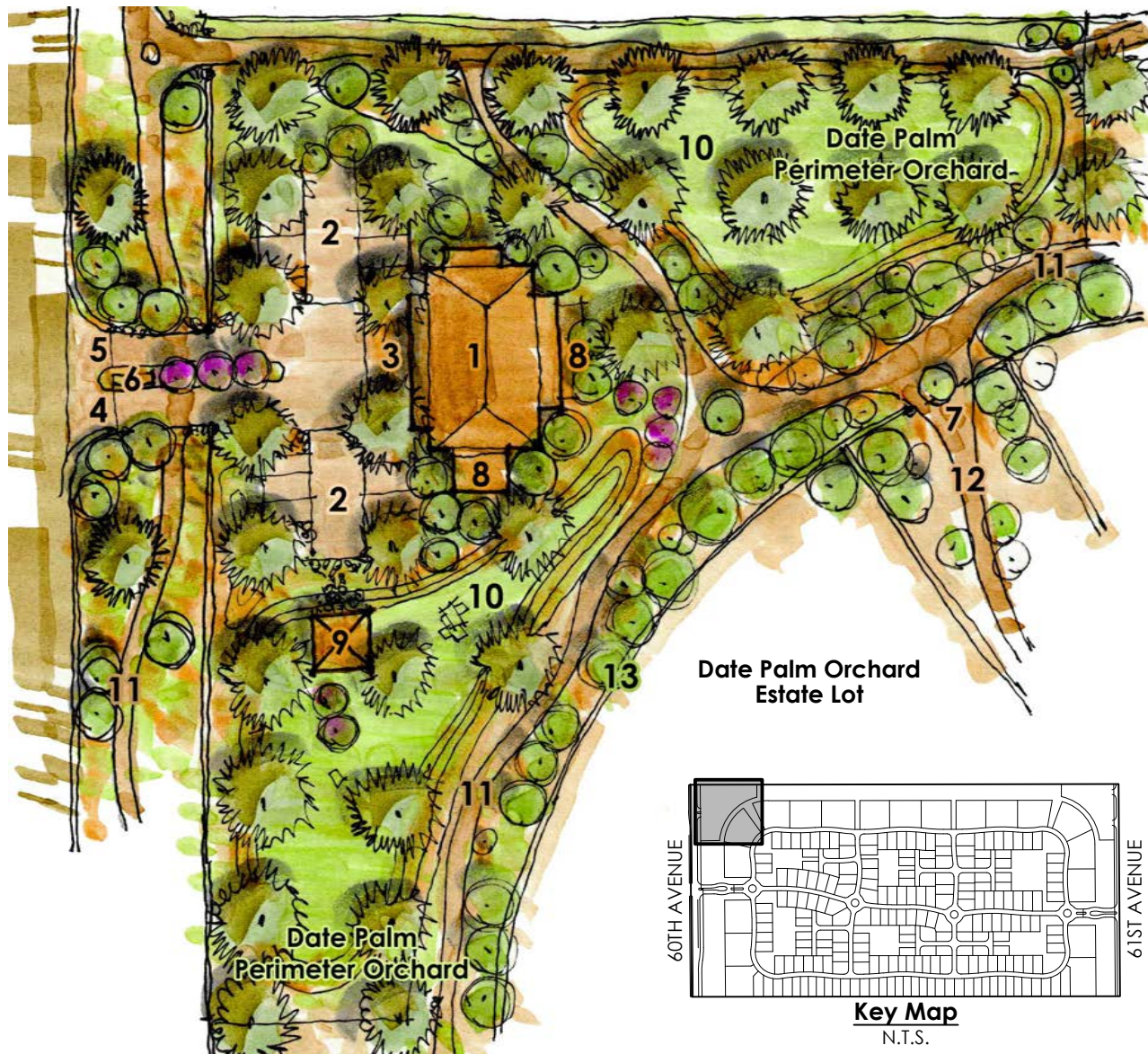
61ST AVENUE

Exhibit Date: July 28, 2017



SOURCE: MSA Consulting, Inc.— July 2017

FIGURE 3.0-12



LEGEND:

1. Rural Market (floor area: 2,000 - 3,000 s.f. / max. building height: 24')
2. Public Parking (10 - 12 stalls)
3. Market Entry Plaza
4. Public Entry from 60th Avenue
5. Public Exit to 60th Avenue
6. Monument Sign
7. Gated Resident Entry / Exit
8. Outdoor Dining Terraces
9. Public Picnic Shelter / Play Area / Shade Structures
10. Stormwater Retention Basin
11. Public Equestrian / Multi-Use Trail / Benches
12. Resident Multi-Use Trail
13. Residential Area Privacy / Security Fence

Note: 1. All onsite vehicular access drives, parking areas, and equestrian / multi-use trails are to be surfaced with "pea pebble" sized decomposed granite or comparable material.

2. The rural market will only be developed if successfully purchased, entitled and financed by a commercial owner / operator.

Source: Tentative Tract Map No. 37192

Exhibit Date: October 20, 2016

SOURCE: MSA Consulting, Inc. - 2017

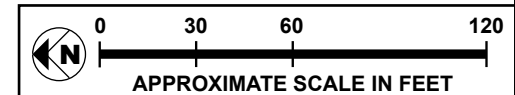


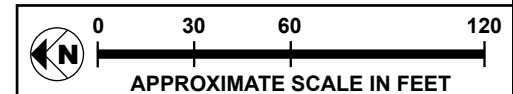
FIGURE 3.0-13



LEGEND:

1. Equestrian Way Station (floor area: 2,000 - 3,000 s.f. / max. building height: 24')
(Shade Structure to be constructed in Phase One Improvement)
2. Public Parking (4 - 6 stalls)
3. Public Truck / Horse Trailer Parking
(Phase One Improvement)
4. Public Entry to Pull-Through Access Drive
(Phase One Improvement)
5. Public Exit to 61st Avenue
(Phase One Improvement)
6. Monument Sign
7. Gated Resident Entry / Exit
8. Public Picnic Shelter / Play Area /
Shade Structures
9. Stormwater Retention Basin
10. Public Equestrian / Multi-Use Trail / Benches
11. Resident Multi-Use Trail
12. Residential Area Privacy / Security Fence
13. Wire Fence
14. Split Rail Fence

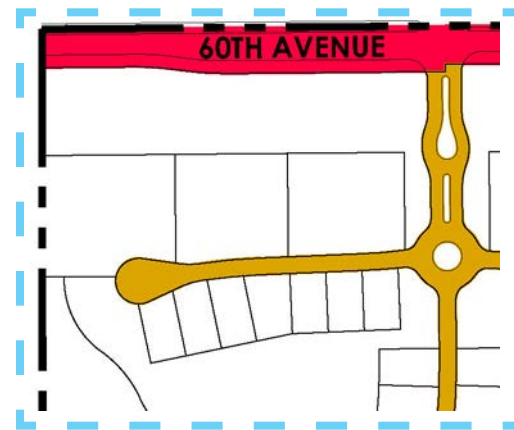
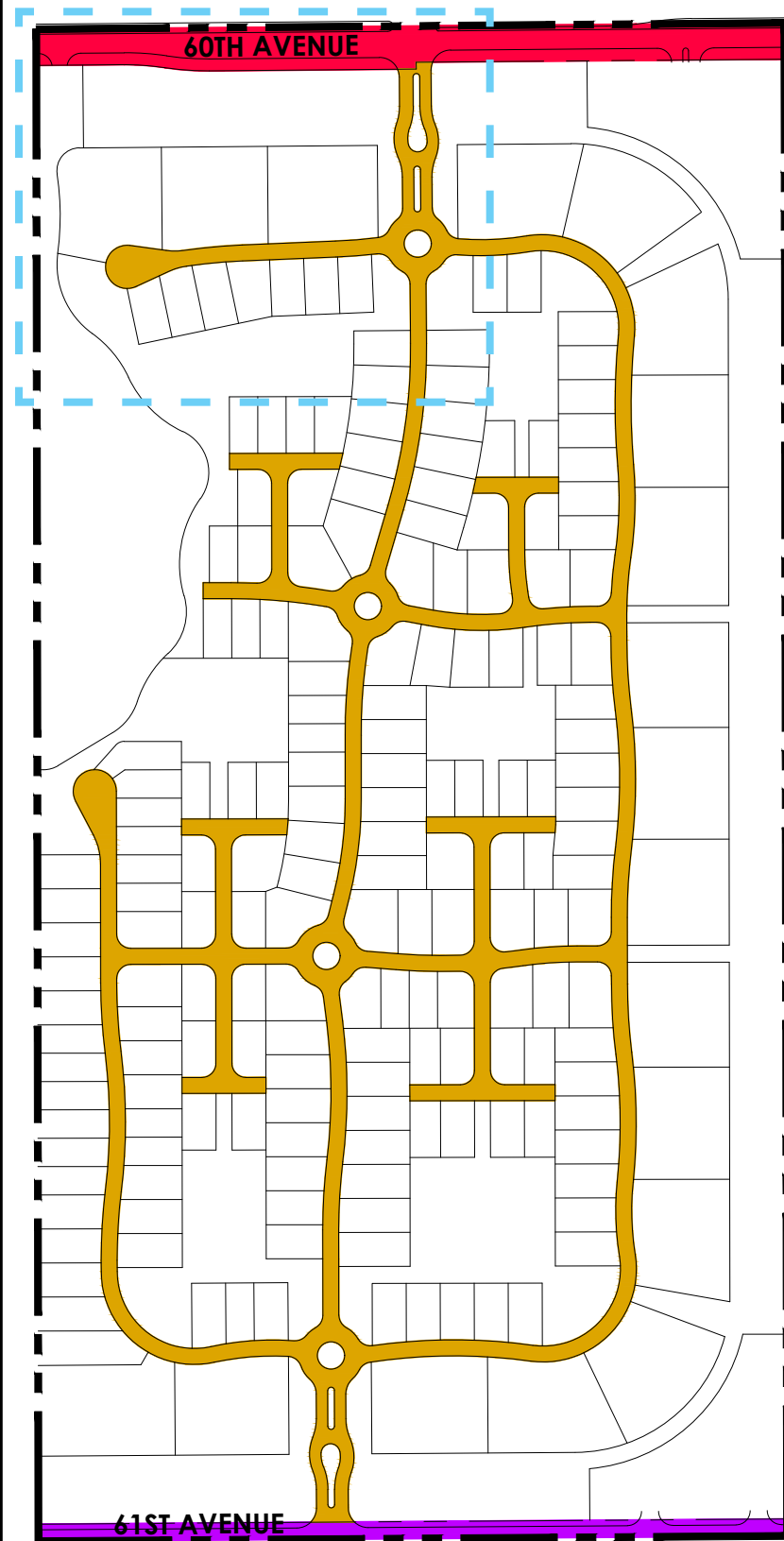
Note: All onsite vehicular access drives, parking areas, and equestrian / multi-use trails are to be surfaced with "pea pebble" sized decomposed granite or comparable material.



Source: Tentative Tract Map No. 37192
Exhibit Date: October 20, 2016

SOURCE: MSA Consulting, Inc. - 2017

FIGURE 3.0-14



OPTION B

Exhibit Date: July 28, 2017

LEGEND:

- PROJECT BOUNDARY
- ARTERIAL HIGHWAY (128' R/W)
HALF STREET IMPROVEMENT ONLY
(64' R/W)
- OFFSITE ACCESS ROAD (60' R/W)
HALF STREET IMPROVEMENT ONLY
(30' R/W)
- PRIVATE LOCAL STREET (28' R/W)
FULL STREET IMPROVEMENT ONLY
(28' R/W)

Note: See Figure II-3 for Roadway Cross Sections

Source: Tentative Tract Map No. 37192

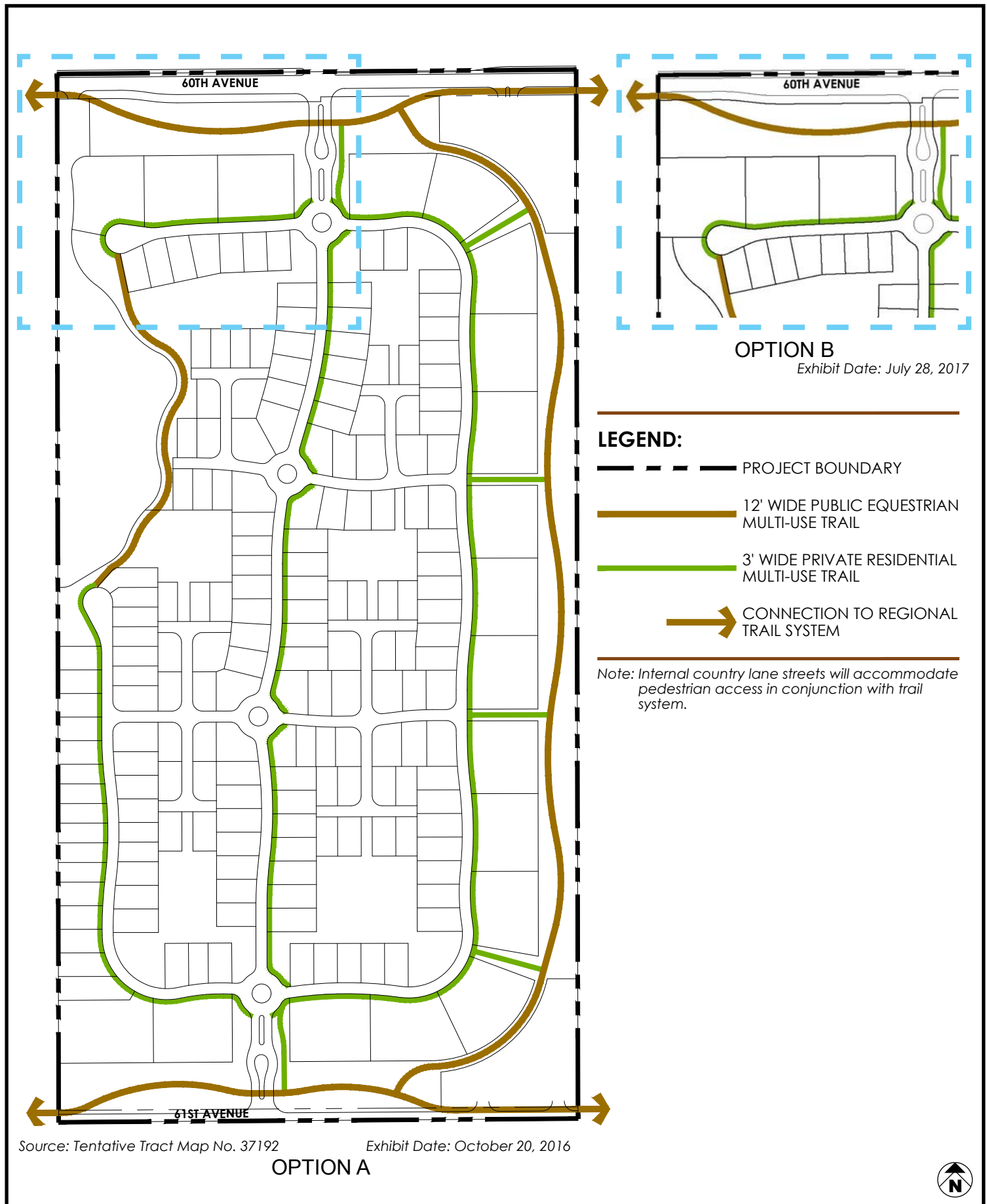
Exhibit Date: October 20, 2016

OPTION A



SOURCE: MSA Consulting, Inc.— July 2017

FIGURE 3.0-15



SOURCE: MSA Consulting, Inc.— July 2017

FIGURE 3.0-16

Potable Water

The Coachella Valley Water District (CVWD) will provide water service for the Project Area. The Project water system design reflects compliance with CVWD and adherence to CVWD standards.

A water connection is available at the northwest property corner and at the intersection of 61st Avenue and Monroe Street to the west, where it will be extended approximately 0.33 miles to the site. Both Option A and Option B of the Vista Soleada Specific Plan propose a network of 8-inch water lines within the interior private street system to convey domestic water to residences, as shown in **Figure 3.0-17, Conceptual Water Plan – Option A and Option B**. The interior system will transition to 18-inch waterlines as it extends north and south onto 60th and 61st Avenues to connect to the existing water mains, as shown in **Figure 3.0-18, Off-Site Utility Extensions – Option A and Option B**.

When compared to the previously approved Project, the proposed Project has fewer residential units and as such will utilize less potable water. The connections and extensions will remain substantially unchanged.

Sanitary Sewer

CVWD will provide service for the Project Area. The proposed contour grading concept has been designed to allow for all sewer flows to exit the Project by gravity. Sewage will be treated at the Water Reclamation Plant (WRP-4) located at 62nd Avenue and Fillmore Street. The plant is currently undergoing a planned renovation to enhance its ability to treat recycled water.

Sewer connection is available to the southeast of Jackson Street and 61st Avenue. Both Option A and Option B will require the installation of a system of 8-inch sewer mains within the interior private streets. The 8-inch mains will connect at the southern end of the Project to a 10-inch sewer main extending east under 61st Avenue and transitioning to a 15-inch main extending south on Jackson Street, as shown on **Figure 3.0-19, Conceptual Sewer Plan – Option A and Option B**. The off-site extensions will end at a point of connection with existing sewer at the intersection of 62nd Avenue and Jackson Street as shown in **Figure 3.0-18**.

Sewer service and infrastructure will remain substantially unchanged from the previously approved Project.

Drainage

CVWD is the responsible agency for stormwater management in the Vista Soleada Specific Plan Area. The site lies within the Lower Whitewater River Sub-basin of the Whitewater River Watershed. Surface water in this sub-basin flows to the Coachella Valley Stormwater Channel, where it is intercepted and

conveyed southeasterly for discharge to the Salton Sea. Locally, drainage enters the Project Site from the north and is conveyed across the site to the southwest corner.

Surrounding topography is uniformly level, and properties north of the Project Site drain to the east without entering the site. Consequently, off-site tributary area is minimal, and surface flow is mainly confined to what is generated on site.

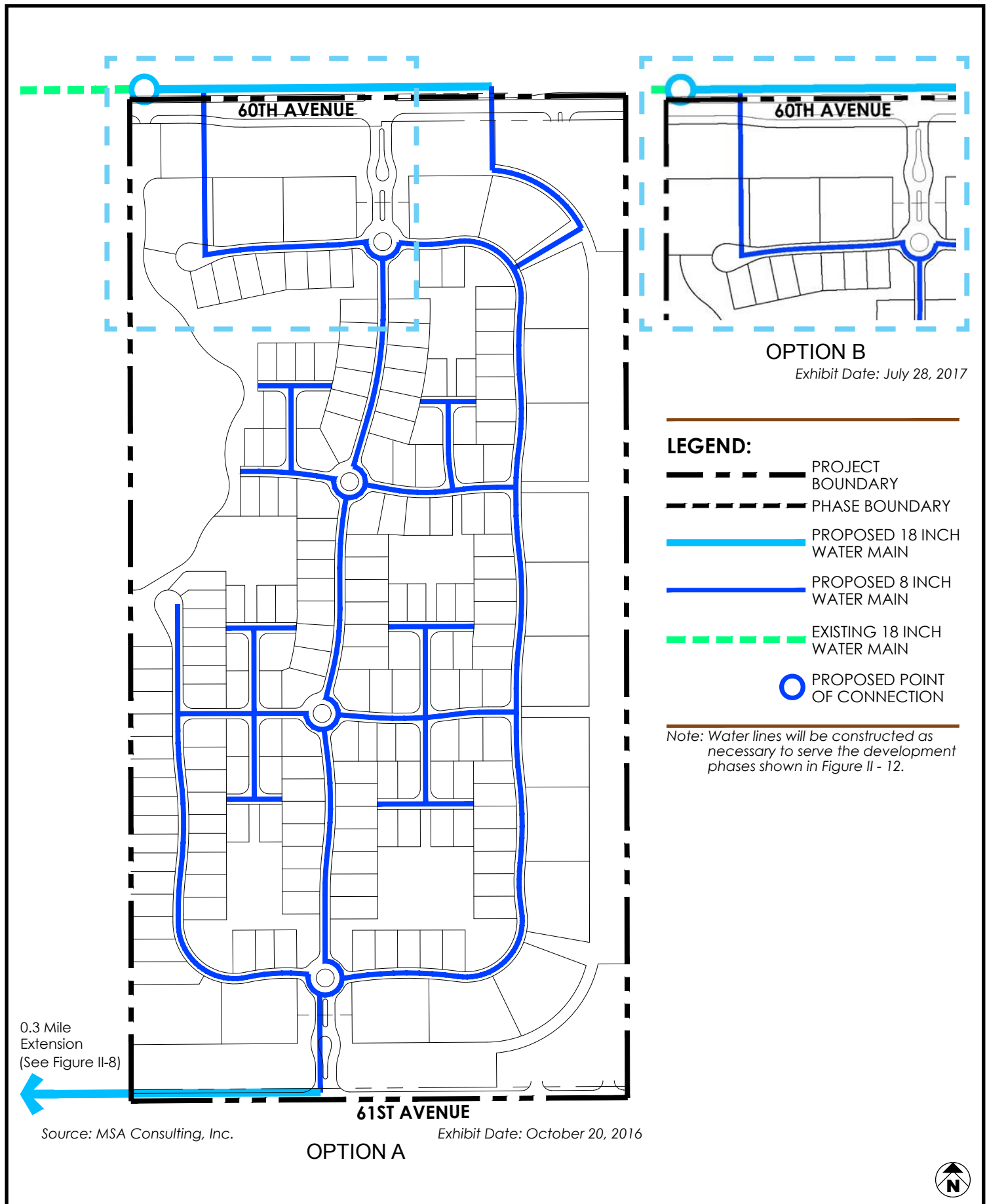
Option A and Option B of the Vista Soleada Specific Plan include the same drainage system which is designed to collect storm flows, retain the incremental post development increase, and discharge surface water at predevelopment levels to protect individual residences as well as downstream properties, as shown in **Figure 3.0-20, Conceptual Drainage Plan – Option A and Option B**. Drainage swales adjacent to local streets will be used to convey surface flows to retention basins located in open space buffer areas at the Project boundary. These basins will also include water quality elements that serve as structural BMPs in accordance with the MS-4 Whitewater River Water Municipal Stormwater Program. The Project Geologist, in consultation with CVWD, will determine whether the on-site buried tile drains should be preserved, repaired, replaced, or abandoned in place.

When compared to the previously approved Project, drainage and infrastructure will substantially remain the same. However, the proposed Project will ensure that drainage will flow away from the Preservation Lot.

Dry Utilities

The Imperial Irrigation District provides electric service in the area. There are existing electrical poles that traverse east to west along the southern frontage of 60th Avenue and along the northern frontage of 61st Avenue. The local purveyor for gas is the Southern California Gas Company. Service will be provided from existing facilities.

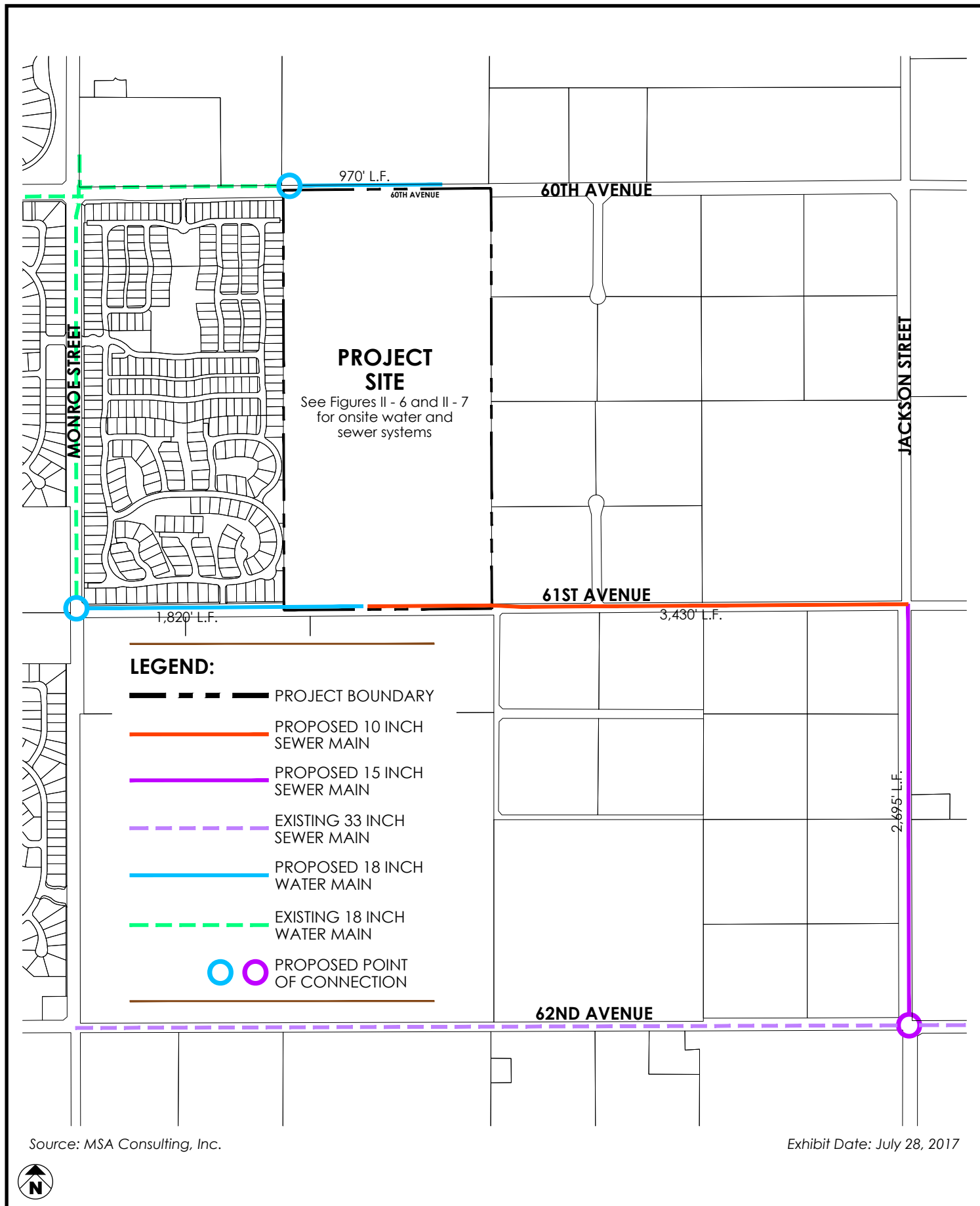
When compared to the previously approved Project, the proposed Project's dry utilities will remain substantially unchanged, and will be the same under Option A and Option B.



SOURCE: MSA Consulting, Inc.— July 2017

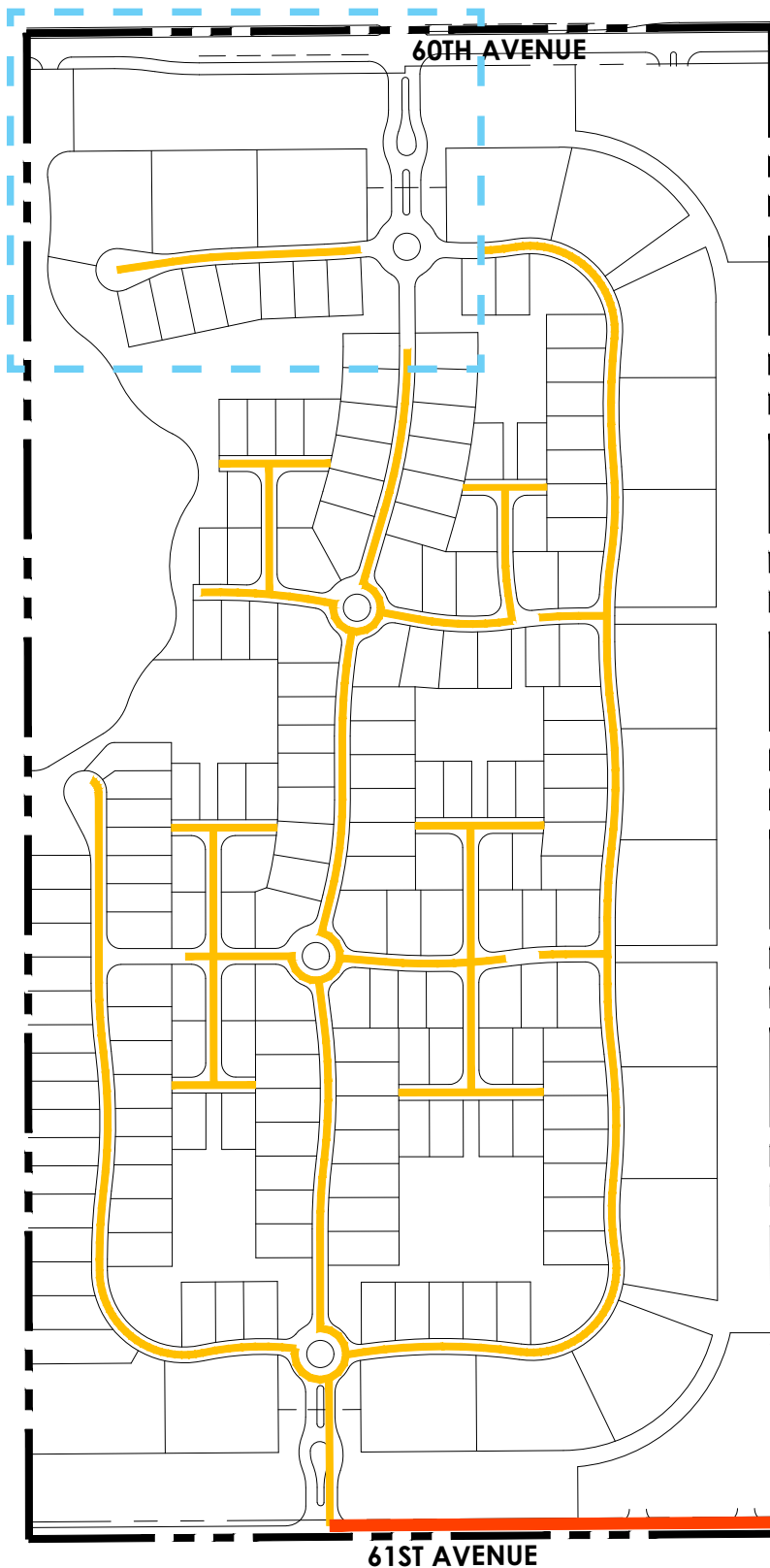
FIGURE 3.0-17

Conceptual Water Plan – Option A and Option B



SOURCE: MSA Consulting, Inc.— July 2017

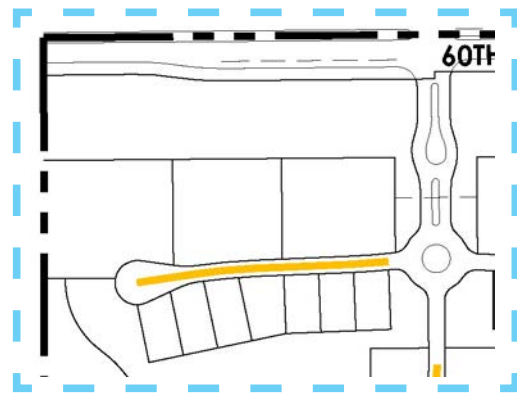
FIGURE 3.0-18



Source: MSA Consulting, Inc.

Exhibit Date: October 20, 2016

OPTION A



OPTION B

Exhibit Date: July 28, 2017

LEGEND:

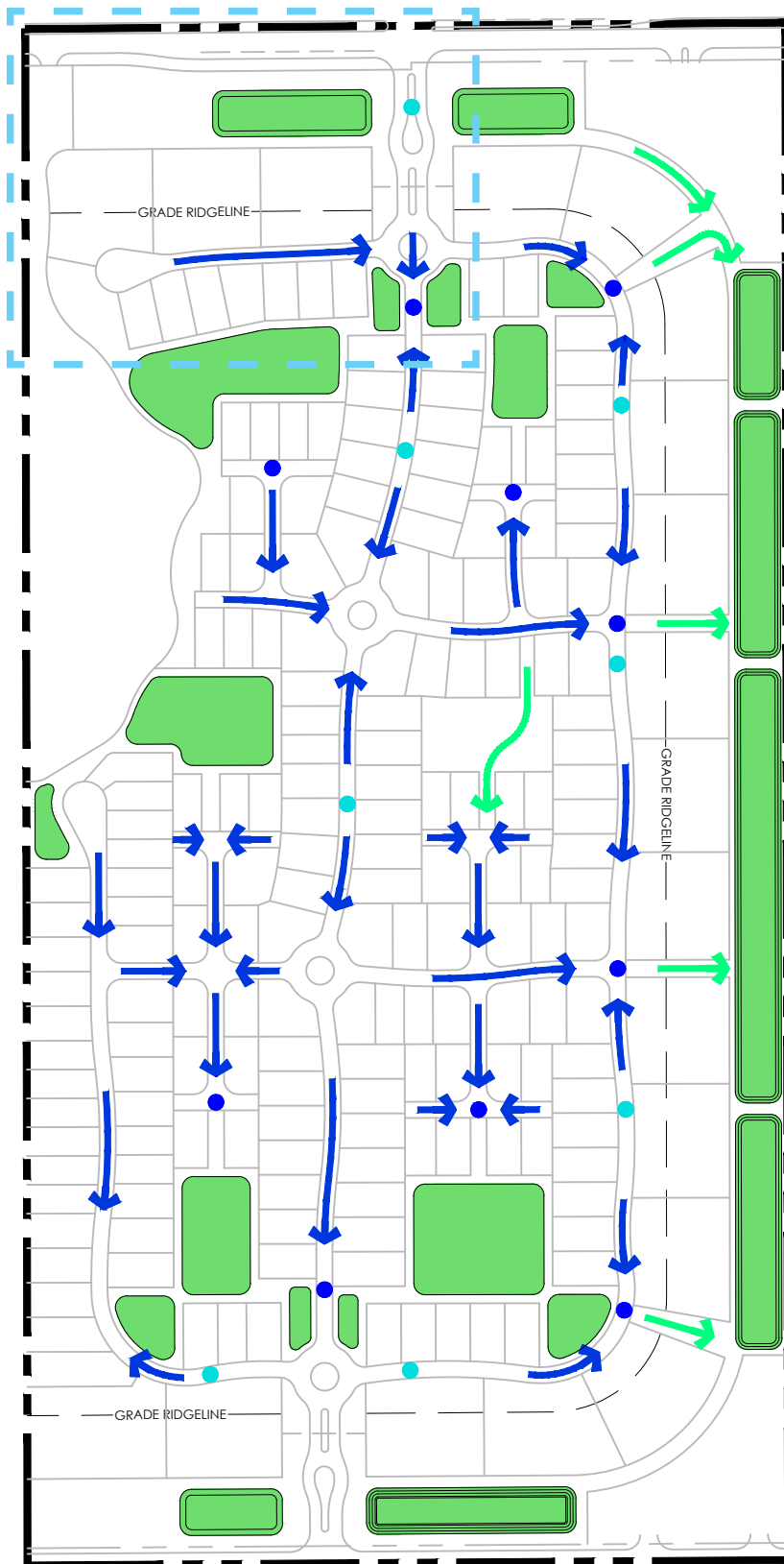
- PROJECT BOUNDARY
- PHASE BOUNDARY
- PROPOSED 8 INCH SEWER MAIN
- PROPOSED 10 INCH SEWER MAIN

Note: Sewer lines will be constructed as necessary to serve the development phases shown in Figure II - 12



SOURCE: MSA Consulting, Inc.— July 2017

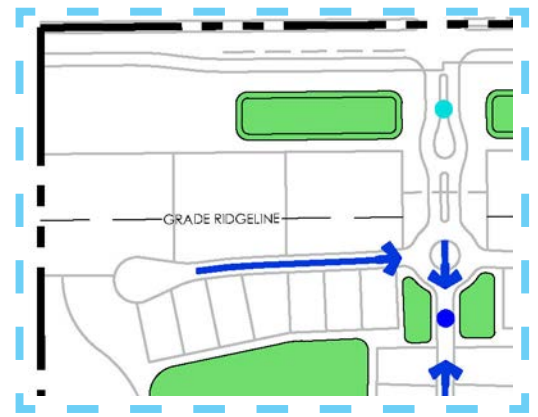
FIGURE 3.0-19



Source: MSA Consulting, Inc.

Exhibit Date: October 20, 2016

OPTION A



OPTION B

Exhibit Date: July 28, 2017

LEGEND:

- PROJECT BOUNDARY
- GRADE RIDGELINE
- RETENTION BASIN
- ➔ DRAINAGE DIRECTION (STREET)
- ➔ DRAINAGE DIRECTION (OPEN SPACE)
- DRAINAGE HIGH POINT
- DRAINAGE LOW POINT

Note: see also Figure II-9, Conceptual Grading Plan



SOURCE: MSA Consulting, Inc.— October 2016

FIGURE 3.0-20

Public Services

The Riverside County Fire Department provides fire protection services to the area. The nearest fire stations to the site are, Station 70 in La Quinta and Station 39 in Thermal. Police services are provided by the Riverside County Sheriff's Department. The Specific Plan Area will be served by the Thermal Sheriff's Station. Burrtec Waste Industries and Recycling services provides solid waste collection services to the area. Service includes waste removal, recycling programs, and green waste disposal.

Access to public services will remain the same under Option A and Option B, and unchanged from the previously approved Project.

4. Project Phasing and Conceptual Grading

Phasing

Development of the Project is anticipated to occur in three phases over a three- to five-year span, subject to market demand. Construction would begin in 2019 and is anticipated to be completed in 2022 - 2024. The Phasing Plan represents the anticipated final map recordation and construction sequence, and would be the same under Option A and Option B, as depicted in **Figure 3.0-21, Phasing Plan – Option A and Option B**. Phasing extends from north to south and will be accompanied by the orderly extension of roadways, public utilities, and infrastructure needed to serve each phase.

Conceptual Grading

Figure 3.0-22, Conceptual Grading Plan – Option A and Option B, shows the site contours after grading. Grading is designed to achieve positive drainage and to protect all structures and physical improvements from 100-year storm flows, surface runoff, soil erosion, and sedimentation both during and after construction. In addition, the grading design would balance cut and fill on site, and is set high enough to construct an underground gravity sewer system that meets agency requirements.

Grading would be the same under Option A and Option B. When compared to the previously approved Project, the proposed Project's grading remains substantially unchanged.

5. Open Space and Recreation Plan

The Project provides approximately 35 acres of open space and recreation areas, which accounts for approximately 43 percent of the Project area. These open space and commercial areas include the Preservation Lot, community parks, buffers, landscaped stormwater retention facilities, a portion of Planning Area 3, Planning Area 4, medians and traffic circles, multiuse paths/open space, and public right of way parkways. The Cultural Resource Preservation Lot would be 4.4 acres under Option A, as shown in **Figure 3.0-23, Conceptual Open Space Plan – Option A**, and 4.0 acres under Option B, as

shown in **Figure 3.0-24, Conceptual Open Space Plan – Option B**. The Preservation Lot was not a part of the previously approved Project. The parcel containing the newly proposed Preservation Lot was previously designated as part of the Medium Density Residential portion of the prior Project; that portion allowed for 32 several separate residential lots. The Preservation Lot is now designated as Conservation (C).

Cultural Resource Preservation Lot

Both Option A and Option B of the proposed Project would offer a Cultural Resource Preservation Lot. The Preservation Lot was not included in the previous approved Project. The differences between the options are described below.

Option A

Under Option A, approximately 4.4 acres of open space would be conserved as a Preservation Lot along the western boundary of Planning Area 1. The lot, which would be deeded to the TMDCI Tribe for its exclusive use, would be used as a preservation area for existing cultural resources located in this portion of the Specific Plan Area and for other cultural resources that may be encountered on the Project Site during construction. As shown in **Figure 3.0-25, Cultural Resource Preservation Lot – Option A**, the lot would include a parking court, a gated decomposed granite access road, and a designated preservation/open space area. The parking court would be located at 60th Avenue and would be maintained by the HOA for exclusive use by the TMDCI Tribe. The access road would be located between the parking court and the Preservation Lot, and would also be constructed of decomposed granite. This road would be maintained by the Tribe and would be gated, accessible only to members of the Tribe. The gate and fence separating the parking court and Preservation Lot would be maintained by the HOA. A six-foot masonry block wall would be located on the western property line, and would be owned and maintained by the adjoining property owner. The preservation area would be accessible only through the access road and only to members of the TMDCI.

TMDCI Agreement—Option A Only

The Project Applicant and the TMDCI Tribe have now entered into the TMDCI Agreement to dedicate the Preservation Lot to the TMDCI Tribe; thus, Option A, which is the preferred option, will be brought forward. The TMDCI Agreement describes actions to be taken by the Project Applicant related to the creation and operation of, and maintenance responsibilities for, the Preservation Lot; confidentiality provisions are also included.

Option B

As noted, Option B was prepared in the event the TMDCI Agreement was not executed. Although it is likely no longer necessary for analysis, it is nevertheless presented in this document. Under Option B, approximately 4.0 acres of open space would be conserved as a Cultural Resource Preservation Lot along the western boundary of Planning Area 1. The lot would also be used as a preservation area for existing cultural resources located in this portion of the Specific Plan Area, and for other cultural resources that may be encountered on the Project Site during construction. However, as shown in **Figure 3.0-26, Cultural Resource Preservation Lot – Option B**, the lot would not be fenced or gated, and would not include the access road or the parking court. Rather, the lot would be owned and maintained by the Vista Soleada Homeowner's Association and would be open and available to all Vista Soleada residents and their guests. All TMDCI members would need to submit a request for access to the site. A dedicated HOA member would be responsible for accepting requests and arranging for access. The Cultural Resources Preservation Lot under Option B, would have low impact walking paths with benches and trees throughout. A 6-foot masonry block wall would be located on the western property line, and would be owned and maintained by the adjoining property owner.

Community Parks

The Project open space plan is centered around six (6) community parks totaling 9.1 acres and distributed throughout the Project Site. Each park is approximately 1 acre in size and will include one or more of the following amenities: pool and fitness clubhouse, tennis courts, outdoor par course, basketball courts, and other appropriate recreational facilities as determined by the Applicant and/or HOA.

The proposed homes will back onto each park, providing a focal open space amenity for these units. In addition, park design accommodates stormwater retention areas where needed. Pedestrian access from local roadways will occur at two or three connection points, making a choice of looped walking routes available to residents.

The community parks and locations would be the same under both Option A and Option B, and would remain substantially unchanged from the previously approved Project.

Perimeter Buffer

The Project will provide a second major open space amenity in the form of a minimum 100-foot-wide date grove buffer, totaling 10.3 acres, which surrounds three sides of the property. This will be designed to contain a public multiuse equestrian/pedestrian trail along the north, east, and south perimeters, with connection to regional trails that extend east and west on 60th and 61st Avenues. The interior pedestrian circulation system will connect with the perimeter trail at six different locations.

The perimeter buffer is unchanged from the previously approved Project and will be the same under both Option A and Option B.

Equestrian-Themed Community Amenities and Other Community Open Space Features

The perimeter date palm buffer also reserves two parcels for equestrian-themed amenities, as described above for Planning Areas 3 and 4. Other community open space components will include landscaped areas around the Project's interior and exterior streets, including parkways, turning circles, and entry medians, totaling 8.9 acres.

The Project is designed to allow walkers and bikers to choose multiple circuits throughout the community by combining different street and park routes. Parks are planned to include through-trail connections from each adjacent street to make available a maximum of internal walking and biking experiences. Dog watering stations and waste bag dispensers will be available at each park.

Both of these areas remain unchanged from the previously approved Project, and remain the same under both Option A and Option B.

6. Design Guidelines

The Specific Plan design guidelines address building mass, form, and scale; building materials and colors; landscaping; roofs and chimneys; doors and windows; garages; porches; arcades and entryways; and mailboxes for the Project. The Specific Plan area will be designed to maintain and frame mountain views and vistas that surround the Project Site by creating buffers and limiting building height. Details of the design guidelines are further described below.

The design guidelines would remain substantially the same under both Option A and Option B. However, fencing and wall design would vary between the two options, as further described below.

Entrance Gateways

Two entrance gateways would be included within the Project Site: one that will provide access to and from 60th Avenue, and a second that will provide access to and from 61st Avenue. Both will be simple and open, using native granite stacked boulders.

When compared to the previously approved Project, the proposed Project's entrance gateways will be located in the same place and design would remain largely unchanged.

Internal Streetscapes

Internal streetscapes in Vista Soleada will have a “country road” theme throughout the Project Site. All central spine and perimeter roads will provide a 28-foot-wide paved drivable surface, including a 12-inch-wide stone edger on each side. Drainage will be provided by an 8-foot-wide turf-lined swale on both sides, with concrete driveways to cross the swale at each residential parcel, as shown in **Figure 3.0-27, Country Lane Planting Concept – Option A and Option B**. A 3-foot-wide decomposed granite path will be provided along the outside of the loop road and along the east side of the central spine road. An 11-foot-wide public utility easement (PUE) will be located on the path side of each street; this will include an 8-foot swale and a 3-foot-wide path. A 10-foot-wide PUE will be located on the nonpath side of each street; the PUE will include an 8-foot swale and 2-foot landscape strip with no trees. Street trees will be located on the house side of each PUE.

There will be four roundabouts or traffic circles located along the central spine roadway. These will be used to slow traffic and to provide opportunities for enhanced landscaping and wayfinding signage. The turning radius of each centerline will be about 45 feet.

A hammerhead turnaround/residence access roadway will be located within the interior of each of the six Citrus Orchard Villa neighborhoods in lieu of the use of cul-de-sacs. This will also provide opportunities for enhanced landscaping and wayfinding signage.

Internal streetscapes would remain substantially unchanged under both Options A and B, and as compared to the previously approved Project.

Shade Standards

Due to the hot temperatures of the desert region, portions of the Vista Soleada community that function as gathering locations are subject to shade standards to ensure residents and the public can comfortably enjoy the recreational amenities. Community parks and other passive recreational facilities will utilize landscaping and structures that create shade over amenities. Additionally, all on-site trails shall feature trees for shading at predictable intervals to encourage pedestrian and bicycle activity.

Site Furnishings

Site furnishing will express a functional and utilitarian “rural orchard” ambiance via the combined use of natural-stone and treated-wood structural elements (or natural appearing alternatives) that achieve a weathered patina over time. Entry gates, structural connectors, and caps will be constructed of cast iron or steel that also achieve a weathered patina over time. Additional site furnishings will include hitching rails (along equestrian trails), Equestrian watering troughs, and street and wayfinding signage.

When compared to the previously approved Project, the site furnishings and architectural character theme will remain unchanged, and will be the same for Option A and Option B.

Architectural Character Theme

The overall architectural character will include a range of “rural ranch” residences, including authentic and high-quality examples of contemporary Southwest, rustic western, and Spanish colonial design, as well as other styles uniquely compatible with the local desert environment. The perimeter Date Palm Orchard Estate residences, partially visible from the north (60th Avenue) and south (61st Avenue) frontages and the agricultural property to the east, will be large, custom-designed estate residences, with a wide variety of architectural styles encouraged. The smaller Citrus Orchard Villas, located within the interior of the community and not visible from outside of the development except for along the west property line that abuts the City of La Quinta, will be unique and will incorporate various design elements from the surrounding community. The architecture of the community facilities, will consistently reflect a “rustic western ranch” theme.

When compared to the previously approved Project, the site furnishings and architectural character theme will remain unchanged.

Landscape Plan

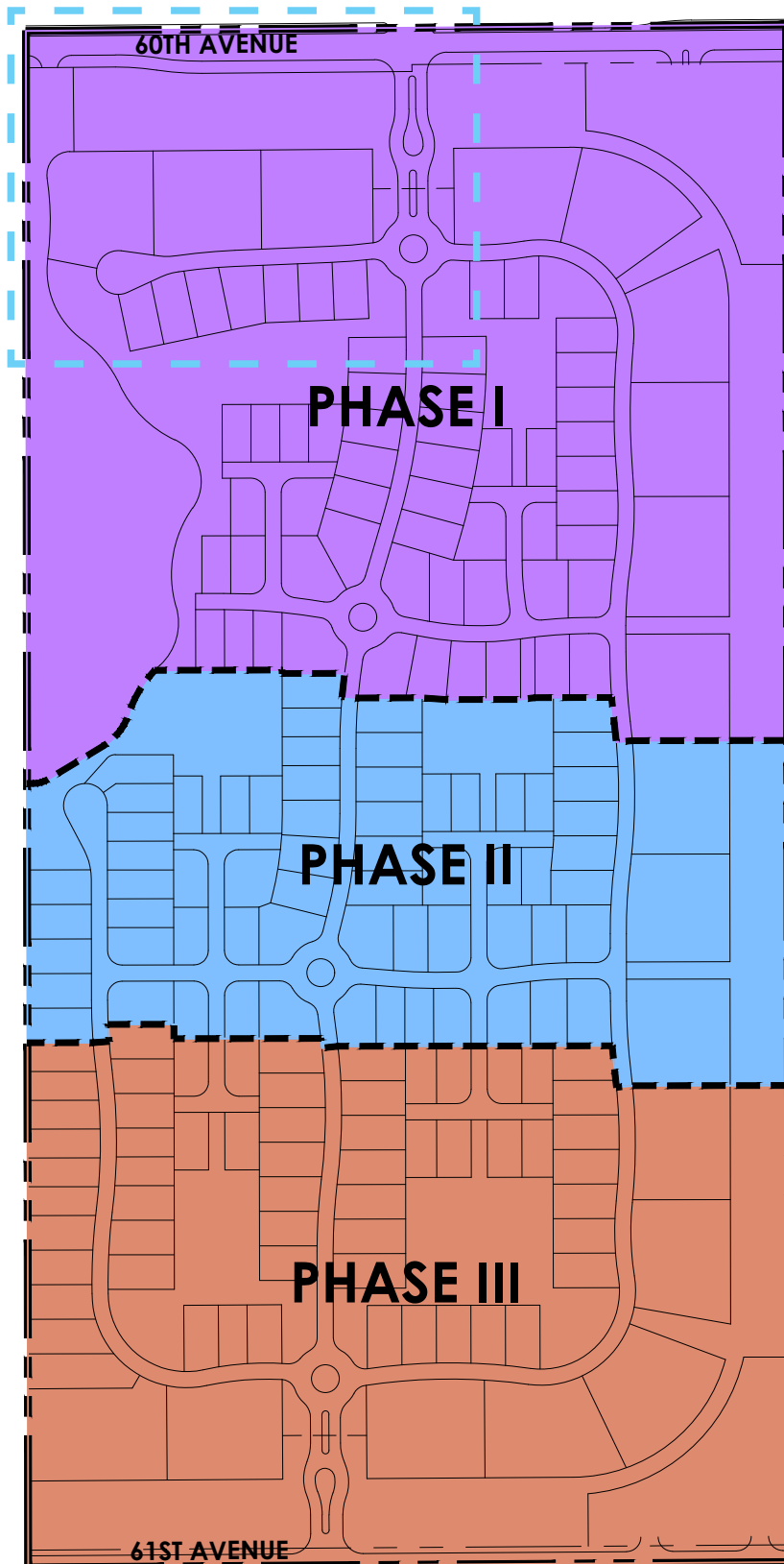
The Vista Soleada landscape and site furnishings theme puts emphasis on a relatively simple and functional landscape palette of (1) native plants, date palms, and citrus-orchard-appearing specimens; and (2) an “informal and relaxed” site furnishings collection. The landscape palette will utilize drought-tolerant, easy-maintenance plants, as well as durable, low-maintenance materials, such as wood (and wood-resembling material) and rock.

The Preservation Lot will be revegetated with native plant materials requiring minimal maintenance with input from the TMDCI Tribe under Option A and from the HOA under Option B. For Option A, landscaping will be composed of desert native landscaping that does not require ongoing irrigation, and a native plant palette will feature plants that have importance to the Tribe, yet are compatible with the soil type, climate zone, and elevation. For Option B, the HOA may make other landscaping choices but would generally adhere to a desert native landscaping theme.

A perimeter date palm orchard and multi-use trail corridor, averaging a 100-feet wide, will be located along the north, east, and south perimeters to provide (1) public and neighborhood accessibility to a 12-foot-wide decomposed granite equestrian and pedestrian trail (maintained by the HOA); and (2) a landscaped transition corridor between residential development within Vista Soleada and existing agricultural lands to the east, north, and south of the development. Nineteen Equestrian Estate lots

would back up to this corridor to offer a further land use transition from the Citrus Orchard Villa neighborhoods at the center of the Project Site.

The landscaping palate and design will remain largely unchanged from the previously approved Project.

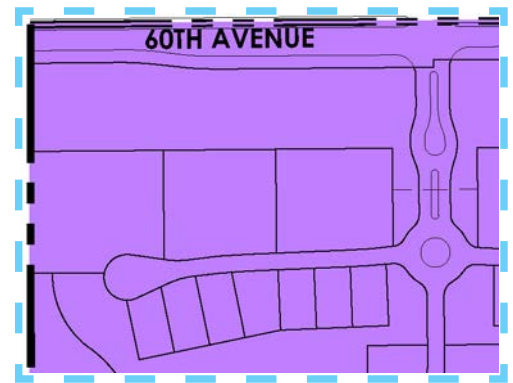


Source: Tentative Tract Map No. 37192

Exhibit Date: October 20, 2016



OPTION A



OPTION B

Exhibit Date: July 28, 2017

LEGEND:

--- PROJECT BOUNDARY

--- PHASE BOUNDARY

PHASE I (35.8 ACRES)
- 56 CITRUS VILLA LOTS
- 9 DATE PALM ESTATE LOTS

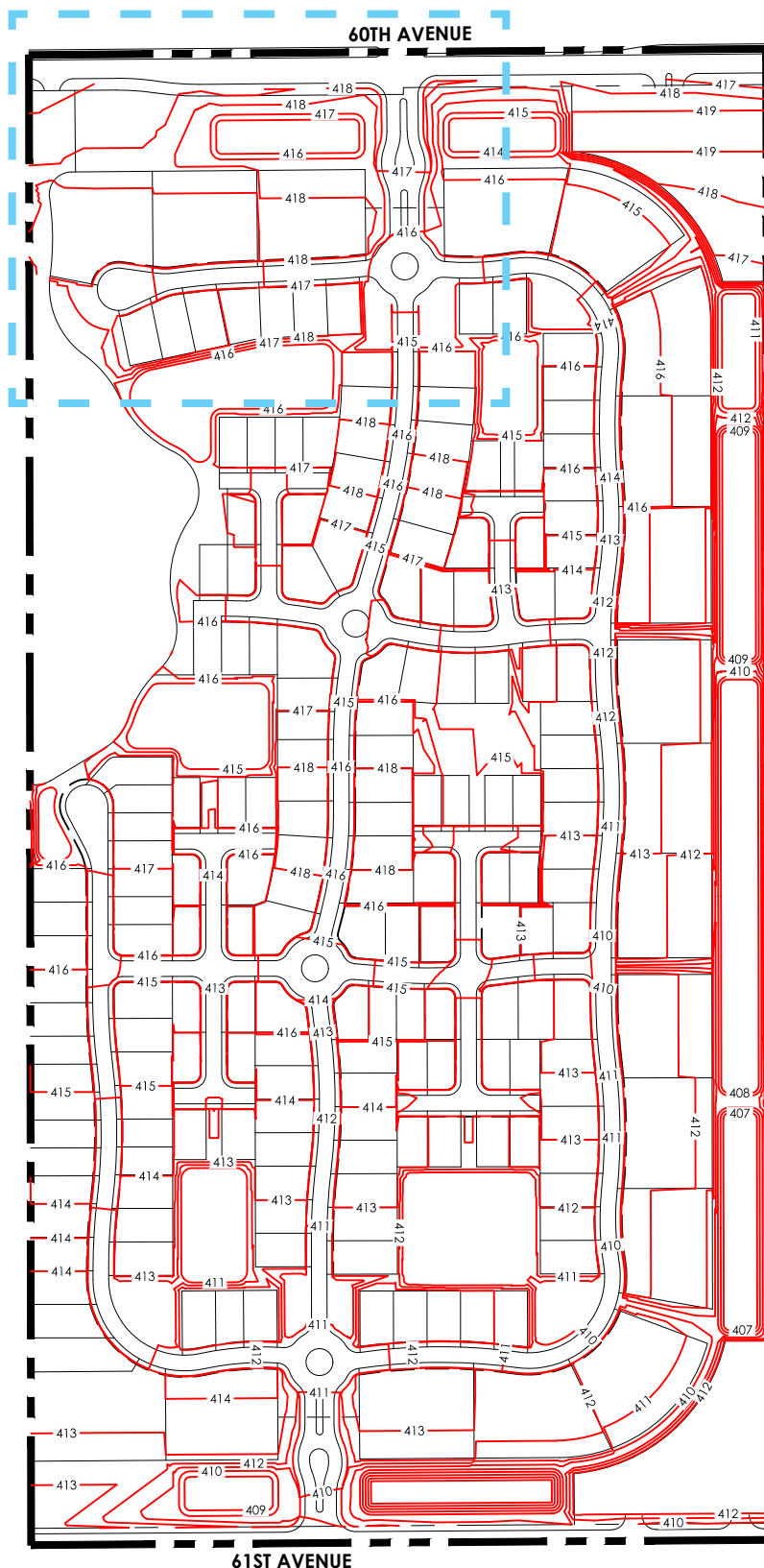
PHASE II (18.0 ACRES)
- 63 CITRUS VILLA LOTS
- 3 DATE PALM ESTATE LOTS

PHASE III (27.0 ACRES)
- 60 CITRUS VILLA LOTS
- 7 DATE PALM ESTATE LOTS

Note: The project may or may not be phased subject to market conditions.

SOURCE: MSA Consulting, Inc.— July 2017

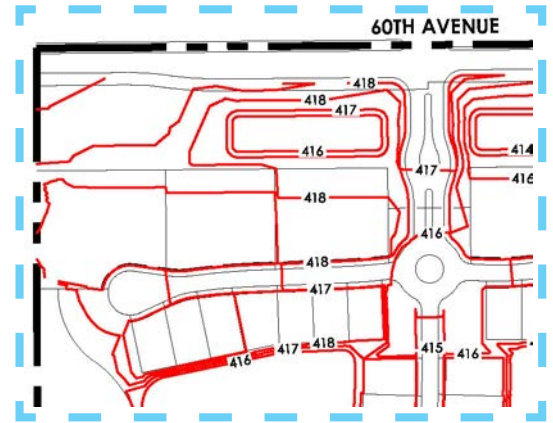
FIGURE 3.0-21



Source: MSA Consulting, Inc.

Exhibit Date: October 20, 2016

OPTION A



OPTION B

Exhibit Date: July 28, 2017

LEGEND:

--- PROJECT BOUNDARY

—415— PROPOSED CONTOURS

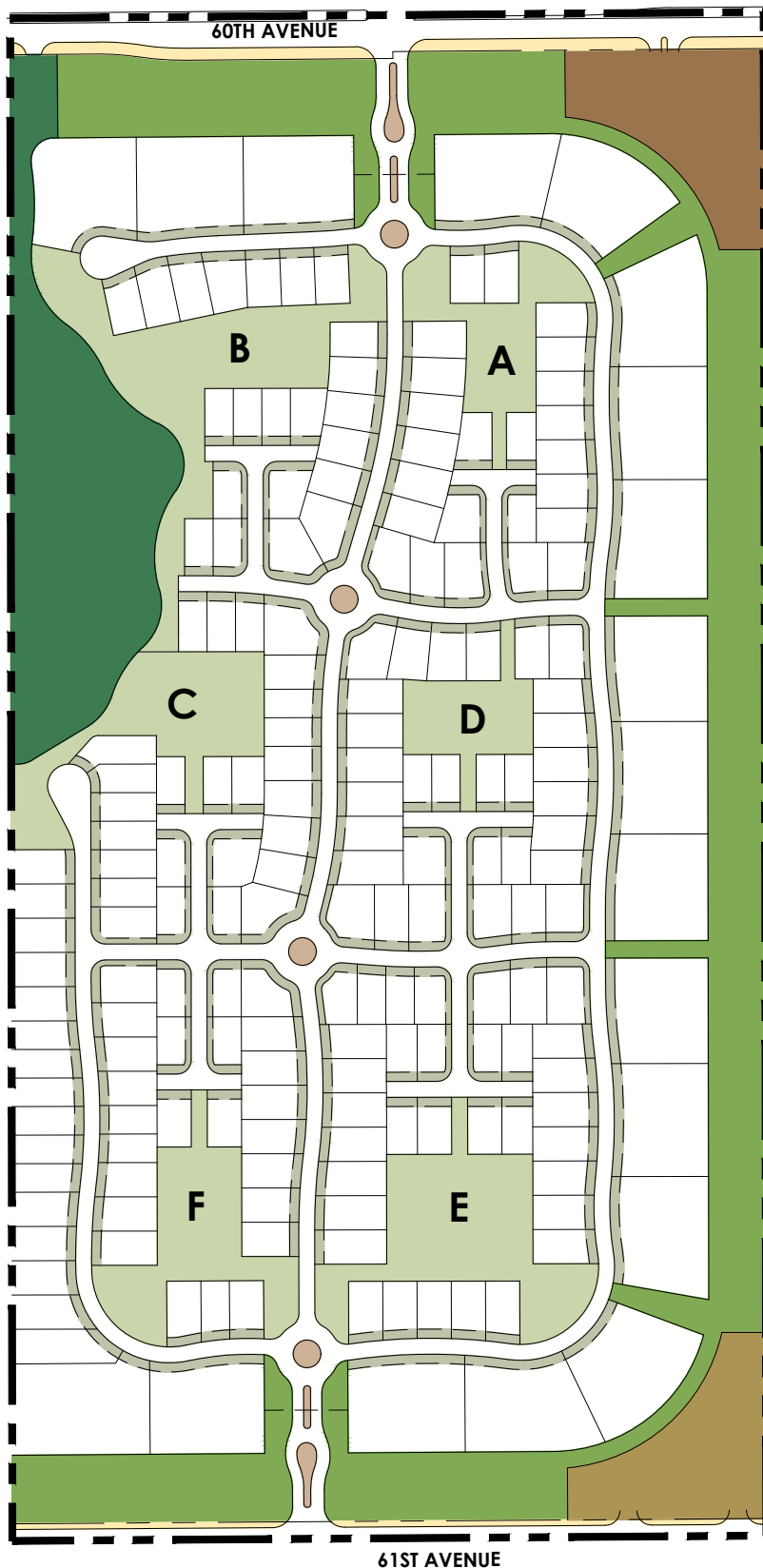
RETENTION BASIN

Note: See Figure II - 5 for associated drainage concept.



SOURCE: MSA Consulting, Inc.— July 2017

FIGURE 3.0-22



LEGEND:

--- PROJECT BOUNDARY

OPEN SPACE CATEGORY	AREA
COMMUNITY PARK / RETENTION	9.1 AC.
BUFFER / RETENTION	11.2 AC.
BUFFER / RURAL MARKET AMENITY	1.8 AC.
BUFFER / EQUESTRIAN WAY STATION	1.6 AC.
CONSERVATION	4.4 AC.
MEDIANS / TRAFFIC CIRCLES	0.2 AC.
MULTI-USE PATH / OPEN SPACE	5.9 AC.
PUBLIC R.O.W. PARKWAY	0.8 AC.
TOTAL OPEN SPACE:	35.0 AC.

Note: 1) Total open space equals 43% of the 80.9 ac. gross project area.

2) Based on Open Space and Community Amenities (OSCA) per Vista Santa Rosa Land Use Concept Plan.

3) Consistent with Vista Santa Rosa Community Council Directional Advisory approved on May 29, 2013.

4) Acreages are approximate and subject to revision per implementing Tentative Tract Map.

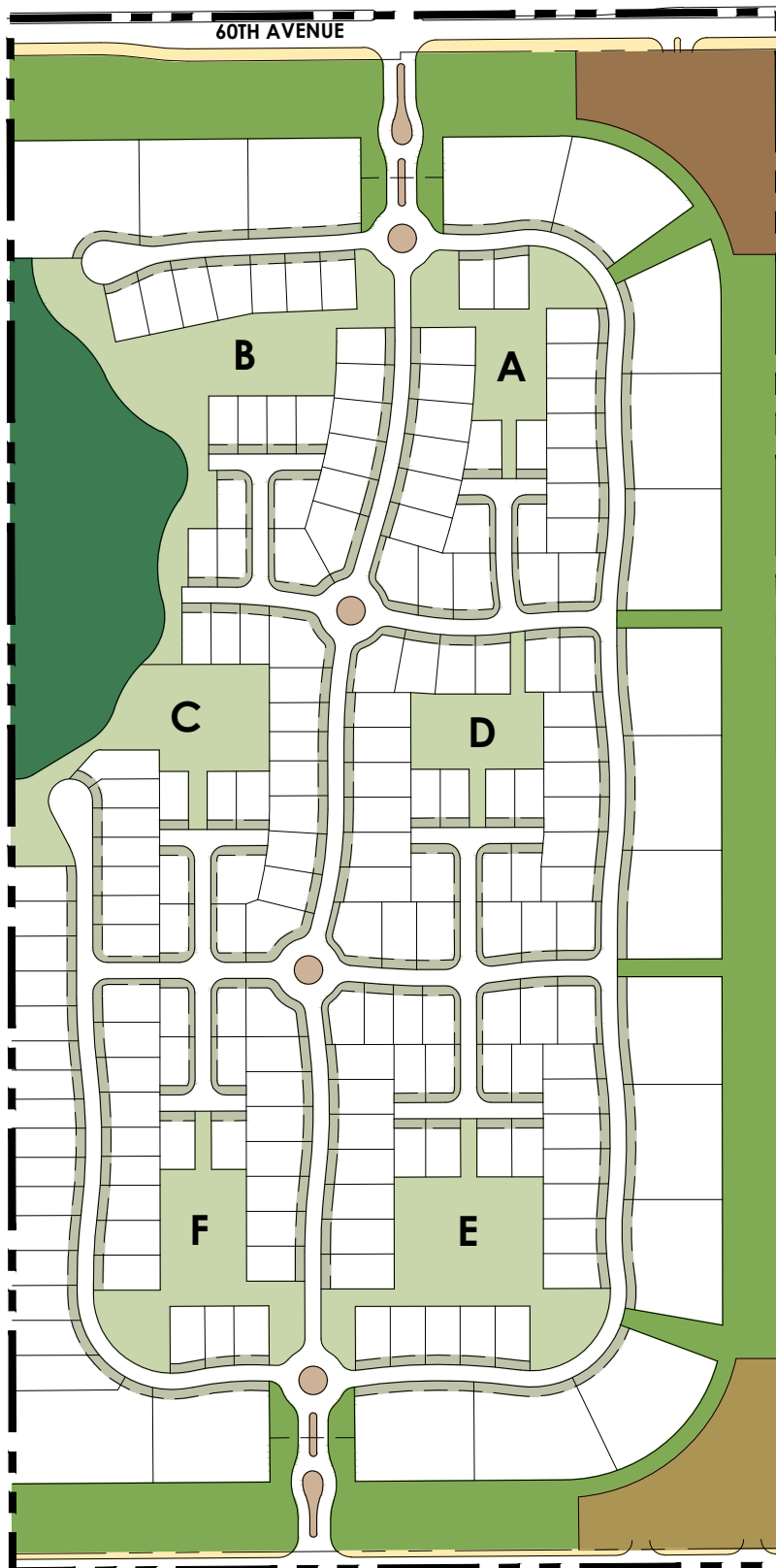
Source: Tentative Tract Map No. 37192

Exhibit Date: October 20, 2016



SOURCE: MSA Consulting, Inc.— July 2017

FIGURE 3.0-23



LEGEND:

--- PROJECT BOUNDARY

OPEN SPACE CATEGORY	AREA
COMMUNITY PARK / RETENTION	9.1 AC.
BUFFER / RETENTION	11.5 AC.
BUFFER / RURAL MARKET AMENITY	1.8 AC.
BUFFER / EQUESTRIAN WAY STATION	1.6 AC.
CONSERVATION	4.0 AC.
MEDIANS / TRAFFIC CIRCLES	0.2 AC.
MULTI-USE PATH / OPEN SPACE	5.9 AC.
PUBLIC R.O.W. PARKWAY	0.8 AC.
TOTAL OPEN SPACE:	34.9 AC.

Note: 1) Total open space equals 43% of the 80.9 ac. gross project area.

2) Based on Open Space and Community Amenities (OSCA) per Vista Santa Rosa Land Use Concept Plan.

3) Consistent with Vista Santa Rosa Community Council Directional Advisory approved on May 29, 2013.

4) Acreages are approximate and subject to revision per implementing Tentative Tract Map.

Source: Tentative Tract Map No. 37192

Exhibit Date: July 28, 2017



SOURCE: MSA Consulting, Inc.— July 2017

FIGURE 3.0-24



Source: MSA Consulting, Inc.

Exhibit Date: October 20, 2016



SOURCE: MSA Consulting, Inc.— July 2017

FIGURE 3.0-25



Source: MSA Consulting, Inc.

Exhibit Date: July 28, 2017



SOURCE: MSA Consulting, Inc.— July 2017

FIGURE 3.0-26

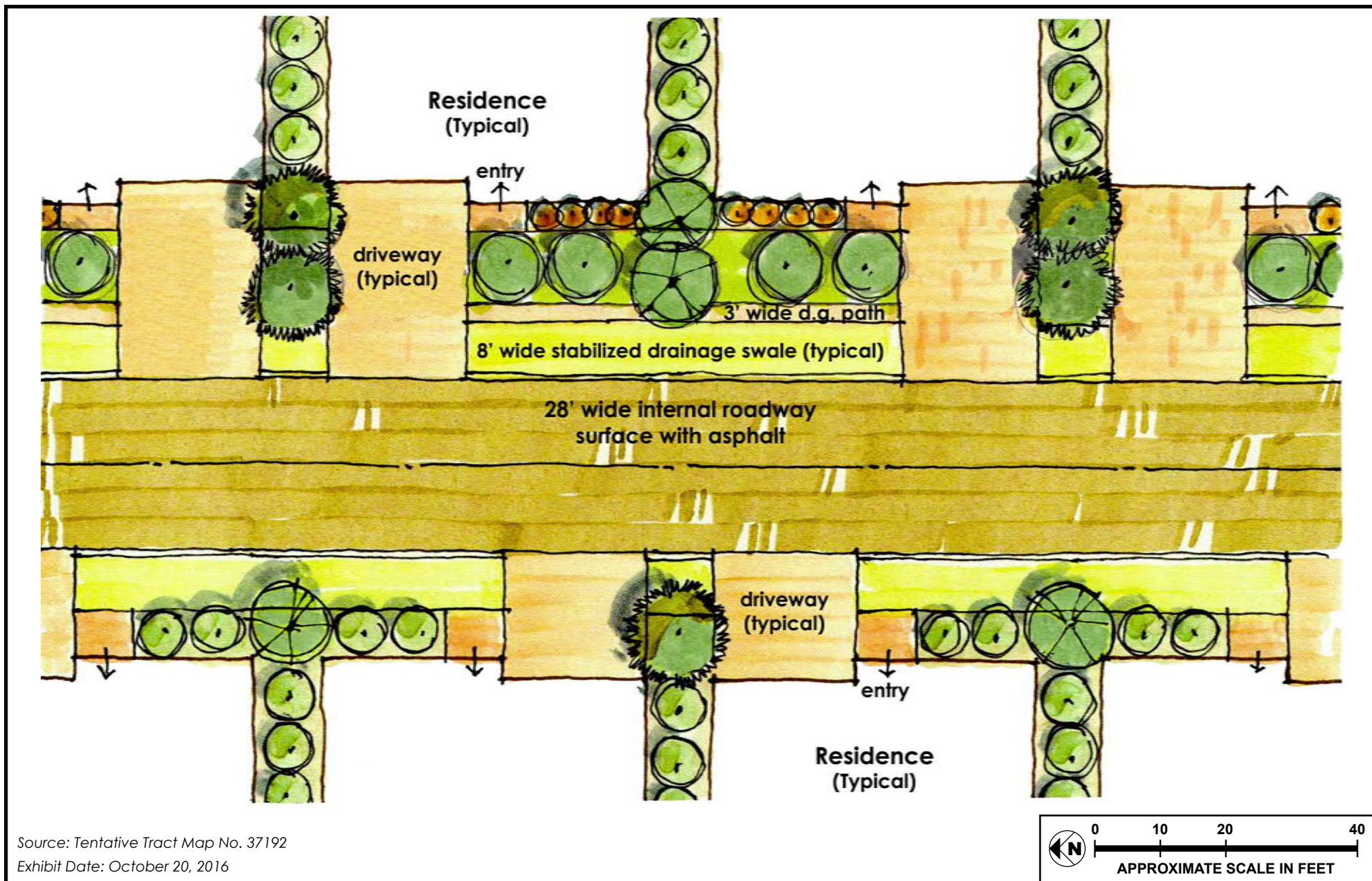


FIGURE 3.0-27

Fencing and Walls

Walls and fences are used sparingly on this Project and are intended to reflect the Vista Santa Rosa Design Guidelines. Where proposed, they serve a specific function, such as demarcating community space, increasing residential privacy and security, or acting as a visual screen/barrier to off-site rural agricultural uses. These fences and walls vary from split rail fencing, rural wire fencing, tubular steel fencing, to perimeter block walls, and interior residential walls.

Fencing and walls would remain substantially unchanged from the previously approved Project. However, under Option A, fencing would separate the proposed residential area from the Cultural Resource Preservation Lot and the entrance would be provided through an access road that would be gated. Under Option B, fencing would not separate the proposed residential area from the Preservation Lot, and there would be no gated access.

F. INTENDED USES OF THIS EIR

The MND prepared for the previously approved Project found that all impacts were either less than significant, or less than significant with the incorporation of mitigation. This Draft Supplemental EIR now examines the environmental differences between the previously approved Project as compared with the Project as currently proposed. It is the intent of this Draft EIR to enable the County, other responsible agencies, and interested parties to evaluate the environmental impacts of the Project, thereby enabling them to make informed decisions with requested entitlements.

The CEQA Guidelines require an EIR to include a statement briefly describing the intended uses of the EIR, including a list of agencies expected to use the EIR in their decision making, and the list of the permits and other approvals required to implement the Project.

The County of Riverside will use this Supplemental EIR to provide information on the potential environmental effects of the following proposed actions:

- General Plan Amendment from Agriculture (AG) to Medium Density Residential (MDR), Conservation (C), and Commercial Retail (CR);
- Adoption of the Vista Soleada Specific Plan Amendment;
- Zone Change from Light Agriculture (A-1-10) to Specific Plan; and
- Tentative Tract Map Approval.

4.0 ENVIRONMENTAL SETTING

This section provides a general overview of the existing environmental setting of the Project Site, as well as an overview of related projects considered part of the future conditions in evaluating potential cumulative environmental impacts. The purpose of describing and defining the environmental setting is to define the baseline physical conditions to determine the significance of the environmental impacts resulting from the Project. This Supplemental EIR solely analyzes the changes from the previously approved Project to the currently proposed Project, presenting two potential development options.

These changes include a reduction in residential units, and the newly proposed Cultural Resources Preservation Lot, that would be deeded to the Tribe under Option A, and would serve as open space under Option B.

A. REGIONAL ENVIRONMENTAL SETTING

1. Regional Location

The Project Site is in the southern part of the Coachella Valley, a low valley between the Santa Rosa Mountains to the south and the Little San Bernardino Mountains to the north. The valley is part of the Colorado Desert Geomorphic Province, an area that includes both sides of the lower Colorado River and the Coachella and Imperial Valleys of California. The Project Site consists of unincorporated Riverside County land. As shown in **Figure 3.0-1, Regional Location Map**, surrounding communities include the City of La Quinta to the west; the Cities of Coachella and Indio to the north; and One Hundred Palms to the east.

B. LOCAL ENVIRONMENTAL SETTING

1. Location and Land Use

The Project Site includes 80.9 acres of undeveloped land located south of 60th Avenue, north of 61st Avenue, and west of Jackson Street in unincorporated Riverside County, as shown in **Figure 3.0-2, Project Site Location**. The Project Site includes assessor parcel number 764-290-003.

The Project Site is topographically flat and is currently used for agricultural purposes. A shallow network of agricultural tile drains underlies the property at a depth of 8–10 feet, and a modern reservoir is located in the northwestern corner of the Project Site.

2. Surrounding Land Uses

A patchwork of vacant, rural residential, equestrian, and agricultural land uses are to the north, east, and south of the Project. A vacant but approved medium-density residential subdivision, as well as a golf course and developed residential communities, are west of the Project Site, in the City of La Quinta.

C. ENVIRONMENTAL RESOURCES

Cultural Resources

The Project Site is currently used for agricultural purposes and has been actively farmed for more than 20 years. A modern-day reservoir is located on the northwest portion of the site. The Project Site was not previously developed, and no standing structures exist within the confines of the Project Site.

CA-RIV-5211/H is a prehistoric cemetery that was initially identified in the parcel immediately adjacent to and west of the current Project area. A total of 94 cemetery-related subsurface cultural features dating to the Late Prehistoric and Protohistoric periods were identified in 2005 and 2006 during emergency data recovery investigations at that site. These and other previous studies have determined that CA-RIV-5211/H qualifies as a “historical resource” under CEQA, and is eligible for listing in the California Register of Historical Resources. The Project’s impacts on archaeological resources are analyzed in **Section 5.1, Cultural Resources**.

D. RELATED PROJECTS

Section 15130 of the State CEQA Guidelines requires that cumulative impacts are to be discussed where they are considered significant. It further states that the discussion of cumulative impacts should consider the severity of the impacts and their likelihood of occurrence but that it does not need to be in as great level of detail as provided for the Project alone. Cumulative impacts are defined by Section 15355 to be “two or more individual effects which, when considered together are considerable or which compound or increase other environmental impacts.” Cumulative impacts represent the change caused by the incremental impact of a project when added to other proposed or committed projects in the vicinity. Section 15130 (b)(1) further states that the information utilized in an analysis of cumulative impacts should come from one of two sources, either:

- (A) A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- (B) A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

The cumulative impact analyses for Cultural Resources can be found in **Section 5.1, Cultural Resources**. Which considers related projects in the County, as well as the City of La Quinta, as shown in **Table 4.0-1, Related Projects**. In addition, the projections in the County's General Plan are used in the assessment of potential cumulative impacts where appropriate. There are no past, present, or probable future projects within unincorporated County territory that would contribute to potentially significant cumulative impacts.

**Table 4.0-1
Related Projects**

Project Name and Location	Description or Land Use	Size	Status
Bellesera City of La Quinta (Parcel immediately west of the Proposed Project)	Residential	78 acres with 320 residences	Approved
Andalusia at Coral Mountain City of La Quinta	Residential	39 residences	Under Construction
Thousand Palms 278 Specific Plan No. 386 County of Riverside	Residential	117.97 acres with 590 residences	Proposed

Source: Riverside County Planning Department and City of La Quinta Planning Department

5.0 ENVIRONMENTAL IMPACT ANALYSIS

This section provides a detailed discussion of the environmental setting for the Cultural Resources topic addressed in this EIR, an analysis of the potential impacts of the Project, under both potential development options, potential cumulative impacts, and the characteristics of the Project identified to mitigate these impacts as required by the California Environmental Quality Act (CEQA) Guidelines.¹ The Cultural Resource Preservation Lot was not included in the previously approved Project and, therefore, was not analyzed. Please see **Section 8.0** for a glossary of terms, definitions, and acronyms used in the Draft Supplemental EIR.

¹ California Code of Regulations, tit. 14, sec. 15000 et seq.

5.1 CULTURAL RESOURCES

Cultural resources include places, objects, and settlements that reflect group or individual religious, archaeological, architectural, or paleontological activities. Tribal Cultural Resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are, among other things, determined to be eligible for inclusion in the California Register of Historical Resources.

As part of the originally approved Project, Phase I, Phase II, and Extended Post-Harvest Phase II studies were conducted on the Project Site. Due to the finding of cultural resources during the Extended Post-Harvest Phase II study, the proposed modified Project establishes a Cultural Resource Preservation Lot (“Preservation Lot”) along the western boundary of the Specific Plan Area to preserve in place identified cultural resources and protect and rebury any cultural resources on the Project Site that may be subsequently discovered during Project construction activities. The Preservation Lot was not included in the previous approved Project and, therefore, was not analyzed in the previously approved MND.

This Supplemental EIR presents two potential development options relative to the Preservation Lot. Option A assumes that the Applicant and the Torres Martinez Desert Cahuilla Indian Tribe (“TMDCI Tribe” or TMDCI) enter into an agreement (“TMDCI Agreement”) wherein the Preservation Lot would be deeded to the TMDCI Tribe; Option B assumes that the Applicant and the TMDCI Tribe are not able to reach agreement. This section of the Draft Supplemental EIR evaluates the potential for the Proposed Project (including Preservation Lot Options A and B) to impact cultural resources within the Project Site and in the immediate surrounding area. Information from the following studies is incorporated into this section:

- *A Phase I Cultural Resources Investigation of Tract 36590 (The Vista Santa Rosa Community), Approximately 80 Acres in Unincorporated Riverside County, California*, Jeannette McKenna, McKenna et al., April 3, 2014
- *Phase II Investigation of Tentative Tract Map 36590 for the Proposed Vista Soleada Project, Unincorporated Riverside County, Vista Santa Rosa Community, Coachella Valley, California*, Vanessa Mirro, Tiffany Clark, and Dennis McDougall, Applied EarthWorks, Inc., October 2014
- *Extended Phase II Testing of a Portion of CA-RIV-5211/H Within Tentative Tract Map 36590 for the Proposed Vista Soleada Project, Unincorporated Riverside County, Vista Santa Rosa Community, Coachella Valley, California*, Dennis McDougall and Vanessa Mirro, November 2015
- *Addendum 1, Extended Phase II Testing of a Portion of CA-RIV-5211/H Within Tentative Tract Map 36590 for the Proposed Vista Soleada Project, Unincorporated Riverside County, Vista Santa Rosa Community, Coachella Valley, California*, Dennis McDougall and Vanessa Mirro, June 2017

Complete copies of these technical studies are included in the Technical Appendices to the Draft Supplemental EIR (**Appendix C**). Please see **Section 8.0** for a glossary of terms, definitions, and acronyms used in this Draft Supplemental EIR.

A. ENVIRONMENTAL SETTING

1. Existing Conditions

Regional and Local Setting

California is divided into geomorphic provinces, which are distinctive, generally easy-to-recognize natural regions in which the geologic record, types of landforms, pattern of landscape features, and climate in all parts are similar. The Project area is situated east of the Peninsular Ranges in the southern portion of the Coachella Valley, at the western edge of the Colorado Desert. More specifically, the Project Site consists of unincorporated land located east of the City of La Quinta.

Topographically, the Project Site is gently sloping. Surface elevations range from approximately 421 feet above mean sea level (amsl) at the northwest corner to 411 feet amsl at the southeast corner.

The approximately 80-acre Project Site has not been developed, and has been used solely for agricultural purposes for over 20 years. The Project Site has been disturbed by plowing and other agricultural activities, including the planting of date palms. The site is still currently being used for agricultural purposes, with tractors ripping, plowing, trenching, and disking the fields as necessary. The Project Site also contains a modern reservoir located in the northwestern corner of the parcel.

Additionally, a shallow network of farm drains or tile drains buried 8–10 feet deep underlies the site. Tile drains are typically composed of 4- to 8-inch segments of molded concrete pipe that are 12–18 inches long. The pipes are placed end to end in a narrow strip of graded filter gravel. Thin gaps between the pipes allow water to flow into the drains from the surrounding soil and also make them resistant to damage. These were used in the past to control shallow groundwater and reduce salt leaching from agricultural fields. However, groundwater is presently 25 feet deep, and the tile drains are not in use. This is noteworthy because disturbance of on-site buried cultural resources could have occurred due to historic tile installation activities, and continued agricultural practices such as disking and plowing, and to depths of 8–10 feet or more.

Cultural Setting

Prehistoric Setting

Excluding the controversial “Early Man” pre-projectile point materials from Calico, Native American occupation of the Colorado Desert can be divided into four cultural periods: San Dieguito (ca. 12,000–

7,000 years before present [BP]); Pinto (ca 7,000–4,000 BP); Amargosa (ca. 4,000–1,200 BP); and the Late Prehistoric Period (ca. 1,200–200 BP), which ended in the ethnographic period.

Late Prehistoric Period

The Late Prehistoric period in the Colorado Desert is marked by the introduction of new artifact types and technological innovations of the previous Amargosa Period of the Late Archaic and is often defined as the Patayan Pattern. This period is characterized by the introduction of ceramics, including Tizon brown ware from the Peninsular Ranges, Colorado buff ware from the Colorado River region, and Salton buff ware from the Lake Cahuilla shoreline. New projectile point types, including Desert Side-notched and Cottonwood Triangular points, signify the introduction of the bow-and-arrow hunting technology, marking a preceramic phase of the expansion of the earlier Amargosa assemblages perhaps as early as 1500 BP. Floodplain horticultural techniques were introduced to the inhabitants along the Colorado River at the same time as ceramics. As well, burial practices changed from extended inhumations to cremated remains, sometimes buried in ceramic vessels. Typical of the Hohokam culture from southern Arizona, these traits were introduced to the Colorado River inhabitants and gradually spread west to the Peninsular Ranges and Coastal Plains of Southern California. Only agriculture remains a problematic trait in regard to its spread beyond the Colorado River and Imperial Valley in late prehistoric times.

The Patayan Pattern is typified by several differing settlement and subsistence systems.¹ Along the Colorado River, dispersed seasonal settlements were composed of jacal (i.e., adobe style) structures, semisubterranean pit houses, ramadas, or brush huts, depending on the season and types of settlement. Larger rancherias would disperse to upper terraces of the Colorado River and to special collection areas during the summer months, coinciding with the flood phase of the river, and returning to the lower terraces for plant harvesting. At the eastern base of the Peninsular Ranges, the settlement pattern was typified by dispersed rancherias or villages situated at the mouths of canyons supporting perennial streams; at the base of alluvial fans near springs; or down on the valley floor, where a shallow water table allowed wells to be dug (e.g., at Indian Wells). In addition to these sites, specialized sites were located in all of the micro-environmental zones that were exploited seasonally. Archaeologically, these specialized sites can range in characteristics from bedrock milling features and pot-drops along trails, to chipping stations and quarries, to temporary camps containing bone, shell, ceramics, flaked and ground stone tools, and ornamental items, such as beads and pendants, as well as other occupational debris.

1 Jerry Schaefer, "Prehistoric Cultural Setting," in *Archaeological, Ethnographic, and Ethnohistoric Investigations at Tahquitz Canyon Palm Springs, California*, vol. 1A of 4: *Management Summary, Forward, Introduction, Environmental Setting, Prehistoric Cultural Setting, Research Orientation, Ethnography* (Menlo Park, CA: Cultural Systems Research, Inc., 1995).

Three phases of Patayan are generally recognized in addition to the pre-ceramic phase.² These phases are defined by changes in pottery frequencies and by the cultural and demographic effects of the infilling and subsequent desiccation of ancient Lake Cahuilla. The Patayan I phase appears to have been confined to the Colorado River region and began approximately 1,200 years ago with the introduction of pottery; the artifact assemblage of this phase bears the closest similarity to that of the Hohokam.^{3,4} The Patayan II phase, beginning about 950 years ago, is contemporary with Lacustral Interval 2 of Lake Cahuilla. Attracted to highly productive microenvironments along the Lake Cahuilla shoreline, people on both its eastern and western shores were producing pottery by the time the lake was fully formed. New ceramic types indicate that sedimentary, non-marine clays from the Peninsular Ranges were being utilized. The final Patayan III phase began approximately 500 years ago, coinciding with Lake Cahuilla Lacustral Interval 4. This phase is characterized by new pottery types that reflect changes in settlement patterns, as well as by intensified communication between the Colorado River and Peninsular Ranges tribes as people living around the former Lake Cahuilla shoreline dispersed to their base territories, and the Imperial and Coachella Valleys dried up, facilitating long-distance travel.⁵ It has been postulated that by approximately 250 years ago, with the final desiccation of Lake Cahuilla prior to the 20th century, the native inhabitants occupying its shores began moving westward into areas such as Anza-Borrego, Coyote Canyon, the Upper Coachella Valley, the Little San Bernardino Mountains, the San Jacinto Valley, and Perris Plain.⁶

The Patayan III phase continued into the ethnographic period, ending in the late 19th century, when Euro-American incursions disrupted the traditional culture. Although the Patayan III peoples include the Takic-speaking Cahuilla who occupied the western Colorado Desert region, as well as the Quechan, Mojave, and Cocopa of the Colorado River region, the following discussion of the ethnographic setting will focus on the Cahuilla who are known to have occupied the Project region encompassed by the Coachella Valley.

Ethnographic Background

The Project area is within the Coachella Valley, known to be associated with numerous Native American villages and/or settlements (rancherias) of the Desert Cahuilla. The Desert Cahuilla are one of three distinct Cahuilla populations that are specifically associated with the Coachella Valley. It is suggested that the Cahuilla migrated into the upland areas after the latest recession of Lake Cahuilla, eventually returning

2 Schaefer, "Prehistoric Cultural Setting."

3 Schaefer, "Prehistoric Cultural Setting."

4 Michael R. Waters, "The Lowland Patayan Ceramic Tradition," in *Hohokan Patayan: Prehistory of Southwestern Arizona*, R. H. McGuire and M. B. Schiffer, ed. (New York: Academic Press, 1982), 275–298.

5 Schaefer, "Prehistoric Cultural Setting."

6 Philip J. Wilke, *Late Prehistoric Human Ecology at Lake Cahuilla, Coachella Valley, California*, Ph.D. dissertation (Riverside: University of California, 1976).

to the desert floor once the area was again vegetated. The population returning to the valley evolved into the Desert Cahuilla as we know them today through ethnographic research.

Cahuilla territory once stretched across western Riverside County near San Bernardino across the San Gorgonio Pass and over the Santa Rosa and San Jacinto Mountains to the shore of Ancient Lake Cahuilla and possibly as far east as the Colorado River. The Desert Cahuilla occupied the northwestern stretch of the Colorado Desert from Point Happy east to the shore of Ancient Lake Cahuilla and the Salton Basin as far south as Travertine Point near modern day Imperial County.

Population estimates for the prehistoric Cahuilla ranged from 3,600 to 10,000 individuals. These individuals maintained extensive networks for trade including contacts along the Colorado River and the Pacific Coast. Trails, small camp sites, and other limited use areas have been recorded throughout the Valley and attest to the wide-spread use of the Valley by prehistoric man. Additional evidence of long-term occupation has been identified along the various shorelines of prehistoric Lake Cahuilla. Trade routes and encampments in areas providing fresh water have been identified throughout the Valley and some are known to have been used in historic times by various explorers and settlers of the 1700s and 1800s. With the shifting of sand dunes in the Colorado Desert, archaeological resources associated with the Desert Cahuilla may be found on the desert surface or buried at various depths throughout the area.

Historical Background

The extreme aridity of the Colorado Desert acted as a deterrent to many early explorers. The earliest recorded European visit to the Coachella Valley was in the winter of 1823–1824, by José Romero, the leader of an expedition attempting to reach the Colorado River by a new route.⁷ Until the mid-19th century, however, most expeditions into the Coachella Valley were confined to the established prehistoric trail systems. In 1853, William P. Blake described the Coachella Valley during the Pacific Railroad Survey expedition.⁸ Blake recorded the general environment, noted the location of Native American villages, described native agriculture in the Coachella Valley, and recorded some oral traditions of the Native Americans concerning life around ancient Lake Cahuilla. In 1855 and 1856, the General Land Office (now part of the Bureau of Land Management) surveyed the valley and divided it into townships and sections.

The development of the State highway system in the early 20th century opened the Coachella Valley to further development and became a popular vacation spot for residents in the Los Angeles Basin. Interstate 10 (I-10) was completed on its current alignment in 1957. During the late 20th century, development in

7 Lowell J. Bean and William Mason, *Diaries & Accounts of the Romero Expeditions in Arizona and California, 1823-1826* (Palm Springs, CA: Palm Springs Desert Museum, 1962).

8 William P. Blake, *Reports of Explorations in California for Railroad Routes to Connect with Routes near the 35th and 32nd Parallels of North Latitude* (1857).

the Coachella valley expanded rapidly, with country clubs and housing developments appearing along US Highway 111 and I-10.

Modern aerial photographs of the Project Site show little evidence of human activity, aside from the development of the La Quinta to the west and the farming of surrounding agricultural lands.

Archaeological Resources

As previously mentioned, the Project Site has never been developed; however, for at least the last five decades, it has been used for agricultural purposes. While there is a modern-day reservoir located on the northwest portion of the site, there are no standing structures within the confines of the Project Site.

A prehistoric cemetery (CA-RIV-5211/H) was previously discovered on the parcel immediately west of the Project Site. A total of 94 subsurface features dating to the Late Prehistoric and Protohistoric periods were identified in 2005 and 2006 during emergency data recovery investigations at that site. These and other previous studies have determined that CA-RIV-5211/H qualifies as a historical resource under the California Environmental Quality Act (CEQA), and is eligible for listing in the California Register of Historical Resources (CRHR).

In addition, the County did opine on behalf of the TMDCI that, in its opinion, these features and the cemetery (CA-RIV-5211/H) may qualify as Tribal Cultural Resources (TCRs). Based on this, the County is of the opinion that CA-RIV-5211/H and any associated features would be considered elements of the TCR, and for the purposes of this environmental review, are to be treated as such.

The initial Phase I survey of the Project Site identified a sparse scatter of surface artifacts that resulted in the expansion of the boundary of CA-RIV-5211/H to the east and into the current Project Site area, in an area where the newly proposed Preservation Lot will be located.⁹ A Phase II investigation was conducted to determine whether buried cultural deposits and/or features associated with CA-RIV-5211/H were present within the Project area.

No intact archaeological features or deposits associated with CA-RIV-5211/H were identified within the Project area during these initial Phase II investigations; however, artifacts were encountered within secondary (or redeposited) contexts within the sediments disturbed by decades of agricultural activities (generally referred to as the “plow zone”). The presence of these artifacts suggested that undisturbed, significant prehistoric cultural deposits could still be present below the plow zone. The entire site, however, could not be tested prior to adoption of the MND because harvesting of agricultural products

9 McKenna et al., *A Phase I Cultural Resources Investigation of Tract 36590 (The Vista Santa Rosa Community), Approximately 80 Acres in Unincorporated Riverside County, California* (April 3, 2014).

was occurring on site at the time the testing was performed. Accordingly, the MND required the Project Applicant, Cal Thermal Real Estate LLC, to complete an “Extended Post-Harvest Phase II Testing” within portions of the site to investigate the presence of archaeological materials pursuant to a specified methodology.

The Extended Post-Harvest Phase II study was also incorporated as part of the County’s conditions of approval to determine the presence/absence of intact cultural deposits prior to any initial Project development. An Extended Post-Harvest Phase II Testing Plan (Plan) was developed detailing the procedures, strategy, and methods of the testing at CA-RIV-5211/H.¹⁰ In consultation with the Project Applicant, the Plan was submitted to and approved by the County and the TMDCI prior to its implementation.

The Extended Post-Harvest Phase II Testing, which was conducted between May and October 2015, resulted in the identification and documentation of 15 isolated artifacts (mostly from within the plow zone) and 11 discrete, intact, cemetery-related cultural features associated with CA-RIV-5211/H underlying the plow zone. Among other things, the testing was to continue until a sterile gap was established. “Sterile gap” refers to an area a minimum of 30 meters wide that begins at an identified archaeological resource and continues until no additional archaeological resources are identified. The site boundary of CA-RIV-5211/H has been expanded to encompass the horizontal extent of these features and is now the proposed Cultural Resource Preservation Lot. This Supplemental EIR analyzes the potential impacts of expanding the boundary of CA-RIV-5211/H and dedicating the property as a Cultural Resource Preservation Lot.

In addition, during the initial Phase II investigations for CA-RIV-5211/H, a small artifact concentration was identified in the south-central portion of the Project Site. Artifacts recorded in the concentration include ceramic sherds, fragments of animal bone, a piece of obsidian shatter, a Cottonwood Triangular projectile point fragment, and a fragment of fire-affected rock. As a result of this discovery, a Phase II investigation was conducted within the artifact concentration. No intact subsurface cultural deposits or features were identified during this effort.

The surface artifacts that constitute the concentration appear to have been scattered by agricultural activities and are in secondary (or redeposited) contexts that do not reflect any actual site boundaries. Because these artifacts were located more than 250 meters from the current site boundary of CA-RIV-5211/H, the remains cannot be clearly associated with a cemetery site. At the request of the County, these

10 *Applied EarthWorks, Extended Phase II Testing of a Portion of CA-RIV-5211/H Within Tentative Tract Map 36590 for the Proposed Vista Soleada Project, Unincorporated Riverside County, Vista Santa Rosa Community, Coachella Valley, California* (November 2015).

artifacts were recorded as a separate site, designated Æ-2912-1, and a State of California Department of Parks and Recreation Primary Record and Archaeological Site Form (DPR 523 [1995]) was completed for the cultural resource. An evaluation of these remains indicates that the deposits at Æ-2912-1 lack integrity and, as such, the site is not recommended as eligible for listing on the CRHR.

2. Regulatory Setting

State

State Health and Safety Code

The discovery of human remains is regulated per California Health and Safety Code, Section 7050.5, which states:

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation...until the coroner...has determined...that the remains are not subject to...provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible....The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and...has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

California Register of Historical Resources

The CRHR is the authoritative guide to the State's significant archaeological and historical resources. It closely follows the eligibility criteria of the NRHP but deals with State and local-level resources. The CRHR serves to identify, evaluate, register, and protect California's historical resources. For purposes of CEQA, a historical resource is any building, site, structure, object, or historic district listed in or eligible for listing in the CRHR (Public Resources Code [PRC], Section 21084.1). A resource is considered eligible for listing in the CRHR if it meets any of the following criteria:

- (a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (b) Is associated with the lives of persons important in our past.
- (c) Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

- (d) Has yielded, or may be likely to yield, information important in prehistory or history (PRC Section 5024.1(c)).

Historical resources meeting one or more of the criteria listed above are eligible for listing in the CRHR. In addition to significance, resources must have integrity for a period of significance. Important archaeological resources are required to be at least 50 years old to be considered eligible. “Integrity” is defined as “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”¹¹ Simply put, resources must “retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.”

Senate Bill 18

Senate Bill 18 (SB 18) requires local governments to consult with California Native American tribes identified by the California Native American Heritage Commission prior to the adoption or amendment of a general plan or specific plan. In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains.

Assembly Bill 52

On September 25, 2014, Governor Brown signed into law Assembly Bill 52 (AB 52), which amended PRC Section 5097.94 and added Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to establish that an analysis of a project’s impact on cultural resources include whether the project would impact “tribal cultural resources.” As set forth in PRC Section 21074:

- (a) “Tribal cultural resources” are either of the following:
- (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
 - (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.1
 - (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1.2

¹¹ California Code of Regulations, tit. 14, ch. 11.5, California Register of Historic Resources, sec. 4852(c), “Integrity,” <http://ohp.parks.ca.gov/pages/1069/files/10%20comb.pdf>. Accessed February 11, 2016.

In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- (3) A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- (4) A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2,3 or a “nonunique archaeological resource” as defined in subdivision (h) of Section 21083.24 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

AB 52 applies to any project for which a Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015. The lead agency is required to consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if: (1) the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area; and (2) the tribe requests consultation, prior to the release of a negative declaration, mitigated negative declaration or environmental impact report for a project. The consultation procedures set forth in AB 52 largely parallel those in SB 18. Section 21080.3.1(b) of the PRC defines “consultation” with a cross- reference to Government Code Section 65352.4, which applies when local governments consult with tribes on certain planning documents and states the following:

“Consultation” means the meaningful and timely process of seeking, discussing, and considering carefully the views of others, in a manner that is cognizant of all parties’ cultural values and, where feasible, seeking agreement. Consultation between government agencies and Native American tribes shall be conducted in a way that is mutually respectful of each party’s sovereignty. Consultation shall also recognize the tribes’ potential needs for confidentiality with respect to places that have traditional tribal cultural significance.

The new provisions in Section 21080.3.2(a) of the PRC enumerate topics that may be addressed during consultation, including identification of the significance of tribal cultural resources, determination of the potential significance of Project impacts on tribal cultural resources and the type of environmental document that should be prepared, and identification of possible mitigation measures and Project alternatives.

Section 21084.3 of the PRC also states that public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. This section of the PRC also includes examples of mitigation measures that may be considered to avoid or minimize the significant adverse effects.

Consultation ends when either of the following occurs prior to the release of the environmental document:

1. The parties agree to measures to avoid or mitigate a significant effect on a tribal cultural resource. Agreed upon mitigation measures shall be recommended for inclusion in the environmental document (PRC Section 21082.3(a); or
2. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached (PRC Sections 21080.3.2(b)(1)-(2) and 21080.3.1(b)(1)).

California Public Resources Code

Archaeological, paleontological, and historical sites are protected pursuant to a wide variety of State policies and regulations enumerated under the PRC. In addition, cultural and paleontological resources are recognized as a nonrenewable resource and, therefore, receive protection under the PRC and CEQA.

- PRC Sections 5020–5029.5 continued the former Historical Landmarks Advisory Committee as the State Historical Resources Commission (SHRC). The SHRC oversees the administration of the California Register of Historical Resources, and is responsible for the designation of State Historical Landmarks and Historical Points of Interest.
- PRC Sections 5079–5079.65 defined the functions and duties of the Office of Historic Preservation (OHP). OHP is responsible for the administration of federally and State-mandated historic preservation programs in California and the California Heritage Fund.
- PRC Sections 5097.9–5097.998 provide protection to Native American historical and cultural resources and sacred sites, and identify the powers and duties of the Native American Heritage Commission. These sections also require notification of discoveries of Native American human remains to their descendants and provide for the treatment and disposition of human remains and associated grave goods.

B. ENVIRONMENTAL IMPACTS

1. Thresholds of Significance

According to the newly approved update to Appendix G of the CEQA Guidelines, a project would have a significant effect on the environment if the project were to cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Threshold 5.1-1 Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

Threshold 5.1-2 A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Codes Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

The March 10, 2015, MND for the previously proposed Project, included as Appendix A to this Draft Supplemental EIR, did not include this topic because the update to Appendix G of the CEQA Guidelines was subsequently approved on September 29, 2016. Additionally, to assist in determining whether a project would have a significant effect on the environment, Riverside County finds a project may be deemed to have a significant cultural resource impact if it would:

Threshold 5.1-3 Alter or destroy an archaeological site.

Threshold 5.1-4 Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

Threshold 5.1-5 Disturb any human remains, including those interred outside of formal cemeteries.

Threshold 5.1-6 Restrict existing religious or sacred uses within the potential impact area.

2. Methodology

Records Request

The Vista Soleada Cultural Resource Study included archaeological archival research and a field survey of the entire Project Site. Records searches and other archival research were completed at the University of California, Riverside, Eastern Information Center (UCR-EIC). Copies of all relevant cultural resources reports, maps, and documents pertaining to the Project Area and a 1-mile radius were acquired. The Project area is located within an area known to have been occupied or utilized during both the prehistoric and historic periods. Historical research was performed by accessing materials on file at the Bureau of Land Management General Land Office records; the County of Riverside Assessor's Office; the County of Riverside Recorder's Office; the County of Riverside Archives; the University of California, Riverside, Historic Map Library; local library and historical society sources; and other sources.

Phase I Study

An intensive field survey of the 80-acre Project area was completed on August 5 and 6, 2013. The survey was completed by walking parallel transects throughout the Project area at 10-meter intervals. Information from the field study, as well as information from the preliminary review of previously completed work, was compiled and explained in each study. The initial Phase I survey of the Project area by McKenna et al.¹² identified a sparse scatter of surface artifacts that resulted in the expansion of the boundary of CA-RIV-5211/H to the east and into the Project area.

Phase II Study

A Phase II study was completed from August 21 to September 5, 2014, to determine whether buried cultural deposits and/or features associated with CA-RIV-5211/H were present within the Project area.¹³ The Phase II investigation consisted of a geophysical survey, and controlled manual and mechanical excavations along the western boundary of the Project area.

No intact archaeological features or deposits associated with CA-RIV-5211/H were identified within the Project area during these initial Phase II investigations; however, artifacts were encountered within secondary (or redeposited) contexts within the sediments disturbed by decades of agricultural activities (generally referred to as the “plow zone”). The presence of these artifacts suggested that undisturbed, significant prehistoric cultural deposits could still be present below the plow zone. The entire site, however, could not be tested prior to adoption of the MND because harvesting of agricultural products was occurring on site at the time the testing was performed. Accordingly, the MND required the Project Applicant, Cal Thermal Real Estate LLC, to complete an Extended “Post-Harvest Phase II Testing” within portions of the site to investigate the presence of archaeological materials pursuant to a specified methodology.

In addition, during the Phase II investigations for CA-RIV-5211/H, a small artifact concentration was identified in the south-central portion of the Project Site. A Phase II investigation was conducted within the artifact concentration, and no intact subsurface cultural deposits or features were identified. The surface artifacts that constitute the concentration appear to have been scattered by agricultural activities and are in secondary (or redeposited) contexts that do not reflect any actual site boundaries. Because these artifacts were located more than 250 meters from the current site boundary of CA-RIV-5211/H, these artifacts were recorded as a separate site, designated Æ-2912-1. An evaluation of these remains

12 McKenna et al., *A Phase I Cultural Resources Investigation* (April 3, 2014).

13 Applied Earthworks, *Phase II Investigation of Tentative Tract Map 36590 for the Proposed Vista Soleada Project, Unincorporated Riverside County, Vista Santa Rosa Community, Coachella Valley, California* (October 2014).

indicates that the deposits at AE-2912-1 lack integrity; as such, the site is not recommended as eligible for listing on the CRHR, and no further studies or consideration is required.

Extended Phase II Post-Harvest Survey

Extended Phase II investigations for CA-RIV-5211/H involved three separate phases of controlled mechanical excavations occurring from May 7 to September 25, 2015, as part of the Extended Phase II study.¹⁴ Applied EarthWorks staff, a member appointed by the Native American Heritage Commission (NAHC), and other members of the TMDCI Tribe all closely coordinated during the excavations to ensure that the Tribe was continuously informed of any discoveries. All ground-disturbing activities during the investigation were also observed by Native American monitors representing the Tribe. Both features and isolated artifacts were reburied during backfilling of the Project Site.

Controlled mechanical excavations were subsequently conducted within a 30-meter radius of any features located close to the mapped boundary to further determine and verify the horizontal extent of the site's features and/or cultural deposits.

During this investigation, the testing continued until a sterile gap was established. "Sterile gap" refers to an area a minimum of 30 meters wide beginning at an identified cemetery-related feature and funerary object and continuing until no further cemetery-related features and funerary objects are identified. The Extended Post-Harvest Phase II testing was conducted between May and October 2015, and a 30-meter-wide sterile gap in which no cultural deposits and/or discrete features were identified was established. This work resulted in the identification and documentation of 15 isolated artifacts (mostly from within the plow zone) and 11 discrete, intact, cemetery-related cultural features associated with CA-RIV-5211/H underlying the plow zone. Based on these findings, the CA-RIV-5211/H boundary was revised with a slight expansion to the northeast to encompass these two newly discovered cultural features.

Tribal Notifications and Consultations

The Native American Heritage Commission provided a list of local Native American representatives requesting notification of any projects being conducted within their ancestral territories. The Commission identified twelve groups or individuals. As required by Senate Bill (SB) 18, letters were sent to these individuals on July 30, 2013. One formal response from the Agua Caliente Band of Cahuilla Indians was received, which stated they had no specific concerns. This letter further provided THPO contact information.

¹⁴ Applied EarthWorks, Extended Phase II Testing (November 2015).

Due to the changes in the Project, including the addition of a Cultural Resource Preservation Lot and 32 fewer residential units, and as required under Assembly Bill (AB) 52 and SB 18, tribal notification letters were resent in December 2016 by Riverside County. The County complied with AB 52 and PRC Section 21080.3.1, and consulted with the Torres Martinez Desert Cahuilla Indian Tribe (“TMDCI Tribe” or “Tribe”) and the 29 Palms Tribe. The 29 Palms Tribe solely suggested that a consultation with the TMDCI Tribe happen, and were satisfied to hear that the consultation process was already taking place.

The Applicant worked extensively with the TMDCI Tribe to reach an agreement (“TMDCI Agreement”) to, among other things, create a separate Preservation Lot that would be dedicated to the Tribe for its exclusive use in perpetuity. The meetings began in mid-2015, ending in December 2017. Numerous drafts of the TMDCI Agreement were exchanged and discussed; additionally, multiple designs of the Preservation Lot and related amenities were presented and discussed. The Applicant made presentations about the Project, the TMDCI Agreement, and the Preservation Lot to the TMDCI Elders on February 22 and March 1, 2017. At the second meeting on March 1, the TMDCI Elders voted to approve the TMDCI Agreement, which also contains Project Characteristics that were a product of the meetings and developed in consultation with the Tribe, and are further described below. On March 6, 2017, a revised version of the TMDCI Agreement incorporating issues discussed with the Tribal Elders was delivered to the TMDCI Tribe for final review and execution. The Tribe requested subsequent changes to the TMDCI Agreement, which were incorporated. Ultimately, on December 20, 2017, the Agreement was fully signed and executed by the Tribe and the Applicant.

3. Project Characteristics

As part of the consultation, pursuant to PRC Section 21080.3.1, the parties, including the affected California Native American Tribe, may propose mitigation measures, including, but not limited to, those recommended in PRC Section 21084.3, capable of avoiding or substantially lessening potential significant impacts to Tribal Cultural Resources or alternatives that would avoid significant impacts to Tribal Cultural Resources.

As previously mentioned, the proposed Project would have two potential development options relative to the Preservation Lot. Option A Project Characteristics (PCs), listed below, were developed in consultation with the TMDCI Tribe. Option B PCs are similar to Option A PCs, although without language pertaining to the desired TMDCI Agreement. The PCs for both options are consistent with mitigation measures set forth in CEQA Guidelines, Sections 21080.3.2 and 21084.3, which measures have been determined to avoid or substantially lessen potentially significant adverse impacts to Tribal Cultural Resources to a less than significant level.

Under Option A, approximately 4.4 acres of open space would be conserved as a Preservation Lot along the western boundary of Planning Area 1. The lot, which would be deeded to the TMDCI Tribe for its exclusive use, would be used as a preservation area for existing Tribal Cultural Resources located in this portion of the Specific Plan Area and for other cultural resources that may be encountered on the Project Site during construction. The lot would include a parking court, a gated decomposed granite access road, perimeter fencing, and a designated preservation/open space area.

Under Option B, approximately 4.0 acres of open space would be conserved as a Preservation Lot along the western boundary of Planning Area 1. The lot would also be used as a preservation area for existing Tribal Cultural Resources located in this portion of the Specific Plan Area and for other cultural resources that may be encountered on the Project Site during construction. The lot would not be fenced or gated, and would not include the access road or the parking court. Rather, the lot would be owned and maintained by the Vista Soleada Homeowners Association and would be open and available to all Vista Soleada residents and their guests, and to TMDCI Tribe members.

The following PCs summarize the actions that were developed in consultation with the TMDCI Tribe, and will be implemented by the proposed Project. These PCs are consistent with the Treatment Plan as described in the TMDCI Agreement.

PC 5.1-1 Option A and Option B: The Cultural Resource Preservation Lot, which shall be avoided through Project design and preserved in place in perpetuity, shall continue to be used as a reburial/repatriation location for any surface and subsurface Cemetery-Related Features and Funerary Objects collected during Project construction.

Option A: Upon completion of the Cultural Resource Preservation Lot, the Project Applicant shall grant, by grant deed, the lot to the TMDCI Tribe as a single, separate lot for TMDCI's use.

Option B: Upon completion of the Cultural Resource Preservation Lot, the lot shall be owned and maintained by the Vista Soleada Homeowners Association.

PC 5.1-2 Option A and Option B: If any additional Cemetery-Related Features and Funerary Objects are discovered outside of the Preservation Lot during construction, the material will be collected, analyzed by a cultural resource professional, and at the Tribe's request, will be transmitted to the TMDCI facility until reburial. The cultural resources professional will complete any necessary processing, analysis, casting, replication, and/or other handling required by TMDCI and/or the Riverside County Archaeologist, pursuant to applicable law and the Treatment Plan regarding the handling of Cemetery-Related Features and

Funerary Objects. The Applicant will absorb the costs and expenses related to the cultural resource professional's processing, analysis, casting, replication, and/or other handling of any Cemetery-Related Features and Funerary Objects.

PC 5.1-3 Option A and Option B: The precise location of the reburied Cemetery-Related Features and Funerary Objects discovered during field studies and development activities will be provided by the Applicant to the Native American Heritage Commission (NAHC) for purposes of complying with the California NAHC regulations. This disclosure is intended to ensure perpetual protection of the location of the reburied Cemetery-Related Features and Funerary Objects. The locations of Cemetery-Related Features and Funerary Objects are exempted from the public disclosure requirements of the California Public Records Act, and public disclosure will be withheld for information relating to Cemetery-Related Features and Funerary Objects sites pursuant to the exemption in the California Government Code.

PC 5.1-4 The parties have also entered into a pre-excavation Native American monitoring agreement to provide for TMDCI monitors, paid for by the Applicant, to be present during any retrieval and removal of Cemetery-Related Features and Funerary Objects.

4. Project Impacts

- **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).**

Assembly Bill 52 requires meaningful consultation with California Native American tribes with respect to potential impacts to Tribal Cultural Resources, as defined in PRC 21074. As noted, Tribal Cultural Resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either listed or eligible for listing in the California Register of Historical Resources or local register of historical resources.¹⁵ There are no structures on the site, and the Project Site itself is not identified as a historic site. However, as previously mentioned, a prehistoric cemetery site, CA-RIV-5211/H located on the western boundary of the proposed Project, qualifies as a historical resource under CEQA and is eligible for listing in the CRHR.

In addition, the County did opine on behalf of the TMDCI that, in its opinion, these features and the cemetery (CA-RIV-5211/H) may qualify as TCRs. Based on this, the County is of the opinion that CA-RIV-

¹⁵ Public Resources Code 21074.

5211/H and any associated features would be considered elements of the TCR, and for the purposes of this environmental review, are to be treated as such.

To ensure the protection of CA-RIV-5211/H and any previously discovered or future undiscovered archaeological resources on the Project Site, Project Characteristics were developed in consultation with the TMDCI Tribe, and also in accordance with Section 21084.3 of the PRC. These PC's satisfy the mitigation options set forth in PRC 21084.3 in that establishing the Preservation Lot, the Project avoids and preserves cultural resources in place, thereby treating resources with culturally appropriate dignity through a fashion designed in consultation with the TMDCI Tribe. These resources would be forever protected by documenting them and then maintaining the Preservation Lot as open space in perpetuity. These PCs further ensure confidentiality of the resource, and provide for protected permanent conservation easements with appropriate management criteria.

Project Characteristic **PC 5.1-1** would preserve and protect CA-RIV-5211/H and any previously discovered or future undiscovered archaeological resources on the Project Site. Option A assumes the TMDCI Tribe signs the agreement, and then would be deeded the Cultural Resource Preservation Lot for the Tribes sole use and access. Under Option B, however, the lot would be owned and maintained by the Vista Soleada Homeowners Association and would be open and available to all Vista Soleada residents, as well as to members of the TMDCI Tribe by request. Additionally, should undiscovered archaeological resources be encountered during subsurface excavation activities, implementation of, Project Characteristics **PC 5.1-2** through **PC 5.1-4** would ensure the proper handling, exposure, reburial, and confidentiality of the archaeological resources in the Preservation Lot.

For these reasons, these PCs would not only comply with PRC 21084.3, but would substantially lessen potential impacts to historical resources. As a result, Project impacts to cultural resources would be less than significant.

- **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Codes Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.**

The proposed Project would require grading and earthwork of the entire Project Site. As discussed above, an Extended Phase II study was conducted on CA-RIV-5211/H, a site to the west of the Project Site with a boundary that was extended to the east and into the current Project Site area, which qualifies as a historical resource under CEQA and is eligible for listing in the CRHR. The Extended Phase II study resulted

in the identification and documentation of 15 isolated artifacts and 11 cemetery-related cultural resources associated with CA-RIV-5211/H underlying the plow zone.

The County is of the opinion that CA-RIV-5211/H and any associated features would be considered elements of the TCR, and for the purposes of this environmental review, are to be treated as such. To ensure the protection of CA-RIV-5211/H and any previously discovered or future undiscovered archaeological resources on the Project Site, Project Characteristics were developed in consultation with the TMDCI Tribe, and also in accordance with Section 21084.3 of the PRC. These PC's satisfy the mitigation options set forth in PRC 21084.3 in that establishing the Preservation Lot, the Project avoids and preserves cultural resources in place, thereby treating resources with culturally appropriate dignity through a fashion designed in consultation with the TMDCI Tribe. These resources would be forever protected by documenting them and then maintaining the Preservation Lot as open space in perpetuity. These PCs further ensure confidentiality of the resource, and provide for protected permanent conservation easements with appropriate management criteria.

As previously discussed, Project construction would require ground-disturbing activities, such as grading and excavation, which could result in the discovery of previously unrecorded archaeological resources. However, to ensure the protection of CA-RIV-5211/H and any previously discovered or future undiscovered archaeological resources on the Project Site, Project Characteristic **PC 5.1-1** would preserve and protect the artifacts from CA-RIV-5211/H. Option A assumes the TMDCI Tribe would sign the agreement, and that the land would be deeded to the TMDCI Tribe, and would allow only Tribal access and use of the lot. Under Option B, the lot would be owned and maintained by the Vista Soleada Homeowners Association and would be open and available to all Vista Soleada residents, as well as to members of the TMDCI Tribe by request. Additionally, should undiscovered archaeological resources be encountered during subsurface excavation activities, implementation of, Project Characteristics **PC 5.1-2** through **PC 5.1-4** would ensure the proper handling, exposure, reburial, and confidentiality of the archaeological resources in the Preservation Lot.

For these reasons, these PCs would not only comply with PRC 21084.3, but would substantially lessen potential impacts to historical resources. As a result, Project impacts to cultural resources would be less than significant.

- **Alter or destroy an archaeological site, or cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.**

The boundary of the prehistoric cemetery (CA-RIV-5211/H) which qualifies as a historical resource under CEQA and is eligible for listing in the CRHR, has been expanded to include a portion of the western side of the Project Site. A total of 94 cemetery-related subsurface cultural features dating to the Late Prehistoric

and Protohistoric periods were identified in 2005 and 2006 on the parcel directly west of the Project Site. As noted previously, the initial Phase I survey of the Project Site identified a sparse scatter of surface artifacts which resulted in the expansion of the boundary of CA-RIV-5211/H to the east and into a portion of the Project Site. This expanded area is where the newly proposed Cultural Resource Preservation Lot will be located, which would preserve and protect CA-RIV-5211/H under **PC 5.1-1**.

Grading and excavation during Project construction could result in the discovery of previously unrecorded archaeological resources outside of CA-RIV-5211/H, which may result in potentially significant impacts. Per California Code of Regulations, Section 15064.5 (b,1), a project may cause a significant impact if there is a substantial adverse change in the resource, such that the significance of said resource would be materially impaired. Implementation of the proposed Project may result in potentially significant impacts due to the potential to find and improperly handle previously unrecorded archaeological resources. However, per CCR Section 15064.5 (b,4), the lead agency shall identify potentially feasible measures to mitigate any potentially significant impacts. To ensure the protection of CA-RIV-5211/H and any previously discovered or future undiscovered archaeological resources on the Project Site, Project Characteristics were developed in consultation with the TMDCI Tribe, and also in accordance with Section 21084.3 of the PRC. Should undiscovered archaeological resources be encountered during subsurface excavation activities, implementation of, Project Characteristics **PC 5.1-2** through **PC 5.1-4** would ensure the proper handling, exposure, reburial, and confidentiality of the archaeological resources in the Preservation Lot. Therefore, impacts to archaeological sites and resources would be considered less than significant.

- **Disturb any human remains, including those interred outside of formal cemeteries.**

No human remains were found in the Project Site during the surveys; however, the Extended Phase II study resulted in the identification and documentation of 11 discrete, intact, cemetery-related cultural features associated with the prehistoric cemetery (CA-RIV-5211/H) underlying the plow zone. Additionally, based on the cultural sensitivity of the area and the location of CA-RIV-5211/H, the potential to find human remains during subsurface grading activities exists. As previously discussed, Project construction would require ground-disturbing activities, such as grading and excavation, which could result in the discovery of previously unrecorded human remains, including Native American burial sites. However, should additional human remains be encountered during subsurface excavation activities, implementation of Project Characteristics **PC 5.1-2** through **PC 5.1-4** would ensure the proper handling, exposure, and reburial of the archaeological resources in the Cultural Resource Preservation Lot. These PCs have been developed in consultation with the TMDCI Tribe, in accordance with Section 21084.3 of the PRC and are consistent with accepted mitigation to avoid or substantially lessen potential impacts to any human remains. The proposed Project would comply with the guidelines for the accidental discovery or recognition of any human remains as noted in California Code of Regulations, Section 15064.5 (e). This

section describes the proper handling and course of action for the discovery of human remains. Further, the PCs which were developed in consultation with the TMDCI Tribe, are consistent with Section 15064.5 (e), and that future undiscovered remains, if exposed, would be properly handled and preserved. As a result, impacts would be considered less than significant.

- **Restrict existing religious or sacred uses within the potential impact area.**

According to the Phase I cultural resource study, the Project Site does not contain religious or sacred uses and, therefore, would not restrict any existing religious or sacred uses. However, the potential for on-site archaeological resources or human remains that could be part of a religious or sacred use still exists. To ensure that impacts to religious or sacred uses would remain less than significant, Project Characteristic **PC 5.1-1** would create the Cultural Resource Preservation Lot. Under Option A, the lot would be deeded to and solely used by the TMDCI Tribe for any future religious or sacred uses. Under Option B, the lot would be owned and maintained by the Vista Soleada Homeowners Association and would be open and available to all Vista Soleada residents, and all TMDCI members would need to submit a request for access to the site. A dedicated HOA member would be responsible for accepting requests and arranging for access. Additionally, Project Characteristic **PC 5.1-2** through **PC 5.1-4** would ensure that any unidentified archaeological resources or human remains would be properly identified, handled, documented, and reburied in the aforementioned Cultural Resource Preservation Lot during construction of the Specific Plan Area. As a result, existing religious or sacred uses would not be restricted, and impacts would remain less than significant.

5. Cumulative Impacts

Similar to the Project, ground-disturbing activities in the Project vicinity would have the potential to uncover previously unknown archeological resources, human remains, or Tribal Cultural Resources. The Project, in combination with cumulative development, could contribute to the loss of undeveloped land, which could potentially contain archaeological resources or Tribal Cultural Resources.

Determinations regarding the significance of impacts of the related projects on archaeological resources or Tribal Cultural Resources would be made on a case-by-case basis; if necessary, the applicants of the related projects would be required to implement appropriate mitigation measures.

As mentioned above, the Project's potential impacts to archaeological resources, and human remains, would be less than significant with the implementation of the Project Characteristics.

C. MITIGATION MEASURES

Mitigation Measures are not feasible.

D. LEVEL OF SIGNIFICANCE OF MITIGATION

With implementation of existing regulations and standards identified above, and Project Characteristics **PC 5.1-1** through **PC 5.1-4**, that were developed in consultation with the TMDCI Tribe, and also in accordance with Section 21084.3 of the PRC, Project and cumulative impacts to archaeological resources and human remains, would be considered less than significant.

6.0 ALTERNATIVES

This section provides a comparative analysis of the environmental effects of alternatives to the Project. This analysis has been prepared in accordance with the guidance provided by the California Environmental Quality Act (CEQA) Guidelines (“State CEQA Guidelines”). The purpose of the alternatives analysis is to provide additional information on ways to avoid or minimize the significant effects of the Project. As stated in **Section 5.1, Cultural Resources**, the proposed Project would result in significant and unavoidable impacts to cultural resources.

Based on the guidance provided by CEQA, several factors are relevant for consideration in determining a reasonable range of alternatives to be analyzed in detail. These factors include (1) the nature of the proposed project and the significant impacts identified for the project; (2) the ability of alternatives to avoid or lessen the significant impacts associated with the project; (3) the ability of the alternatives to meet the objectives of the project; and (4) the feasibility of the alternatives.

The State CEQA Guidelines provide guidance for determining a reasonable range of alternatives to a project for analysis. Under CEQA, analysis is provided for those alternatives that could feasibly meet most of the basic objectives of the Project. The factors considered when determining the feasibility of alternatives include site suitability, economic viability, availability of infrastructure, general plan consistency, jurisdictional boundaries, and whether the project proponent can reasonably acquire, control, or otherwise have access to alternative sites.

A. SELECTION OF ALTERNATIVES FOR ANALYSIS

As discussed above, one of the factors to be considered in determining a reasonable range of alternatives to a proposed project is the nature of the impacts of the project as proposed. **Section 5.0, Environmental Impact Analysis**, of this EIR concludes that the impacts to cultural resources would be less than significant. Per CEQA Section 15126.6 (a) of the CEQA guidelines, “an EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.”

Given that it was unknown until recently whether the TMDCI Agreement would be executed, this Supplemental EIR analyzed two potential development options relative to the Cultural Resources Preservation Lot. Option A assumes that the Applicant and the Torres Martinez Desert Cahuilla Indian Tribe (“TMDCI Tribe” or TMDCI) enter into the TMDCI Agreement; Option B assumes that the Applicant and the TMDCI Tribe do not reach agreement. On December 20, 2017, the Applicant and the

TMDCI Tribe both executed the TMDCI Agreement. Therefore, Option B is no longer necessary, but is nevertheless included in this analysis.

Under Option A, approximately 4.4 acres of open space would be conserved as a Preservation Lot along the western boundary of Planning Area 1. The lot, which would be deeded to the TMDCI Tribe for its exclusive use, would be used as a preservation area for the existing features located in this portion of the Specific Plan Area and for other features that may be considered elements of the Tribal Cultural Resource (CA-RIV-5211/H) that may be encountered on the Project Site during construction. The Preservation Lot would include a parking court, a gated decomposed granite access road, perimeter fencing, and a designated preservation/open space area.

Under Option B, approximately 4.0 acres of open space would be conserved as a Preservation Lot along the western boundary of Planning Area 1. The lot would also be used as a preservation area for the existing features that may be considered elements of the Tribal Cultural Resource and for other features that may be encountered on the Project Site during construction. The lot would not be fenced or gated, and would not include the access road or the parking court. Rather, the lot would be owned and maintained by the Vista Soleada Homeowners Association and would be open and available to all Vista Soleada residents and members of the TMDCI Tribe.

Based on consideration of these factors, several alternatives to the Project have been identified for analysis. One of them is the No Project alternative as required by CEQA, with the definition of this alternative to be based on several factors, including consideration of what is likely to occur if the proposed Project is not approved. If the Project is not approved, the site could remain in its current undeveloped state with continued agricultural uses.

The alternatives analyzed were compared to the proposed Project with respect to both Option A and Option B, and include the required No Project alternative and the Large Estate Lots Only alternative.

B. ALTERNATIVES INITIALLY CONSIDERED BUT DETERMINED TO BE INFEASIBLE

An alternative that would also create a Cultural Resource Preservation Lot for the existing features, but would instead leave and protect in place any other presently unknown features that may be considered elements of the cemetery site (CA-RIV-5211/H) which may be encountered on the Project Site during construction, was initially considered in accordance with CEQA Guidelines. In addition to not developing the Cultural Resource Preservation Lot, this alternative would also preclude development of the portions of the Project Site that contain any future discovered features. This alternative was addressed because the Project Site was studied on three separate occasions to discover any additional

archaeological resources and, during the final Extended Phase II study, 15 isolated artifacts and 11 cemetery-related cultural features were discovered and considered to be associated with the prehistoric cemetery site (CA-RIV-5211/H) located immediately adjacent to and west of the Project Site. These newly discovered features were documented to be located on the westernmost edge of the Project Site, in an area now proposed as the Preservation Lot under both Option A and Option B. Due to the proximity of CA-RIV-5211/H to the rest of the Project Site, the potential for disturbance of additional features exists. With this alternative, any features found throughout the Project Site during construction would be left in place, and the Project would be redesigned/reengineered to avoid any impacts to the found human remains.

This alternative would make developing a well-planned residential site impractical because the Project would have to continually be reevaluated and reengineered every time a new feature was discovered. It would also be extremely difficult to create a meaningful development that is a walkable and livable community. In addition, this alternative could result in a sporadic development pattern and a significant reduction in the number of residential units as well as less open space available for residential use. Further, Planning Area (PA)-3 and PA-4, a convenience market, and an equestrian way station could be eliminated from the plans altogether. Infrastructure, circulation, and trails would likely be redesigned to accommodate the sporadic development.

In addition to the poorly planned development that could occur under this alternative, much of the Project Site could be precluded from development altogether. As a result, the following primary Project objectives would not likely be achieved under this alternative:

- Develop a master-planned community that provides a variety of residential housing types and home ownership opportunities, including the opportunity to keep horses on estate sized lots;
- Provide private recreational facilities to meet the needs of community residents in a timely manner;
- Create a “walkable” community through an interconnected system of shared low-volume, low-speed, internal “country lanes,” pedestrian walkways, and trails;
- Utilize rural road standards that create a less formal, less urban-feeling circulation system that is consistent with the vision and character of the Vista Santa Rosa community; and
- Provide residential home builders with maximum flexibility to exercise creativity in the selection and construction of residential product types and recreational amenities that respond to market demand and buyer preference.

Specifically, the opportunity to develop a master-planned community would be undermined. Further, planned recreational facilities, including open space and horse trails, could be altered or eliminated altogether. A walkable community would be difficult to create because walkways and trails could be

interrupted to protect undiscovered archaeological resources. Last, with limited space for development, residential home builders would not have as much flexibility to create a variety in residential product types and recreational amenities.

For these reasons, this alternative was not found to be feasible and is not evaluated in detail in this EIR.

C. ALTERNATIVES EVALUATED IN DETAIL

As discussed previously, the County identified two alternatives for analysis in the EIR to determine if these alternatives could avoid or substantially lessen the already less than significant impacts of the Project and meet the basic Project objectives. The following objectives for the Project are listed in **Section 3.0, Project Description**:

- Harmonize development with the surrounding area by incorporating key planning, landscaping, and architectural approaches and themes derived from the Vista Santa Rosa Design Guidelines;
- Reflect consistency with the goals and policies of the Vista Santa Rosa Conceptual Land Use Plan and the Riverside County General Plan;
- Develop a master-planned community that provides a variety of residential housing types and home ownership opportunities, including the opportunity to keep horses on estate-size lots;
- Provide high-quality residences designed to be marketable and meet increased housing demand driven by population growth and retiring seniors;
- Provide residential home builders with maximum flexibility to exercise creativity in the selection and construction of residential product types and recreational amenities that respond to market demand and buyer preference;
- Provide private recreational facilities to meet the needs of community residents in a timely manner;
- Create a “walkable” community through an interconnected system of shared low-volume and low-speed internal “country lane,” pedestrian walkways, and trails;
- Utilize rural road standards that create a less formal, less urban-feeling circulation system that is consistent with the vision and character of the Vista Santa Rosa community;
- Incorporate energy efficient design features in order to maximize the conservation of natural resources; and
- Preserve cultural resources through creation of a Cultural Resource Preservation Lot.

As discussed above, the alternatives selected for evaluation in this EIR include the following:

1. Alternative 1: No Project/No Development
2. Alternative 2: Large Estate Lots Only

A brief description of each alternative is provided below, along with a discussion of the reasons why each alternative was selected for evaluation and a discussion comparing the environmental impacts that would result from these alternatives with the impacts identified for the Project.

D. EVALUATION OF ALTERNATIVES

1. Alternative 1: No Project/No Development

Alternative Description

The CEQA Guidelines require consideration of a No Project alternative. The definition of this alternative is based on several factors, including consideration of what is likely to occur if the Project is not approved. As required by CEQA, the analysis must examine the impacts that might occur if the Project Site is left in its existing condition, as well as what may reasonably be expected to occur in the foreseeable future if the Project were not approved, based on current plans and consistent with available infrastructure and community services. For the proposed Project Site, it is likely that one of two things would happen without the proposed Project: no development and continued agricultural activities, or small-scale development under the existing agricultural zoning with continued agriculture activities.

Existing Conditions

Under the No Project/No Development alternative, the Project Site would likely remain in its current and existing condition. The vacant undeveloped land would remain. The existing agricultural uses would continue, and the existing environmental conditions would be maintained. The Project Site would retain its visual characteristics, and the existing visual resources for the surrounding land uses would not be impacted.

Existing Zoning Development

Without the proposed Project, it is also likely that development could occur under the existing zoning, Agricultural, A-1-10. The A-1-10 zoning allows for a residential density of one dwelling unit (including mobile homes) per 10-acre parcel, which allows for up to eight residential units on the 80.9-acre parcel, with continued agricultural operations.

Comparative Impact Evaluation

Cultural Resources

Existing Conditions

Under this alternative, which involves leaving the site in its existing conditions, the Project Site would continue with its existing uses and would be used for agricultural purposes, with continued ripping, plowing, trenching, and disking the fields as necessary. The existing agricultural practices would be allowed to continue, including in the area that is now listed as CA-RIV-5211/H. The Project involves grading of the Project Site and has the potential to disturb subsurface features that might be present on the Project Site and considered elements of the Tribal Cultural Resource. As with the Proposed Project, this alternative could disturb subsurface features.

Additionally, unlike the Project, this alternative would not contain the Preservation Lot to protect cultural resources in perpetuity. This area would also not be deeded to the TMDCI Tribe (Option A of the proposed Project), or owned by the Vista Soleada Homeowners Association (Option B of the proposed Project).

While this alternative does not involve grading, there would be continued disturbance of subsurface soils from the agricultural practices, such as the aforementioned ripping, plowing, disking, and trenching activities. Under this alternative, the Project Characteristics that were developed in consultation with the TMDCI Tribe, and also in accordance with Section 21084.3 of the PRC, that would be implemented under the proposed Project would not be carried out. This would mean that none of the existing cultural resources located in this portion of the Specific Plan Area would be preserved in place and protected in perpetuity in the Preservation Lot. Additionally, any cultural resources that may be encountered on the Project Site during the continued disturbance of subsurface soils from ongoing agricultural practices would not be placed in the Preservation Lot and protected in perpetuity, as with the Project.

Given that this alternative (1) could have a higher potential to affect more of the Project Site and thus more archaeological resources, and (2) does not contain a Preservation Lot to preserve and protect in perpetuity known/discovered and unknown/potentially discovered cultural resources on the site, impacts on cultural resources and Tribal Cultural Resources would be considered significantly greater than those under the proposed Project, and would potentially be significant and unavoidable.

Existing Zoning Development

It is also likely that, without the proposed Project, development could occur under the existing zoning, which is A-1-10. This would allow for a residential density of one dwelling unit (including a mobile home), per 10-acre parcel, which would allow for up to eight residential units on the Project Site.

Additionally, agricultural activities would continue with the existing zoning and would have a continued disturbance of subsurface soils from the agricultural practices, such as the aforementioned ripping, plowing, disking, and trenching activities.

Under this alternative, less grading would occur because the entire site would not need to be graded; only the portions where a home would be placed, excluding mobile homes. However, for any type of development to occur, environmental compliance would be necessary, which would require the need for Project Characteristics similar to those that would be implemented under the proposed Project. Future undiscovered archaeological resources that may be found during grading would be properly handled, exposed, reburied, and kept confidential, similar to the proposed Project. However, because the entire Project Site would not be graded, there may be many existing archaeological resources on the Project Site that would not be discovered. Additionally, agricultural activities would still occur under this alternative, and there would be continued disturbance of subsurface soils, which may disturb or destroy future undiscovered archaeological resources not found during grading.

Although this alternative would have less development and therefore less grading, agricultural operations would continue on a majority of the Project Site; thus, there is a higher potential to affect future undiscovered archaeological resources. Therefore, impacts with respect to cultural resources would be considered greater than those under the proposed Project, and would potentially be significant and unavoidable.

A summary comparison of impacts associated with the Project alternatives is provided in **Table 6.0-1, Comparison of Alternatives to Project.**

Relationship to Project Objectives

As described above, impacts to Tribal Cultural Resources would not be avoided with this alternative, would be much greater than the Project's less than significant impacts, and may potentially be significant and unavoidable.

Under the No Project/No Development alternative, far fewer homes, if any, would be developed. This alternative would not allow for development of most of the Project Site, allow for a variety of ownership opportunities, or address the market demand for housing. Additionally, this alternative would not help to preserve cultural resources because it would not create a Cultural Resource Preservation Lot. For these reasons, the following additional Project Objectives would not be achieved under the No Project/No Development alternative:

- Harmonize development with the surrounding area by incorporating key planning, landscaping, and architectural approaches and themes derived from the Vista Santa Rosa Design Guidelines;

- Reflect consistency with the goals and policies of the Vista Santa Rosa Conceptual Land Use Plan and the Riverside County General Plan;
- Develop a master-planned community that provides a variety of residential housing types and home ownership opportunities, including the opportunity to keep horses on estate-size lots;
- Provide high-quality residences designed to be marketable and meet increased housing demand driven by population growth and retiring seniors;
- Provide residential home builders with maximum flexibility to exercise creativity in the selection and construction of residential product types and recreational amenities that respond to market demand and buyer preference;
- Provide private recreational facilities to meet the needs of community residents in a timely manner;
- Create a “walkable” community through an interconnected system of shared low-volume and low-speed internal “country lane,” pedestrian walkways, and trails;
- Utilize rural road standards that create a less formal, less urban-feeling circulation system that is consistent with the vision and character of the Vista Santa Rosa community;
- Incorporate energy efficient design features in order to maximize the conservation of natural resources; and
- Preserve cultural resources through creation of a Cultural Resource Preservation Lot.

2. Alternative 2: Large Estate Lots Only Alternative

Alternative Description

This alternative would allow development of only the large estate lots on the Project Site. Under Option A, residential units would occur on approximately 28.1 acres, and under Option B, residential units would occur on approximately 28.6 acres; both options would allow a total of 19 Date Palm Estate Lots (large estate lots) under this alternative. This alternative would not develop PA-1 of the proposed Project but would have the same options as those described in this Supplemental EIR: Option A and Option B. Additionally, open space, retention basins, the Preservation Lot, and PA-3 and PA-4 would all remain.

With the Large Estate Lots Only alternative, lots would be developed with single-family detached homes on minimum 0.75- to 1-acre lots. Additionally, approximately 46 acres of the Project Site, PA-1 of the Proposed Project, would remain undeveloped and left as open space and maintained by the HOA.

As with the proposed Project, any existing or future features that may be considered elements of the Tribal Cultural Resource found on the Project Site would be reburied in the Preservation Lot under both Option A and Option B; however, the Preservation Lot would be deeded to the TMDCI Tribe under Option A only.

Under this alternative, there would be far fewer homes, less infrastructure, and more open space, which would decrease the likelihood of finding additional features and, therefore, decrease the likelihood of those features being unearthed or damaged.

Comparative Impact Evaluation

Cultural Resources

As mentioned above, similar to the proposed Project, this alternative would require grading; however, substantially less grading would be required than for the proposed Project. On the portion of the site that would be graded, PA-2, the potential to uncover previously unknown features that may be considered elements of the Tribal Cultural Resource is similar in nature to that for the Proposed Project. As with the proposed Project, under both Option A and Option B, a Preservation Lot would be created to protect and preserve any current or future surface and subsurface cemetery-related features and funerary objects. Under Option A, this lot would be deeded to the TMDCI for their sole use; whereas under Option B, the lot would be owned and maintained by the Vista Soleada Homeowners Association and would be open and available to all Vista Soleada residents and their guests, as well as to members of the TMDCI Tribe. Under both Option A and Option B, if cultural resources were found on the site, they would be retrieved, handled, processed, and then reburied in the Preservation Lot. Under this Alternative, the potential to unearth or damage buried artifacts is less than the Proposed Project.

As with the proposed Project, the potential for impacts to Tribal Cultural Resources exists. However, with execution of the TMDCI Agreement, such impacts would be less than significant. A summary comparison of impacts associated with the Project's alternatives is provided in **Table 6.0-1**.

Relationship to Project Objectives

Similar to the proposed Project, with the implementation of Alternative 2, impacts to cultural resources would be less than significant. However, this alternative would result in a substantial decrease in the number of housing units that are proposed to be built on the Project Site, from 19 large estate lots and 179 smaller lots, to only 19 large estate lots. This alternative would not help to alleviate the need for additional housing in the area. This alternative would also lessen the variety of residential housing types and home ownership opportunities because only one type of housing would be constructed.

Under this alternative, far fewer homes would be developed, and only large estate homes would be built. This alternative would not allow for the development of most of the Project Site, nor allow for a variety of ownership opportunities, or address the market demand for housing. For these reasons, the following additional Project Objectives would not be achieved under this alternative:

- Develop a master-planned community that provides a variety of residential housing types and home ownership opportunities, including the opportunity to keep horses on estate-size lots; and
- Provide residential home builders with maximum flexibility to exercise creativity in the selection and construction of residential product types and recreational amenities that respond to market demand and buyer preference
- Provide high-quality residences designed to be marketable and meet increased housing demand driven by population growth and retiring seniors;

E. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

As previously discussed, analysis of a reasonable range of Alternatives is required by CEQA. The purpose of the alternatives analysis is to explain potentially feasible ways to avoid or minimize the significant effects identified for the Project. Furthermore, Section 15126.6(e)(2) of the State CEQA Guidelines requires an EIR to identify an environmentally superior alternative among those evaluated in an EIR.

A summary comparison of impacts associated with the Project's alternatives is provided in **Table 6.0-1**. Of the alternatives considered, the Large Estate Lots Only alternative is environmentally superior because it would have fewer impacts than would the proposed Project. Additionally, this alternative would accomplish more objectives than would the No Project/No Development alternative; however, it would not accomplish all of the Project's objectives.

While this alternative would cause fewer impacts to cultural resources, both this alternative and the Project would have less than significant impacts. Additionally, the overall purpose and objectives of the Project would not be met. Further, housing demands would not be lowered, and the need for a well-blended, suburban area would also not be met.

Table 6.0-1
Comparison of Alternatives to Project

Environmental Issue Area	Project	Alternative 1—No Project/ No Development	Alternative 2—Large Estate Lots Only
Cultural Resources	Less than Significant	Existing Conditions: Greater (Significant and Unavoidable) Existing Zoning: Greater (Significant and Unavoidable)	Less (Less than Significant)

7.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

Section 15128 of the CEQA Guidelines requires a brief description of any possible significant effects that were determined not to be significant and were not analyzed in detail within the environmental analysis. Therefore, this section has been included in the EIR as required by CEQA. The discussion below presents the analysis of the effects related to aesthetics, agriculture and forestry resources, air quality, biological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, and public services, recreation, transportation and traffic, and utility and service systems not found to be significant.

As originally proposed, the Riverside County Board of Supervisors adopted the MND for Environmental Assessment No. 42633; approved Tentative Tract Map No. 36590; and tentatively approved General Plan Amendment No. 1125 (from Agriculture to Medium Density Residential, Conservation and Commercial Retail), Specific Plan No. 385, and Zone Change No. 7814 (from Light Agriculture [A-1-10] to Specific Plan) for the development of a rural, equestrian-themed residential community consisting of 230 residential lots on 80.9 acres, at an average density of 2.8 units per gross acre. Although approved by the Board, the General Plan Amendment, Specific Plan, and Zone Change were never taken forward for final reading and adoption. Information from the MND (**Appendix B**), which was written for the Project as previously proposed, was incorporated into this section.

Given that it was unknown until recently whether the TMDCI Agreement would be executed, this Supplemental EIR presents two potential development options relative to the Preservation Lot. Option A assumes that the Applicant and the TMDCI Tribe enter into an agreement wherein the Preservation Lot would be deeded to the TMDCI Tribe (TMDCI Agreement); Option B assumes that the Applicant and the TMDCI Tribe are not able to reach agreement. On December 20, 2017, the Applicant and the TMDCI executed the TMDCI Agreement; therefore, Option B appears no longer necessary for analysis but is nevertheless included herein.

Under Option A, approximately 4.4 acres of open space would be conserved as a Cultural Resource Preservation Lot along the western boundary of Planning Area 1. The lot, which would be deeded to the TMDCI Tribe for its exclusive use, would be used as a preservation area for existing cultural resources located in this portion of the Specific Plan Area, and for other cultural resources that may be encountered on the Project Site during construction. The lot would include a parking court, a gated decomposed granite access road, and a designated preservation/open space area.

Under Option B, approximately 4.0 acres of open space would be conserved as a Cultural Resource Preservation Lot along the western boundary of Planning Area 1. The lot would also be used as a preservation area for existing cultural resources located in this portion of the Specific Plan Area, and for other cultural resources that may be encountered on the Project Site during construction. The lot would not be fenced or gated, and would not include the access road or the parking court. Rather, the lot would be owned and maintained by the Vista Soleada Homeowner's Association and would be open and available to all Vista Soleada residents and their guests.

As currently proposed, the Project will have 32 fewer residential lots and the overall Project density dropped from 2.8 to 2.4 units per acre. The topics listed above were originally determined to either be less than significant or less than significant with mitigation. Given that development on the site has decreased, the impacts of the Project have also decreased. Information has been updated as appropriate.

Impacts to cultural resources, archaeological impacts, impacts to human remains, impacts to Tribal Cultural Resources, and impacts to religious or sacred uses were not addressed in this section because the cultural resources aspect of the Project has changed from that of the previously approved Project. Where Option A and Option B may differently affect the discussion, an analysis between the two options is provided. The analyses of these impacts can be found in **Section 5.1, Cultural Resources**, of the Draft Supplemental EIR.

A. AESTHETICS

Threshold: Have a substantial effect upon a scenic highway corridor within which it is located.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The purpose of the California Scenic Highways program, established in 1963, is to "[p]reserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways." A scenic highway provides the motorist with a view of distinctive natural characteristics that are not typical of other areas in Riverside County ("County"). The Eastern Coachella Valley Area Plan ("Area Plan") designates State Route (SR) 111, from Bombay Beach on the Salton Sea to SR 195 near Mecca, as a State-eligible scenic highway, providing views of the Salton Sea and the surrounding mountainous wilderness.¹ The Project Site is located approximately 6.5 miles west of SR 111 and is not located within the State-eligible scenic highway corridor. Accordingly, the adopted MND concluded that no impacts would occur.

1 Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 10 "Scenic Highways."

There are no changes to the proposed Project with regard to scenic highways. Therefore, the changes to the Project would not result in new significant environmental impacts and there would continue to be no impact.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is in an unincorporated area of Riverside County, immediately east of the City of La Quinta, and is currently being used for farming. The existing character of the Project Site is topographically flat, with views of the Santa Rosa Mountains to the west and the Mecca Hills and the edge of Joshua Tree National Park to the northeast. The site does not contain any scenic resources, such as trees, rock outcroppings, and unique or landmark features.

Scenic vistas are points, accessible to the general public, that provide a view of the countryside. The Project Site is located on the valley floor east of the City of La Quinta. Project development would include the construction of 198 residential lots with six private parks within the Vista Santa Rosa Community. The residences would be a maximum of 24 feet in height. The northern perimeter of the Project Site would be visually buffered when viewing south from the center of Avenue 60 by 110 feet of right-of-way, the 100-foot-wide date palm orchard, and the setbacks of the residences from the edge of the Date Palm Orchard Estate residential lots. The southern perimeter of the site would be visually buffered when viewing north from the center of Avenue 61 by the northern 50 feet of right-of-way, the 100-foot date palm orchard, and the setbacks of the residences from the edge of the Date Palm Orchard Estate residential lots. As a result, the residences would not block southern views across the Project Site. The Project Site is not located within a scenic vista, nor does it obstruct any scenic vistas surrounding the Project Site. Implementation of the Project would not obstruct the views of these mountains from areas adjacent to the Project Site and impacts would be less than significant.

The Project Site would be designed with a 100-foot-wide date palm grove as a buffer along the northern, eastern, and southern edges. The northeastern and southeastern has been designated to consist of an equestrian way station and a rural market. The two entrance gateways would utilize native granite stacked boulders and a wood beam overhead structure element to provide a ranch entry common to the Vista Santa Rosa Community. As identified in the Vista Santa Rosa Design Guidelines, a split-rail fence would be provided along the public rights-of-way on Avenues 60 and 61 and at the back of the Date Palm Orchard Estate residential lots. A rural wire fence would also be designed along the eastern

property line to separate and protect the Project and regional trail from adjacent agricultural users. A 6-foot-high block wall is proposed along the western property line where the site adjoins an urban density subdivision in the City of La Quinta. The Project would not create an aesthetically offensive site open to public view. Impacts would be less than significant.

The proposed Project would reduce the number of residential lots by 32 and set aside open space for the Cultural Resource Preservation Lot, which would be 4.4 acres under Option A and 4.0 acres under Option B, as compared to the previously approved Project. The proposed changes to the Project would have a slightly lower impact on the views of the mountains. Therefore, the changes to the Project would not result in new significant environmental impacts and would continue to be less than significant.

Threshold: Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is in an unincorporated area of Riverside County, approximately 40.5 miles northeast of the Mt. Palomar Observatory, within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory.² Riverside County Ordinance No. 655—Regulating Light Pollution contains approved materials and methods of installation; definitions, general requirements for lamp sources and shielding; and prohibitions and exceptions. The Project would be designed to incorporate the lighting requirements of Ordinance No. 655, including the use of low landscape bollard lights near the entry gates to the site, at roundabouts, and at hammerhead intersections. The Project would conform to Zone B requirements of Ordinance No. 655 and would result in less than significant impacts with respect to nighttime operation of Mt. Palomar Observatory.

There are no changes to the proposed Project with regard to conforming to Zone B requirements of Ordinance No. 655. Therefore, the changes to the Project would not result in new significant environmental impacts and there would continue to be no impact.

Threshold: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Existing light sources include residential uses and street lights from the PGA West community located west of the Project Site and streetlights along Monroe Street, Avenue 61, and Avenue 60, adjacent to the Project Site. The Project would add additional lighting sources. Pursuant to

² GIS database. Riverside County Land Information System. Ord. No. 655 (Regulating Light Pollution).

Ordinance No. 655, the Project's on-site lighting would be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Therefore, impacts would be less than significant because nighttime views of the area would not be adversely affected. The Project perimeter would incorporate a 100-foot-wide Medjool date palm buffer, landscaping, and open space that would minimize off-site glare during the daytime.³ Daytime glare from the Project would result in less than significant impacts.

The proposed Project would reduce the number of residential units by 32 and set aside open space for the Cultural Resource Preservation Lot, which would be 4.4 acres under Option A and 4.0 acres under Option B, as compared to the previously approved Project. Impacts due to lighting from homes would be less due to the reduced unit count as mentioned above. Therefore, the changes to the Project would not result in new significant environmental impacts and would continue to be less than significant.

Threshold: **Expose residential property to unacceptable light levels.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project has been designed to include the use of bollard lighting at the entrances and along the roundabouts and internal streets for nighttime safety. These lights would include low-sodium bulbs and would be directed downward to minimize light spill off site.⁴ Therefore, the Project would not expose residential property to unacceptable light levels. Impacts would be reduced to less than significant levels.

There are no changes to the proposed Project with regard to exposing residential property to unacceptable light levels. Therefore, the changes to the Project would not result in new significant environmental impacts and there would continue to be no impact.

B. AGRICULTURE AND FORESTRY RESOURCES

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is located within the Eastern Coachella Valley Area Plan within the Vista Santa Rosa Community Policy Area. The land use designation for the Project Site is Agriculture with

³ MSA Consulting, Vista Soleada Specific Plan, October 2016.

⁴ MSA Consulting, Vista Soleada Specific Plan, October 2016.

a Community Development Overlay.⁵ The site is also designated as Farmland of Statewide Importance by the California Department of Conservation, Farmland Mapping and Monitoring Program.⁶

The Riverside County General Plan Land Use Element includes the Agricultural Foundation Component, which contains the agriculture area plan. The Agriculture land use designation has been established to help conserve productive agricultural lands within the county. The intent of the Agriculture Foundation Component and its associated policies is to identify and preserve areas where agricultural uses are the long-term desirable use, as stated in the general plan principles: “Provide for the continued and even expanded production of agricultural products by conserving areas appropriate for agriculture and related infrastructure and supporting services.” In addition, the intent of these policies is to minimize the conflicts between agricultural and urban or suburban uses.

The Agriculture Foundation Amendment cycle allows up to 7 percent of all land designated as Agriculture to change to other foundation and land use designations during each 2.5-year Agriculture Foundation Amendment cycle and convert to another land use consistent with the amended foundation and land use designation. At the end of the first 2.5-year period, properties may only be removed from the Agriculture designation. Properties that are proposed to be added to the Agriculture designation would have to wait until the end of the second 2.5-year period (i.e., 5 years from the adoption of the General Plan). At the end of each 2.5-year period, the board of supervisors would consider whether changes to the Agriculture Foundation should be reviewed every 2.5 years or whether a 5-year amendment cycle, like those for the other foundations, would be more appropriate. The 7 percent conversion can occur any time within the 2.5-year Agriculture Foundation Amendment cycle, and is to be calculated separately for each of the following three areas:

- The area covered by the Palo Verde and Desert Center area plans and the Eastern Desert Land Use Plan
- The area covered by the Eastern Coachella Valley and Western Coachella Valley area plans
- The area covered by all other area plans

The intent of the Agricultural Foundation is to protect the Agricultural industry in the County. As previously mentioned, the General Plan uses a 7 percent threshold for the conversion of agriculture land to another designation.

5 Eastern Coachella Valley Area Plan “Land Use Plan.”

6 California Department of Conservation, Farmland Mapping and Monitoring Program “Riverside County.”

The total acreage of designated agricultural land use within the Eastern Coachella Valley Area Plan is 41,403 acres. The total acreage of designated agricultural land use within the Western Coachella Valley Area Plan is 695 acres. This totals 2,947 acres (7 percent of existing 42,098 acres under agricultural land uses) of designated Agriculture Land that may be converted to other foundation components and land use designations.

The 81 acres currently designated Agriculture under the County's General Plan would be subject to this amendment process. Conversion of agricultural land to urban uses in the Project would occur over a 3- to 5-year period, consistent with the general plan limitations on the rate and timing of such conversion.

From 2003 to 2010, a total of 920.10 acres of Agricultural Foundation land was converted to another foundation designation over three 2.5-year cycles. This Project—with 81 acres of land designated as Agricultural—is within the 7 percent conversion allowance provided for in the Riverside County General Plan. Furthermore, if the total acreage amended during the three 2.5-year cycles that have elapsed since the program was initiated is added to the Project, the resulting total of 1,001.10 acres would still fall within the 7 percent conversion allowed in any single cycle (conversion of 2,947 acres). Therefore, the adoption of the general Plan Amendment would not result in the 7 percent threshold being exceeded during the fourth Agriculture Foundation review cycle (2011–2013). The proposed Amendment of converting 80.9 acres from agriculture to residential will not significantly alter or affect the overall agricultural identity of the County. Therefore, impacts related to the change in zoning from agricultural designations would be less than significant.

The Project, as proposed, would still convert the 80.9 acres from agriculture to residential and a preserved open space area, which as previously concluded, will not significantly alter or affect the overall agricultural identity of the County. Therefore, impacts would continue to remain less than significant.

Threshold: **Conflict with existing zoning for agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is designated as Non-Enrolled Land on the Williamson Act map.⁷ As such, the Project would not conflict with any Williamson Act contract land. No impacts would occur. The

7 California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3, 2012.

proposed Project would not conflict with any Williamson Act contract land and would result in no impacts in this regard.

Threshold: **Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right to Farm”).**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The nearest agricultural use is located east of the site. The Specific Plan would provide a 100-foot-wide date palm orchard around the northern, eastern, and southern perimeter of the site. The buffer would include stormwater retention basins, a 12-foot-wide equestrian/multiuse trail, and the date palm orchard. The Date Palm Orchard Estate residential lots would be located along the eastern portion of the site, east of the 100-foot-wide date palm orchard. The proposed homes would be located a minimum of 110 feet from the eastern edge of the parcel, and as such, would be located a minimum of 210 feet from the eastern Project boundary. According to Riverside County Ordinance No. 625.1, the Right to Farm Ordinance, potential buyers of the Date Palm Orchard Estate residential lots would be notified that active farming is conducted within 300 feet of the residences east of the site. The Project design and the notification required by Ordinance 625.1 would result in less than significant impacts.

As previously mentioned, the proposed Project would not substantially change the Project design, and potential buyers of the Date Palm Orchard Estate residential lots would be notified that active farming is conducted within 300 feet of the residences east of the site. Impacts would remain unchanged and would be less than significant.

Threshold: **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project is consistent with the Agricultural Foundation Amendment policies discussed within the Certainty System in the Riverside County General Plan Administrative Element. The total acreage of designated agricultural land within the Eastern and Western Coachella Valley Area Plan is 42,098 acres. The Agriculture Foundation allows up to 7 percent of land, 2,947 acres of existing agricultural land uses within both Area Plans, that is designated agricultural land use or zoning to be transferred to another foundation land use element during a 2.5-year cycle.

The Vista Santa Rosa Land Use Concept Plan was approved on June 17, 2008, by the Riverside County Board of Supervisors for inclusion in the County’s General Plan update proposal to provide guidance for development proposals in Vista Santa Rosa, prior to the adoption of the General Plan update. This

update has been delayed due to the significant real estate recession in Southern California that started in late 2006–early 2007 and reduced the number of projects proposed throughout the County, including the Vista Santa Rosa area.

The Project Site is located immediately east of approved Tract Map 31732 in the City of La Quinta, which created 133 residential lots. The General Plan Amendment would contribute to the implementation of the Vista Santa Rosa Land Use Concept Plan and provide a transition between residential uses and agricultural uses within the County. Impacts would be less than significant in regard to converting other Farmland to non-agricultural use.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **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 Government Code section 51104(g)).**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The County Land Use Map designates the Project Site as Light Agriculture with a Community Development Overlay, and is not designated or zoned for forest or timberland or used for foresting.⁸ The development of the Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. Therefore, no impact would occur with implementation of the Project.

The revised Project would remain substantially unchanged and, as such, would result in no impact in this regard.

Threshold: **Result in the loss of forest land or conversion of forest land to non-forest use.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is currently being farmed and is not designated or zoned for forest or timberland. Therefore, the Project would not result in the loss of forest land or conversion of forest land to non-forest use. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

8 County of Riverside, General Plan, Eastern Coachella Valley Area Plan “Land Use Map.”

Threshold: **Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site and surrounding area to the north, east, and south is designated as Agriculture with a Community Development Overlay. The City of La Quinta is located adjacent to the east and is zoned for residential uses. The Project would not involve changes in the existing environment that would result in the conversion of forest land to non-forest use. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

C. AIR QUALITY

Threshold: **Conflict with or obstruct implementation of the applicable air quality plan.**

The 2012 Air Quality Management Plan (AQMP) was prepared by the South Coast Air Quality Management District (SCAQMD) to accommodate growth, reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, return clean air to the region, and minimize the impact on the economy. The Draft 2016 AQMP was released for public review in June 2016,⁹ with a revised Draft 2016 AQMP document released in October.¹⁰ The Final 2016 AQMP was released for review in December 2016 was submitted for approval at the February 3, 2017, Governing Board Meeting.¹¹ Projects that are considered consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) guidance document were used to estimate future emissions within the 2012 AQMP (refer to the 2012 AQMP, Chapter 3), as summarized in the MND. The current Project takes into account the Final Draft 2016 AQMP used in the SCAG 2016 RTP/SCS to estimate future emissions within the 2016 AQMP (refer to the 2016 AQMP, Chapter 3). Projects that are consistent with the growth projections are considered consistent with the

9 South Coast Air Quality Management District, *Draft 2016 Air Quality Management Plan*, June 2016.

10 South Coast Air Quality Management District, *Revised Draft 2016 Air Quality Management Plan*, October 2016.

11 SCAQMD, *Draft Final 2016 AQMP*, December 2016.

AQMP. The Project would result in population growth for the region. The 2012 AQMP incorporates land use projects from the 2012 RTP/SCS and from the County for this portion of the Air Basin. The 2016 AQMP incorporates land use projects from the 2016 RTP/SCS and from the County for this portion of the Air Basin. According to the SCAG estimates, the 2012 population within unincorporated Riverside County is 359,500 residents. Based on SCAG data, the population projections used to estimate emissions in the 2016 AQMP for year 2040 anticipated a population of 487,500 residents. The Project would generate approximately 659 residents. Similar to the MND, the Project would account for less than 1 percent of the anticipated increase of residents within the County between 2012 and 2040. This total is within the growth projections for the unincorporated Riverside County as adopted by SCAG. Because the SCAQMD has incorporated these same projections into the AQMP, the Project would be consistent with the projections in the 2012 and 2016 AQMPs.

As discussed below, the Project would result in less than significant impacts with regard to localized concentrations of VOCs, NO_x, CO, PM₁₀, and PM_{2.5} during Project construction. The planned uses would also be consistent with the land use and zoning designation of the Project Site. The Project would accommodate a mix of residential, retail, and open space uses that would reduce the need for residents within the Project Site and surrounding area to travel long distances. This would be consistent with the SCAG's projections, would not exceed assumptions in the AQMP, and would be consistent with the Coachella Valley PM₁₀ State Implementation Plan. Similar to the MND, impacts would be less than significant and no new significant impacts or a substantial increase in the severity of a significant impact would occur.

Threshold: **Violate any air quality standard or contribute substantially to an existing or projected air quality violation.**

Construction Emissions

Project implementation would include the construction of 198 residences within the Vista Santa Rosa Community. SCAQMD enforces two rules to minimize fugitive dust emissions during construction. Rule 402 (Nuisance) prohibits the discharge from any source whatsoever of such quantities of air contaminants or other materials that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public. Rule 403 (Fugitive Dust) governs emissions of fugitive dust during construction and operation activities. Compliance these rules is achieved through Best Management Practices (BMPs). This may include application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour (mph), sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

The construction emissions for the Project were calculated according to the SCAQMD CEQA Air Quality Handbook and construction emission factors contained in the California Emissions Estimator Model (CalEEMod). The emission calculations assume the use of standard construction practices that are mandatory for all construction projects, such as compliance with SCAQMD Rule 402 and Rule 403.

The maximum daily emissions during Project construction are listed in **Table 7.0-1, Maximum Construction Emissions**. The analysis assumes that all construction equipment and activities would occur continuously over the day and that activities would overlap. In reality, this would not occur because most equipment would operate only a fraction of each workday, and many of the activities would not overlap on a daily basis. Therefore, **Table 7.0-1** represents a conservative scenario for construction activities.

Table 7.0-1
Maximum Construction Emissions

Source	Pollutant (pound/day)					
	ROGs	NOx	CO	SOx	PM10	PM2.5
Year 2018	8.1	58.1	67.5	0.2	11.8	4.9
Year 2019	43.5	56.9	71.5	0.2	13.6	4.5
Year 2020	44.5	71.1	90.0	0.2	14.6	5.6
Year 2021	42.3	49.1	62.6	0.2	13.4	4.4
Maximum	44.5	71.1	90.0	0.2	14.6	5.6
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Refer to the data sheets in Appendix D, Air Quality and Greenhouse Gas Emissions Modeling—Winter/Summer
Abbreviations: ROG = reactive organic gases; NOx = nitrogen oxide; CO = carbon monoxide; SOx = sulfur oxide; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns.

As summarized in the MND, construction emissions would not exceed the SCAQMD thresholds for criteria pollutants. When compared to the estimates that were prepared for the MND, the Project would generate an incremental increase in construction emissions. The increase in the amount of construction emissions is directly related to the increased length of site preparation and grading. Based on the modeling, construction of the Project would result in maximum daily emissions of 44.5 pounds/day of ROG, 71.1 pounds/day of NOx, 90.0 pounds/day of CO, 0.2 pounds/day of SOx, 14.6 pounds/day of PM 10, and 5.6 pounds/day of PM2.5, none of which exceeds SCAQMD thresholds for criteria pollutants. Similar to the MND, impacts would be less than significant, and no new significant impacts or a substantial increase in the severity of impacts would occur.

Operational Emissions

Operational emissions would be generated by both stationary and mobile sources as a result of normal day-to-day activities on the Project Site after occupancy. Stationary emissions would be generated by the consumption of natural gas for space and water heating equipment. Mobile emissions would be generated by motor vehicles traveling to and from the Project Site. The analysis of daily operational emissions has been prepared using the data and methodologies identified in the SCAQMD CEQA Air Quality Handbook and current motor vehicle emission factors in the CalEEMod model. The estimated emissions are based upon development of all the proposed land uses on the Project Site. The results presented in **Table 7.0-2, Maximum Operational Emissions**, are compared to the SCAQMD-established operational significance thresholds.

Table 7.0-2
Maximum Operational Emissions

Source	Pollutant (pounds/day)					
	ROGs	NOx	CO	SOx	PM10	PM2.5
Area	47.8	1.9	17.1	0.01	0.2	0.2
Energy	0.1	1.2	0.5	0.01	0.1	0.1
Mobile	5.7	17.2	66.7	0.2	14.9	4.0
<i>Total</i>	<i>53.6</i>	<i>20.3</i>	<i>84.3</i>	<i>0.2</i>	<i>15.2</i>	<i>4.3</i>
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Refer to the data sheets in Appendix D, Air Quality and Greenhouse Gas Emissions Modeling—Summer/Winter.

Abbreviations: VOCs ROGs = volatile reactive organic compounds gases; NOx = nitrogen oxide; CO = carbon monoxide; SOx = sulfur oxide; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns.

As summarized in the MND, operational emissions would not exceed the SCAQMD thresholds for criteria pollutants. Based on the modeling, operation of the Specific Plan would result in maximum daily emissions of 53.6 pounds/day of ROGs, 20.3 pounds/day of nitrogen oxide NOx, 84.3 pounds/day of CO, 0.2 pounds/day of SOx, 15.2 pounds/day of PM10, and 4.3 pounds/day of PM 2.5, none of which exceeds SCAQMD thresholds for criteria pollutants. When compared to the estimates that were prepared for the MND, the Project would result in a decrease in NOx, CO, and SOX emissions due to the redesignation of the Cultural Preservation Lot which is 4.4 acres under Option A and 4.0 acres under Option B. Similar to the MND, impacts would be less than significant, and no new significant impacts or a substantial increase in the severity of identified significant impacts would occur.

Carbon Monoxide (CO) Hot Spots

The SCAQMD suggests that localized CO impacts be evaluated at intersections due to increases in project-related off-site mobile sources. The SCAQMD recommends performing a localized CO impacts analysis for intersections that change from level of service (LOS) C to D as a result of a project and for all intersections rated D or worse where a project increases the volume-to-capacity ratio by 2 percent or more. The Project will have 32 fewer residential lots, and the overall Project density would decrease from 2.8 to 2.4 units when compared to the previously proposed Project. The analysis for the previously approved Project concluded the analyzed roadway segments would not result in noise compatibility guidelines being exceeded. Due to the reduced number of residential lots, the Project would result in reduced overall trips. No Project intersection falls under the SCAQMD's criteria requiring a more detailed localized CO impact analysis. Similar to the MND, impacts would be less than significant, and no new significant impacts or a substantial increase in the severity of impacts would occur.

Toxic Air Contaminants

Projects that use hazardous materials or emit toxic air contaminants (TACs) have the potential to expose sensitive receptors to adverse health impacts. The residential land uses associated with the Project are not anticipated to use hazardous or acutely hazardous materials in appreciable quantities. Hazardous substances currently are regulated under the California Accidental Release Prevention (CalARP) Program. The CalARP Program satisfies the requirements of the Federal Risk Management Plan Program, and contains additional state requirements. The CalARP Program applies to regulated substances in excess of specific quantity thresholds. The majority of the substances have thresholds in the range of 100 to 10,000 pounds. The residential land uses associated with the Project may contain small, if any, amounts of these hazardous substances in household and commercial cleaners and other products. However, typical use of these products would not result in quantities at any one location that exceed the thresholds. Moreover, significant amounts of hazardous substances would typically be expected at industrial, manufacturing, and complex water or wastewater treatment land uses.

The proposed residential land uses may potentially emit trace amounts of TACs but would not exceed the thresholds contained in SCAQMD Rule 1401 (New Source Review of Toxic Air Contaminants) and would not result in an incremental increase in cancer risk of 10 in 1 million or more or a Hazard Index of 1.0 or more. Diesel-fueled waste-hauling trucks would drive to and from the Project Site, resulting in emissions of diesel particulate matter. However, the number of trucks would be equal to that occurring in other similarly developed residential neighborhoods throughout the region. Moreover, residential land uses are not substantial sources of TACs. Therefore, the site is not expected to generate emissions of TACs that would exceed the SCAQMD's cancer risk threshold of 10 in 1 million or the noncancer Hazard Index threshold of 1.0.

CARB has determined that adverse health effects are generally elevated near heavily traveled roadways. The CARB guidance document, *Air Quality and Land Use Handbook* ("Handbook"), recommends that lead agencies, where possible, avoid siting new sensitive land uses within 500 feet of a freeway, an urban road with 100,000 vehicles per day, or a rural road with 50,000 vehicles per day. This recommendation is not mandated by State law, but only serves as a general guidance to lead agencies when considering land use projects. The Handbook states that it is up to lead agencies to balance other considerations, including housing and transportation needs, economic development priorities, and other quality of life issues. The Project would not locate sensitive land uses along a rural road with 50,000 vehicles per day. An analysis of the traffic report for the Project indicated average daily trips much lower than the 50,000-vehicle limit for rural roads.

The revised Project would remain substantially unchanged. However, there would be 32 fewer residential units that could store hazardous substances or emit TACs. Impacts would be less than those of the previously proposed Project and would remain less than significant.

Threshold: **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).**

The adopted MND concluded that construction and operational emissions would not exceed the SCAQMD-recommended thresholds. As shown in **Table 7.0-1** and **Table 7.0-2**, all emissions associated with the Project would not exceed the SCAQMD-recommended construction or operational emissions thresholds and would not result in a cumulatively considerable net increase of any criteria pollutant. The proposed Project would reduce the number of residential units by 32 and set aside open space for the Cultural Resource Preservation Lot, which would be 4.4 acres under Option A and 4.0 acres under Option B, as compared to the previously approved Project. As such, there would be a reduction in emissions from the previously approved Project, and impacts would remain less than significant in this regard.

Threshold: **Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.**

Sensitive receptors are defined as schools, residential homes, hospitals, resident care facilities, daycare centers or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The Project Site is located on a vacant site with the nearest sensitive receptor located to the west across Monroe Street. As concluded in the MND, localized emissions would be below the localized significance thresholds (LSTs). The construction and operation analysis for LSTs

for the Project are shown in **Table 7.0-3, Project LST Emissions**. The estimated area of disturbance at a given time is 5 acres for purposes of applying the SCAQMD mass rate emission threshold. These estimates assume the maximum area that would be disturbed during construction on any given day during Project build-out. As shown in **Table 7.0-3**, Project-related construction and operational emission would not exceed the LSTs for the sensitive receptors located to the west of the Project. When compared to the MND, construction emissions for NO_x, CO, PM₁₀, and PM_{2.5} and operational emissions for CO, PM₁₀, and PM_{2.5} would decrease.

The revised Project would remain substantially unchanged. However, there would be 32 fewer residential units and a corresponding reduction in potential point source emissions. Impacts would be less than those of the previously proposed Project and would remain less than significant.

Table 7.0-3
LST Worst-Case Emissions

Source	On-Site Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Construction				
Total maximum emissions	30.0	36.7	8.0	4.8
LST Threshold	875	31,115	248	128
Threshold Exceeded?	No	No	No	No
Operational				
Project Area/energy emissions	3.1	17.6	0.3	0.3
LST Threshold	875	31,115	60	31
Threshold Exceeded?	No	No	No	No

Source: Refer to Modeling in Appendix D, Air Quality and Greenhouse Gas Emissions Modeling – Summer/Winter.

Threshold: **Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.**

As concluded in the MND, construction of the Project would result in emissions below the LSTs. As indicated in **Table 7.0-3**, the construction of the Project would result in emissions below the LSTs. As such, impacts would be less than those of the previously proposed Project and would remain less than significant.

Threshold: **Create objectionable odors affecting a substantial number of people.**

According to the SCAQMD, while almost any source may emit objectionable odors, some land uses will be more likely to produce odors because of their operation. Land uses that are more likely to produce

odors include agriculture, chemical plants, composting operations, dairies, fiberglass molding, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants. The Project does not contain any active manufacturing activities and would convert current agricultural land to residential land uses. Therefore, objectionable odors would not be emitted by the residential uses.

Any unforeseen odors generated by the Project will be controlled in accordance with SCAQMD Rule 402 (Nuisance). Rule 402 prohibits the discharge of air contaminants that cause “injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.” Failure to comply with Rule 402 could subject the offending facility to possible fines and/or operational limitations in an approved odor control or odor abatement plan. Similar to the MND, no impacts would occur.

D. BIOLOGICAL RESOURCES

Threshold: **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Area. The Project is not located in a Conservation Area designated for preservation but is within the CVMSHCP Mitigation Fee area to fund acquisition of priority habitat. Because the Project Site is located within the CVMSHCP Area, a per-acre mitigation fee would be paid to the County for potential impacts to sensitive species found elsewhere in the CVMSHCP Area. In accordance with Riverside County Ordinance No. 875, Local Development Mitigation Fee for Funding the Preservation of Natural Ecosystems in Accordance with the CVMSHCP, payment of the fee for residential development would be conditioned for compliance. Therefore, the Project would not conflict with the provisions of the adopted CVMSHCP. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: 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).

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. A General Biological Resources Assessment (**Appendix B** of the MND) has been prepared in compliance with Riverside County Planning Departments Biological Report Guidelines. No sensitive plant species were observed during the survey conducted for the Project Site and surrounding area. In particular, there was no presence of rare, endangered, or threatened plant species on or adjacent to the Project Site. No additional plant surveys are recommended. Impacts on sensitive plant species would be less than significant.

Surveys were conducted to determine the presence of sensitive wildlife species, including insect species, amphibians, reptiles, birds, and mammals. No presence of the burrowing owl, Casey's June beetle, desert tortoise, or loggerhead shrike. No further surveys are recommended for the Casey's June beetle, desert tortoise, or loggerhead shrike. However, potential remains for the burrowing owl to occupy the Project Site and perimeter prior to grading due to the presence of suitable habitat for the species. As such, mitigation will be required to reduce potential impacts to the burrowing owl. Per the adopted MND in **Appendix B**, impacts would be less than significant with implementation of Mitigation Measures 7a and 7b.

Mitigation: 7a. A survey of the Project Site to determine the presence of burrowing owls shall be conducted 30 days prior to Project grading to determine if active burrows are present on or within vacant areas within 550 yards of the Project Site. A report of the survey results shall be submitted to the County of Riverside. If the biologist performing the surveys determines the site no longer contains suitable habitat for residency by burrowing owl, grading shall commence.

7b. If an active burrow is located during the preconstruction survey, the burrow shall be treated as a nest site and temporary fencing shall be installed at a distance of 550 yards from the active burrow to prevent disturbance to the burrow during grading and construction. This is the maximum buffer distance recommended in the Staff Report on Burrowing Owl Mitigation prepared by the California Department of Fish and Wildlife (March 7, 2012) when activities will result in a high level of disturbance. The fencing used shall be a visual screen unless the biological monitor determines a visual screen is not appropriate because of the location of the burrow and the nature of the surrounding uses or activities. A biological monitor shall be present to supervise the erection and removal of the temporary fencing.

The revised Project would remain substantially unchanged, and Mitigation Measures 7a and 7b would continue to be implemented. Impacts would remain the same and would be less than significant.

Threshold: 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.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. According to the General Biological Resources Assessment, suitable habitat exists for the burrowing owl (noncovered species under the Migratory Bird Treaty Act). However, as previously indicated, the burrowing owl was not observed on the Project Site during surveying. Implementation of mitigation measure 7a and 7b would reduce potential impacts to less than significant. Although the desert tortoise is a covered species under the CVMSHCP, clearance surveys for the tortoise can be required by the United States Fish & Wildlife Service prior to site disturbance. However, because field surveys revealed no evidence of suitable habitat for the occurrence of this species on the Project Site, no additional surveys for this species are recommended. No evidence of the Casey's June beetle was found, and it has not been identified east of Cathedral City. No suitable nesting habitat for the loggerhead shrike was identified within the Project boundaries. Therefore, no additional surveys or actions are required. Impacts would be less than significant to sensitive, candidate, or special-status species.

The revised Project would remain substantially unchanged, and Mitigation Measures 7a and 7b would continue to be implemented. Impacts would remain the same and would be less than significant.

Threshold: 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.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The site is currently being farmed, and the perimeter contains access roads for use of agricultural equipment. Use of the perimeter roads would provide the potential as a wildlife corridor. Surveys were conducted for the General Biological Resources Assessment to determine the presence of wildlife corridors around the Project Site. No regularly used wildlife corridors could be detected through sign or observation. Therefore, the Project would not conflict with established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites. In addition, a persistently flowing watercourse is not present on or adjacent to the Project Site. The Project would not interfere

substantially with the movement of any native resident or migratory fish or wildlife species. Impacts would be less than significant.

The revised Project would remain substantially unchanged and impacts would remain the same and less than significant.

Threshold: 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.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. No riparian habitat or sensitive natural community is located on the Project Site. The closest potential for riparian habitat would be Lake Cachuela, approximately 3 miles northwest of the Project Site. However, due to the distance from the Project Site, development would not impact potential riparian habitats. Therefore, no impacts would occur.

The revised Project would remain substantially unchanged and there would continue to be no impact.

Threshold: 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.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is neither close to, nor does it contain, wetland habitat or a blue-line stream. Therefore, Project implementation would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (CWA) through direct removal, filling, hydrological interruption, or other means. Therefore, no impacts would occur.

The revised Project would remain substantially unchanged and there would continue to be no impact.

Threshold: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The County of Riverside recognizes the importance of trees. The County's General Plan recognizes trees as important in providing aesthetic appeal throughout the area. In addition, the General Plan emphasizes the need to maintain and preserve superior examples of native trees, natural

vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes (Open Space Element). Trees do not exist on the Project Site. Furthermore, the Project Site and surrounding area do not contain any biological resources, and Project development would not include the removal or disturbance of any trees. Therefore, impacts would be less than significant.

The revised Project would remain substantially unchanged and impacts would remain the same and less than significant.

E. CULTURAL RESOURCES

Threshold: **Alter or destroy a historic site.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Cultural Assessment¹² did not identify the Project Site as historic; therefore, Project implementation would not alter or destroy any historic sites. No impacts would occur.

The proposed Project would set aside open space for the Cultural Resource Preservation Lot along the westerly boundary of the Project Site, which would be 4.4 acres under Option A and 4.0 acres under Option B, as compared to the previously approved Project. The lot will be used to preserve the artifacts and cemetery-related cultural features that were discovered during the Extended Phase II study. Impacts would be less than the previously proposed Project, and no impacts would occur.

Threshold: **Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. No structures are present on the Project Site. The Cultural Assessment¹³ did not identify historical structures or other historical resources as defined in California Code of Regulations, Section 15064.5. No impacts would occur.

The proposed Project would set aside open space for the Cultural Resource Preservation Lot along the westerly boundary of the Project Site, which would be 4.4 acres under Option A and 4.0 acres under Option B, as compared to the previously approved Project. The lot will be used to preserve the artifacts

12 McKenna et al., *A Phase I Cultural Resources Investigation of Tract 36590 (The Vista Santa Rosa Community), Approximately 80 Acres in Unincorporated Riverside County, California* (April 3, 2014).

13 McKenna, et al, *Phase I Cultural Resources Investigation* (April 3, 2014).

and cemetery-related cultural features that were discovered during the Extended Phase II study. Impacts would be less than the previously proposed Project, and no impacts would occur.

Threshold: **Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project is located within a high-sensitivity area for the presence of paleontological resources.¹⁴ Therefore, potential impacts to paleontological resources would occur during subsurface grading. Implementation of Mitigation Measure 10a would reduce potential impacts to less than significant.

Mitigation: 10a) Prior to issuance of a grading permit, a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the paleontological resource, shall be prepared and adopted prior to any excavation being undertaken. The data recovery plan shall be deposited with the San Bernardino County Museum. The developer/permit holder retain and enter into a contract with a qualified paleontologist who will be included in any pre-grade meetings to provide paleontological sensitivity training and establish guidelines for ground disturbance in sensitive areas. If any paleontological resources are discovered, a qualified paleontologist shall be retained to monitor site subsurface grading activities, with the authority to halt grading to collect uncovered paleontological resources, curate any resources collected with an appropriate repository, and file a report with the Planning Department document any paleontological resources that are found during the course of subsurface grading.

The proposed Project would include the development of an approximately 4.4-acre open space area conserved as a Cultural Resource Preservation Lot along the westerly boundary of the Project Site. The lot will be used to preserve the artifacts and cemetery-related cultural features that were discovered during the Extended Phase II study. The preservation of this area would also preclude the potential for disturbance of paleontological resources as grading would not occur in this portion of the Project Site. As such, impacts would be less than the previously proposed Project, and would remain less than significant.

14 Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

F. GEOLOGY AND SOILS

Threshold: **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. According to the Geotechnical Engineering Report in **Appendix D** of the MND, the Project Site is not underlain by any known and mapped active or potentially active fault deemed capable of rupturing the surface.¹⁵ The Project Site is not located within any Alquist-Priolo Earthquake Fault Zone.¹⁶ The potential for fault rupture on the Project Site is considered remote.

Project development would include the construction of 198 residences within the Vista Santa Rosa Community. All site and building implementation would be required to comply with the 2010 California Building Code (CBC; California Code of Regulations, Title 24, Part 2), which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geological hazards. Impacts would be less than significant.

The revised Project would remain substantially unchanged and impacts would remain the same and less than significant.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The main purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent construction of buildings used for human occupancy on the surface of active faults to minimize the hazard of surface rupture of a fault to people and habitable buildings.¹⁷ An active fault is a fault that has had surface displacement within the last 11,000 years. The Project Site is not within an Alquist-Priolo Earthquake Fault Rupture Zone, as delineated by the California Geological Survey, or within a Riverside County fault zone. Therefore, no active fault rupture would occur.

The revised Project would remain substantially unchanged and there would continue to be no impact.

15 Earth Systems Southwest, Geotechnical Engineering Report Proposed Vista Soleada Tentative Tract 36590, September 2013.

16 California Department of Conservation, California Geological Survey, Regional Geological and Mapping Program.

17 California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act.

Threshold: Be subject to seismic-related ground failure, including liquefaction.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Liquefaction refers to loose, saturated sand or gravel deposits that lose their load-supporting capability when subjected to intense shaking. According to the Area Plan, the Project Site is in an area designated as having high liquefaction susceptibility.¹⁸ The Geotechnical Engineering Report prepared for the Project identifies recommendations to minimize seismic-related ground failure, including liquefaction through moisture conditioning, overexcavation, and compaction of on-site soils.¹⁹ The Project would be required to adhere to the 2010 CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. Therefore, impacts from liquefaction would be mitigated to less than significant.

Mitigation: 12a) All grading and earthwork recommendations from the Project Geotechnical Engineering Report, including any updates, must be incorporated into the final Project design, including the final grading, drainage and erosion control plans, or other plans deemed necessary by the County Geologist and must ensure they meet the County's Building Code requirements set forth in the County Building Code. All grading activities must be supervised by a certified engineering geologist: Final grading, drainage, and erosion control plans must be reviewed and approved by the County Geologist before the County issues a grading permit.

The revised Project would remain substantially unchanged and mitigation measure 12a would continue to be implemented. Impacts would remain the same and less than significant.

Threshold: Be subject to strong seismic ground shaking.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. According to the Area Plan, the Project Site is not designated within in an area susceptible to slope instability.²⁰ The Project Site is outside all listed levels of slope instability. However, given its location in southern California, the Project area has been subject to ground shaking in the past on numerous occasions. The Project Site, like all of the southern California area, is located in a seismically active region and will experience slight to intense ground shaking as the result of movement along various active faults in the region.²¹ The 2010 CBC contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. The Project would be

18 Riverside County Eastern Coachella Valley Area Plan Figure 14 "Seismic Hazards." Earth Systems Southwest.

19 Geotechnical Engineering Report Proposed Vista Soleada Tentative Tract 36590, September 2013.

20 Riverside County, *Eastern Coachella Valley Area Plan*.

21 Earth Systems Southwest, *Geotechnical Engineering Report Proposed Vista Soleada Tentative Tract 36590*, September 2013.

required to adhere to the provisions of the 2010 CBC. Compliance with the requirements of the 2010 CBC for structural safety during a seismic event would reduce hazards from strong seismic ground shaking. Therefore, impacts from seismic ground shaking would be less than significant and no mitigation measures are necessary.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The risks associated with landslides occur when building or structures are placed on slopes. The Project Site is topographically level. Therefore, no impacts would occur, and no mitigation measures are necessary in regard to on- or off-site landslides.

The potential for liquefaction induced lateral spreading under the Project is considered low because no free-face or sloping ground conditions exist in the immediate vicinity of the Project. Impacts would be less than significant.

The potential for collapsible soil exists on site. Implementation of Mitigation Measure 12a, which includes the recommendations presented in the Project Geotechnical Engineering Report,²² as well as adherence to the requirements of the CBC, would mitigate potential soil collapse to levels less than significant.

The revised Project would remain substantially unchanged, and Mitigation Measure 12a would continue to be implemented. Impacts would remain the same and would be less than significant.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project area is in an area where multiple aerial photograph lineaments have been identified. The origin of these lineaments is unknown but may be the result of past tensional stresses related to areal subsidence of deep sediment profiles due to groundwater withdrawal.

²² Earth Systems Southwest, *Geotechnical Engineering Report*, September 2013.

Currently, the effects of subsidence in the Project area are considered stable because recharging of the aquifer is locally occurring. However, in the event that groundwater withdrawal and pumping patterns change in the future, the effects of areal subsidence and associated tensional stresses could include surface fissuring similar to those which have occurred in the southeast La Quinta area.²³ Surface effects of subsidence include ground surface fissuring, differential settlement, and tensional (pull-apart) stresses that have resulted in distress to pavements, infrastructure, hardscape, structures, pools, and anthropic water features in other areas of southeast La Quinta and Indian Wells. Implementation of Mitigation Measure 15a would reduce potential lineament and fissuring impacts to less than significant.

Mitigation: 15a. Prior to the issuance of grading permits, should the on-site lineaments be determined to be associated with subsidence related fissures, mitigation of subsidence and fissuring effects will take into account the estimated differential movement that might occur including horizontal tensional stresses and vertical differential displacement, by including the following feasible measures into grading and building design:

- Structural mitigation of foundation systems with additional reinforcing (i.e. post-tension type foundations).
- Soil subgrade mitigation including over-excavation and replacement with engineered fill with the addition of geogrid soil reinforcing.
- Inclusion of an aggregate or crack-stopper layer under foundation systems to allow for the tensional stresses to be accommodated beneath the structure or utility.
- A combination of structural reinforcing and remedial grading (with geogrid).
- Designing infrastructure to accommodate the estimated effects including tensional (pull-apart of pipe joints) effects and change in grades for gravity feed sewers.
- Avoidance for development along or across defined fissure alignments.

The revised Project would remain substantially unchanged, and Mitigation Measure 15a would continue to be implemented. Impacts would remain the same and would be less than significant.

Threshold: Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The following describes potential impacts to people and structures from seiches,

23 Earth Systems Southwest, *Geotechnical Engineering Report*, September 2013.

mudflows, and volcanic hazards. As demonstrated below, the Project would not expose people or structures to inundation by seiche, mudflow, or volcanic hazards.

Seiche

A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. Lake Cahuilla is the closest body of water to the Project Site at approximately 3.5 miles northwest, resulting in a low potential for seiche impacts. Impacts would be less than significant.

Mudflow

A mudflow is a landslide composed of saturated rock debris and soil with a consistency of wet cement. The Project Site and surrounding area are generally flat, with gradual changes in elevation, and there are no major slopes or bluffs on or adjacent to the site. Land surrounding the Project Site is developed and is generally flat.²⁴ Therefore, impacts from a mudflow would not occur.

Volcanic Hazard

No known volcanos are located close to the Project Site. No impacts would occur.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **Change topography or ground surface relief features.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The existing Project Site is flat and currently being farmed. Development of the Project Site would involve mass and fine grading, which would not significantly alter the existing topography of the ground surface. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

24 Eastern Coachella Valley Area Plan, Figure 12 "Flood Hazards." County of Riverside General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones."

Threshold: Create cut or fill slopes greater than 2:1 or higher than 10 feet.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The existing topography of the Project Site is flat. Due to the existing character of the Project Site, Project development would not be expected to implement cut or fill slopes greater than 2:1 or higher than 10 feet. Compliance with Riverside County Building and Safety Ordinance No. 457 is required. Ordinance No. 457 would ensure cut or fill slopes are manufactured appropriately. Compliance with Ordinance No. 457 and the CBC would reduce potential impacts due to changes in topography, and cut and fill slopes, as a result of the Project, to a less than significant level.²⁵

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: Result in grading that affects or negates subsurface sewage disposal systems.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Currently, no subsurface sewage disposal systems exist on the Project Site, nor are subsurface sewage disposal systems proposed for the development of the Project. No impact would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: Result in substantial soil erosion or the loss of topsoil.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Project development of the site would result in the loss of topsoil from grading activities,²⁶ but not in a manner that would result in significant amounts of soil erosion. Implementation of BMPs would reduce the impact to below a level of significance. Furthermore, the Project would be required to comply with SCAQMD Rule 402 and Rule 403, which would reduce the amount of dust erosion during construction. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

25 Riverside County General Plan "Regions Underlain by Steep Slopes," Building and Safety—Grading Review, GEO No. 1367.

26 MSA Consulting, Inc., Vista Soleada Specific Plan, December 2013.

Threshold: **Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (CBC), creating substantial risks to life or property.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Expansive soils become a safety hazard with earth materials that swell and contract depending on the amount of water present. Soils were tested on site and determined to have a very low expansive soil index.²⁷ Conformance to the CBC would ensure that soils on site would continue to have a low expansive soil index. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Development of the Project would not require the installation of a septic tank. Project implementation would include a sewer system that would connect to the Coachella Valley Water District. Therefore, no impacts would occur.

The revised Project would remain substantially unchanged and there would continue to be no impact.

Threshold: **Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Implementation of the Project would involve grading and various construction activities in areas of flat terrain. The Project Site is flat and currently being used for farming methods. Adherence to standard construction procedures, as well as to federal, State, and local regulations implemented in conjunction with the site's stormwater pollution prevention plan (SWPPP) and its BMPs required under the National Pollution Discharge System (NPDES) General Construction Permit, would minimize potential for erosion during construction. While there are no adjacent water bodies to the Project Site, these practices would keep substantial amounts of soil material from eroding from the

27 Earth Systems Southwest, Geotechnical Engineering Report for Vista Soleada, September 2013.

Project Site and prevent deposition within receiving waters located downstream.²⁸ Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **Result in any increase in water erosion either on or off site.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The potential for on-site erosion would increase due to grading and excavation activities during the construction phase. However, BMPs would be implemented for maintaining water quality and reducing erosion. Off-site erosion would not be affected by Project development due to the paved streets that surround the Project Site. Therefore, increases in water-induced erosion on or off site would not cause an adverse impact. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **Be impacted by or result in an increase in wind erosion and blowsand, either on or off site.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. According to the Riverside County General Plan, the Project Site is located in an area designated as having moderate to high wind erodibility.²⁹ However, the Project would decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes would be made on adjacent properties that would increase wind erosion off site that would impact the Project Site. Current levels of wind erosion on adjacent properties that would impact the Project Site are considered less than significant. Compliance with SCAQMD dust regulations would reduce the amount of wind erosion off site during construction. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

28 Earth Systems Southwest, Geotechnical Engineering Report for Vista Soleada, September 2013.

29 Riverside County General Plan, Figure S-8 "Wind Erosion Susceptibility Map."

G. GREENHOUSE GAS EMISSIONS

Threshold: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB 32 for reducing GHG emissions by 20 percent from 1990 levels by 2020. The screening threshold set in the CAP is 3,000 million metric tons of carbon dioxide equivalents (MTCO₂e) for any project. If a project is below the screening threshold, GHG impacts would be less than significant. If a project exceeds the screening threshold, then two options are provided by the CAP to analyze potential cumulative GHG impacts from implementation of that project. They include the use of the County GHG Screening Table document or two air quality emission model runs comparing 2011 levels and Project build-out levels, which result in a 25 percent reduction of GHG emissions from the 2011 model run, as discussed in the Technical Air Quality & Greenhouse Gas Emission Report for the Vista Soleada Specific Plan (**Appendix D**).

As presented in **Table 7.0-4, Construction GHG Emissions**, construction emissions associated with the Project would generate a total of 7,384.9 MTCO₂e. As stated previously, construction-related GHG emissions have been annualized over this period and included in the annual operational emissions later in this Section.

**Table 7.0-4
Construction GHG Emissions**

Year	CO ₂ e Emissions
	(Metric Tons per Year)
2018	890.3
2019	2,032.3
2020	2,053.2
2021	1,405.5
Total Construction GHG Emissions	6,381.3
Annualized over Project Lifetime	212.7

Source: Refer to Modeling in Appendix D, Air Quality and Greenhouse Gas Emissions Modeling – Annual.

A summary of the annual operational emissions of the Project is provided in **Table 7.0-5, Operational GHG Emissions**. As shown in **Table 7.0-5**, operational emissions associated with the Project would generate a total of 3,411.2 MTCO₂e per year.

Table 7.0-5
Operational GHG Emissions

GHG Emissions Source	Emissions MTCO₂e/year
Construction (amortized)	212.7
Operational (mobile) sources*	1,770.3
Area source	6.7
Energy	1,248.5
Waste	39.6
Water	133.4
Annual Total	3,411.2

Source: Refer to Modeling in Appendix D, Air Quality and Greenhouse Gas Emissions Modeling – Annual.

* N₂O emissions account for 0.11 MTCO₂e/year.

The annual net GHG emissions associated with the 2011 operation of the Project and the proposed Project are provided in **Table 7.0-6, Comparison of Operational Greenhouse Gas Emissions**. As identified in **Table 7.0-6**, both the 2011 and Project GHG emissions would exceed the 3,000 MTCO₂e screening threshold. The sum of the direct and indirect emissions associated with the 2011 Project is compared to the direct and indirect emissions associated with the proposed Project. As shown in **Table 7.0-6**, the Project would result in a reduction of 31.8 percent with respect to the 2011 GHG emissions. As concluded in the adopted MND, GHG emissions would result in a reduction of 25.6 percent with respect to the 2011 GHG emissions. Due to the reduced overall density and number of residential units, the Project would result in an increased reduction of GHG emissions when compared to the MND. Because the Project results in more than a 25 percent reduction in GHG emissions, impacts would be less than significant.

Table 7.0-6
Comparison of Operational Greenhouse Gas Emissions

GHG Emission Source	Emissions MTCO₂e/year
2011 Construction	276.3
2011 Operational Sources	4,689.6
2011 Subtotal	4,965.9
Proposed Project Construction	212.7
Proposed Project Operational sources	3,198.5
Proposed Project Subtotal	3,411.2
Annual Difference (reduction)	1,491.1 (31.8%)

Source: Refer to Modeling in Appendix D, Air Quality and Greenhouse Gas Emissions Modeling – Annual

Threshold: **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases**

As concluded in the MND, Project development would not conflict with any applicable plans. The Project would incorporate energy reduction measures that exceed Title 24 requirements by 5 percent; incorporate water efficient landscaping and irrigation systems; and incorporate low-flow water features in residential units, etc., as identified in the Riverside County CAP. Because the Project would reduce GHG emissions from 2011 levels by 25 percent, the Project would assist the County in reducing GHG emissions. Project development would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Similar to the MND, impacts would be less than significant.

H. HAZARDS AND HAZARDOUS MATERIALS

Threshold: **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc. Nonetheless, the nature and volume of such substances associated with the residential uses would not present the potential to create a significant public or environmental hazard.³⁰

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would not create a significant hazard to public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant.

³⁰ Vista Soleada Specific Plan.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project includes adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel; therefore, it would not impair the implementation of or physically interfere with an emergency response plan and/or emergency evacuation plan. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project is not located within one-quarter mile of an existing or proposed school. The nearest schools to the Project Site are Westside Elementary, located at 82225 Airport Boulevard in Thermal, approximately 2.25 miles north of the Project Site; and Coachella Valley High School, located at 83800 Airport Boulevard in Thermal, approximately 2.75 miles northeast of the Project Site. Therefore, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As a result, it would not create a significant hazard or have any impact to the public or the environment. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: Result in an inconsistency with an Airport Master Plan.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is not located within the vicinity of any public or private airport. The closest airport to the Project Site is Desert Resorts Regional Airport, which has since been renamed the Thermal Airport, approximately 3.5 miles to the northeast. According to the Area Plan, the Project Site is located outside the airport influence policy area.³¹ Therefore, the Project would not result in an inconsistency with an Airport Master Plan. Impacts would not occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: Require review by the Airport Land Use Commission.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is not located near any public or private airport; therefore, the Project would not require review by the Airport Land Use Commission. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: 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.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the Project area. No impact would result with implementation of the Project.

The revised Project would remain substantially unchanged and there would continue to be no impact.

Threshold: 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.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is not located within the vicinity of a private airstrip, or heliport;

31 Eastern Coachella Valley Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area."

therefore, the Project would not result in a safety hazard for people residing or working in the Project area. No impact would result with implementation of the Project.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. According to the Area Plan, the Project Site is located in an area designated as low for wildfire susceptibility.³² The Project Site is surrounded by areas of low wildfire susceptibility to the west and south, and by areas of no wildfire susceptibility to the north and east. Additionally, the Project would be required to adhere to Riverside County Ordinance No. 787 and the CBC, which contain provisions for the prevention of fire hazards. Therefore, the Project would not 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. Impacts from wildland fires would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and less than significant.

I. HYDROLOGY AND WATER QUALITY

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is generally flat, and postdevelopment of the Project would result in predevelopment runoff rates. As previously mentioned, adherence to standard construction procedures, as well as to federal, State, and local regulations implemented in conjunction with the site's SWPPP and its BMPs as required under the National NPDES General Construction Permit, would minimize potential for erosion during construction. Compliance with State Water Board erosion control requirements would result in less than significant impacts during construction.

32 Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 13 "Wildfire Susceptibility."

The revised Project would remain substantially unchanged. However, the proposed Project includes a comprehensive drainage system that collects storm flows, retains the incremental post-development increase and discharges surface water at pre-development levels to protect individual residences as well as downstream properties. The Project uses drainage swales adjacent to local streets to convey surface flows to retention basins located in open space buffer areas at the Project periphery. These basins will also include water quality elements that serve as structural Best Management Practices (BMPs) in accordance with the MS-4 Whitewater River Watershed Municipal Stormwater Program. Therefore, impacts would remain the same and would be less than significant.

Threshold: **Violate any water quality standards or waste discharge requirements.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The construction of the Project would implement BMPs to reduce off-site water quality issues to less than significant levels. The Project designed the on-site stormwater drainage system with drainage swales and retention basins. The retention basins would conform to the Municipal Separate Storm Sewer System (MS4) Whitewater River Watershed Municipal Stormwater Program. Impacts would be less than significant.

The revised Project would remain substantially unchanged; however, 4.4 fewer acres under Option A and 4.0 fewer acres under Option B, would be converted to residential uses. Therefore, a corresponding reduction in the potential for violating water quality standards or waste discharge requirements would occur. As such, impacts would remain would be less than significant.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Historic groundwater levels for the site are shallow, with levels approximately 3 feet below ground surface; however, groundwater levels are estimated to be currently below 25 feet below ground surface. The Project would utilize potable water from the Coachella Valley Water District, which in turn uses a mixture of Colorado River water and groundwater to supplement demand within the Coachella Valley Water District (CVWD) service boundaries. The CVWD has numerous groundwater recharge facilities within the Coachella Valley to offset the lowering of the groundwater table. The Project Site is located within a groundwater recharge area where groundwater levels are currently

rising. As discussed later in this document, the Project would result in less water demand than that required for existing farm operations. Therefore, the Project would not directly or indirectly lower groundwater levels within the Project area. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is uniformly level and surface water runoff north of the site drains to the east without entering the site. Surface flow is mainly confined to flows generated on site. The Project has been designed to include a comprehensive drainage system that collects storm flows, retains the increase in postdevelopment flow, and discharges the surface water at predevelopment levels. The Project includes retention basins, which would treat and retain incremental surface water runoff, within the open space areas along the perimeter of the site. The retention basins would conform to the MS4 Whitewater River Watershed Municipal Stormwater Program. Impacts would be less than significant.

The revised Project would remain substantially unchanged; however, 4.4 fewer acres under Option A and 4.0 fewer acres under Option B, would be converted to residential uses. Therefore, a corresponding reduction in runoff associated with development would occur. As such, impacts would remain less than significant.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is located within a 100-year flood hazard area.³³ The Coachella Valley Stormwater Channel intercepts and conveys surface water flows in the Lower Whitewater River Subbasin of the Whitewater River Watershed to the Salton Sea. This channel is designed to convey 100-year floods. Furthermore, the Project Site would be graded to protect all building pads from a 100-year flood event, in accordance with the CBC, and the on-site storm drain system would convey these flows through the site. Impacts would be less than significant.

33 Eastern Coachella Valley Area Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas.

The revised Project would remain substantially unchanged; however, fewer housing units would be developed. Therefore, less housing would be placed within a 100-year flood hazard area. Impacts would be somewhat lesser under the proposed Project and would be less than significant.

Threshold: **Place within a 100-year flood hazard area structures which would impede or redirect flood flows.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project design would be designed in accordance with the CBC to include building pad heights above the 100-year flood hazard area; in addition, the Project would include an on-site storm drainage system that retains the postdevelopment flow and discharges surface water at predevelopment levels to protect on-site residences and downstream properties. Therefore, the Project would not place structures within a 100-year flood hazard area that would impede or redirect flood hazard flows. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **Otherwise substantially degrade water quality.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. As previously discussed, the construction of the Project would implement BMPs to reduce off-site water quality issues to less than significant levels. The Project designed the on-site stormwater drainage system with drainage swales and retention basins to ensure impacts to water quality would be less than significant.

The revised Project would remain substantially unchanged; however, 4.4 fewer acres under Option A and 4.0 fewer acres under Option B, would be converted to residential uses. Therefore, a corresponding reduction in the potential for degrading water quality would occur. As such, impacts would remain less than significant.

Threshold: **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 and/or odors).**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site would be designed to treat stormwater runoff via drainage swales

and retention basins in accordance with the MS-4 Whitewater River Watershed Municipal Stormwater Program. The on-site drainage facilities would be maintained by the Vista Soleada Homeowners Association to minimize vector population and/or odors. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is located in an unincorporated area of Riverside County that is currently being used for farming, east of the City of La Quinta. The construction of storm drain and/or other flood control devices is required by the Riverside County Flood Control and Water Conservation District for development of the site and is enforced through the County's standard conditions of approval.³⁴ As discussed above, potential on- and off-site flooding impacts would be less than significant.

The revised Project would remain substantially unchanged; however, 4.4 fewer acres under Option A and 4.0 fewer acres under Option B, would be converted to residential uses and impermeable surfaces. Therefore, a corresponding reduction in runoff would occur. As such, impacts would remain less than significant.

Threshold: **Changes in absorption rates or the rate and amount of surface runoff.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Although development of the Project Site would increase the amount of impervious surface as compared to existing conditions, the Project includes numerous drainage swales and retention basins that would collect on-site flows and would allow for infiltration. With implementation of the Project design in conformance with the MS4 permit, potential impacts to surface runoff from the Project are considered less than significant.

The revised Project would remain substantially unchanged; however, 4.4 fewer acres under Option A and 4.0 fewer acres under Option B, would be converted to residential uses and impermeable surfaces.

34 Vista Soleada Specific Plan, December 2013 (c) Riverside County General Plan, Figure S-16 "Inventory of Dam Locations."

Therefore, a corresponding reduction in surface runoff would occur. As such, impacts would remain less than significant.

Threshold: **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as the result of the failure of a levee or dam (Dam Inundation Area).**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is in an unincorporated area of Riverside County, east of the City of La Quinta, within the Vista Santa Rosa Community. According to the General Plan, the closest dam to the Project Site is located in La Quinta. However, the General Plan also designates the Project Site outside an area subject to dam inundation.³⁵ Therefore, impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **Changes in the amount of surface water in any water body.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would not cause changes in the amount of surface water in any water body. No impacts would occur.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

J. LAND USE AND PLANNING

Threshold: **Result in a substantial alteration of the present or planned land use of an area.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is in an unincorporated area of Riverside County, immediately east of the City of La Quinta, within the Vista Santa Rosa Policy Area and within the City of La Quinta Sphere of Influence (SOI). The Project Site is designated as Agriculture with a Community Development Overlay (CDO), which allows for an overall density range of 1–3 dwelling units per acre.³⁶ Implementation of the Project would require a General Plan Amendment to change the land use designation from Agriculture to Medium Density Residential, Commercial Retail, and Conservation. The CDO allows changes from the

³⁵ Riverside County General Plan, Figure S-10 “Dam Failure Inundation Zones.”

³⁶ Riverside County General Plan, Eastern Coachella Valley Area Plan, Vista Santa Rosa Community.

Agriculture Foundation to the Residential Foundation. The Project would provide a residential density of 2.4 dwelling units per acre; provide approximately 35.0 acres of open space (approximately 43 percent of the site), of which would include a Cultural Resource Preservation Lot, and conform to the policies in the Vista Santa Rosa Land Use Concept Plan. Therefore, the Project would not result in a substantial alternation to the present or planned land use of the area.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **Affect land use within a city sphere of influence and/or within adjacent city or county boundaries.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. According to the Riverside County Land Information System and the City of La Quinta General Plan, the Project Site is located within the City of La Quinta SOI. The City of La Quinta designates the Project Site as Low Density Residential, which is appropriate for single-family residential development and allows up to 4 units per square acre.³⁷ Residential density within the Project would average 2.4 dwelling units per acre, consisting of 179 Citrus Village residential lots with a minimum size of 4,000 square feet and an average of 6,000 square feet in the middle of the site; and 19 Date Palm Estate lots ranging in size from 0.75 acres to 1 acre in size on the edges of the site on Avenue 60, along the eastern perimeter, and Avenue 61. The smaller lots abut similarly sized residential lots along the western boundary, transitioning to larger estate lots, then to the date palm buffer on the northern, southern, and eastern edges. Private parks for joint recreation/retention/community garden use are interspersed throughout the Project Site to provide common open space and a convenient location for outdoor community gatherings and activities. An internal system of 3-foot-wide multiuse trails would be interspersed within the Project along the central spine road within citrus-themed yardscapes. Pedestrian pass-throughs are planned between residential lots at regular intervals to allow ample community access to parks and the perimeter public trail. Furthermore, the Project would be located west of an approved residential subdivision project that would construct 133 residential units. Therefore, Project development would be in accordance with land use designations of the City of La Quinta. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

37 Riverside County Land Information System. City of La Quinta General Plan, Exhibit II-1, "Land Use Map."

- Threshold:** Be consistent with the site’s existing or proposed zoning.
- Threshold:** Be compatible with existing and planned surrounding zoning.
- Threshold:** Be compatible with existing and planned surrounding land uses.
- Threshold:** Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan).

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is currently zoned Light Agriculture—10 Acre Minimum (A-1-10), which allows for single- family dwellings. The proposed General Plan Amendment will contribute to the achievement of the purposes of the General Plan. The purposes of the General Plan are guided by the General Plan Vision Policies. The policies are arranged into different categories intended to first address planning at an area plan level, then at the community level, and finally down to a specific project level, such as subdivisions or use permits. The General Plan identifies these as macro, medium, and micro levels, respectively.³⁸

The macro level, titled the “efficient use of land” in the General Plan, has only one policy, LU 2.1, which has several different components. The Project satisfies these components, lettered *a* through *g*, as explained below.

a, b, and c: Components *a, b,* and *c* of this policy require a broad range and mix in land uses provided at the area plan level, supported by utilities and service systems and evaluation of impacts to the environment. The Project satisfies this requirement for land use diversity by providing a mix of residential unit types that are consistent with the Vista Santa Rosa Land Use Conceptual Plan; walking and equestrian trails; 35.0 acres of open space (approximately 43 percent of the site), including a Cultural Resource Preservation Lot. The Project includes a date palm landscape buffer treatment along the perimeter containing a multiuse trail to shield and transition the larger estate lots from adjacent approved residential subdivisions to the east, and from agriculture to the north, east, and south. Smaller lots are required within the center of the community. The utilities and service systems needed to serve the Project are identified in the Specific Plan, and the impacts of constructing the utilities and service systems are analyzed in MND for impacts and required through conditions of approval and Specific Plan standards.

38 Riverside County Planning Department, Zone Descriptions & Requirements.

d and e: Components *d* and *e* of the policy require concentration of growth near community centers and near or within existing urban and suburban areas to maintain the rural and open space character of the County. The Project is located within the Vista Santa Rosa Land Use Conceptual Plan area within the Eastern Coachella Valley Area Plan.³⁹ Community centers are envisioned within this area of the Vista Santa Rosa Land Use Conceptual Plan. The Project is located east of the City of La Quinta, with approved suburban residential subdivisions, and allowed by the Vista Santa Rosa Land Use Conceptual Plan to have a residential density up to three dwelling units per acre. Open space, trails, equestrian uses, and residential density are required through Conditions of approvals and Specific Plan standards consistent with the Vista Santa Rosa Land Use Conceptual Plan. To create a rural character within the community, the Project proposes customized rural road sections and street standards with reduced centerline radii, hammerhead turnarounds rather than cul-de-sacs, traffic circles rather than standard T-intersections, and turf-lined drainage swales in place of concrete curb and gutter. The Project satisfies this requirement for concentrated growth near urban and suburban areas to maintain the rural and open space character of Riverside County.

f and g: Component *f* requires site development to capitalize on multimodal transportation opportunities. The Project includes a master circulation plan designed to facilitate efficient vehicular travel throughout the community while also accommodating joint pedestrian use via traffic calming devices such as traffic circles and stamped pavement at intersections. The two main entries are connected by a central axis road with intermittent turning circles to distribute traffic to the rest of the Project. The Project also includes walking and equestrian trails as required by the Policies in the Vista Santa Rosa Land Use Conceptual Plan to connect to other areas in the Vista Santa Rosa community. Parks are also required within a quarter mile of all residential units. Component *g* prevents inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards. This Effects Found Not To Be Significant Section of this Supplemental EIR addresses these impacts and the Project accommodates mitigation in the design.

While there is only one land use policy directing development at the macro level, there are several at the “medium” or Community Design level. The Project is consistent with these policies because they are required by the Vista Santa Rosa Land Use Conceptual Plan itself. The policies in the Community Design section require a mix of uses, multimodal streets and trails, community separators, unique communities with a sense of place, and compact new towns. The Project addresses each of these policy objectives through the design of the Project, as described above. Other policies in this section specifically require

39 Eastern Coachella Valley Area Plan.

promotion of infill development and parcel consolidation. For purposes of this analysis, it is assumed that these policies are applicable to redevelopment projects only.

A review of the micro, or Project design, policies, indicates there are four policies, each of which has several different components. The Project satisfies these policies, labeled LU 4.1 through LU 4.4. Each is explained below.

Policy LU 4.1 (as fully stated in the County of Riverside General Plan, December 2015) requires that new developments be located and designed to visually enhance, not degrade, the character of the surrounding area through consideration of concepts, including compliance with design standards of the appropriate area plan land use category; requires that structures be constructed in accordance with requirements of the County's zoning, building, and other pertinent codes and regulations; requires use of drought-tolerant landscaping and efficient irrigation systems; pursues energy efficiency; incorporates water conservation techniques; encourages innovative and creative design concepts; ensures that public art, safe and convenient vehicular access, and the location of site entries be placed to minimize conflicts with adjacent residential neighborhoods; mitigates noise, odor, lighting, and other impacts on surrounding properties; provides landscaping in open space; preserves natural features, site building access points along sidewalks, pedestrian areas, and bicycle routes that encourage pedestrian activity; and establishes safe and frequent pedestrian crossings, including public open areas that separate pedestrian space from auto traffic with special regard to pedestrian safety. The Project addresses each of these policy objectives through the design of the Project, as described above. This Effects Found Not To Be Significant Section of this Supplemental EIR addresses these impacts, and the Project accommodates mitigation in its design.

Policy LU 4.2 requires property owners to maintain structures and landscaping to a high standard of design, health, and safety through provision of code enforcement activities, programs, and work with local service organizations and educational institutions to inform residential property owners about property maintenance methods; and promotes and supports community and neighborhood based efforts for the maintenance, upkeep, and renovation of structures and sites. The Project addresses these policies as required through conditions of approval.

Policy LU 4.3 requires programs to ensure historic preservation. This Cultural Resources Section of this Supplemental EIR addresses these impacts, and the Project accommodates mitigation specific to archeological resources in the design. Furthermore, the Project Site does not contain historic sites or structures; therefore, this policy is not applicable to this Project.

Policy LU 4.4 requires historically significant buildings to be permitted and vary from building and zoning codes to maintain the historical character of the County, providing that the variations do not endanger human life and buildings comply with the State Historical Code. The Project Site does not contain structures; therefore, this policy is not applicable to this Project.

The Vista Santa Rosa Land Use Conceptual Plan contains Policies addressing transitions and buffers, and open space and community amenities, community icons, and lifestyle corridors for each specific Policy Area 1 through Policy Area 4. The Project addresses the specific design standards for Policy Area 3 as it would provide a residential community that would be up to 3 dwelling units per gross acre and would provide approximately 35.0 acres of open space, approximately 43 percent of the site. The Project includes a date palm landscape buffer treatment along the perimeter containing a multiuse trail to shield and transition the larger estate lots from adjacent approved residential subdivisions to the east, and from agriculture to the north, east, and south. Smaller lots are required within the center of the community. The Project is consistent with the proposed Specific Plan zone. Therefore, impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would not disrupt or divide any existing community. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

K. MINERAL RESOURCES

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The General Plan identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroachment on existing extraction. According to the General Plan, the Project Site is in an area designated as unstudied for mineral resources. The Project would not result in the loss of availability of a

known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: **Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is not located adjacent to a State-classified, designated area, or existing surface mine. As such, the Project would not be incompatible with adjacent land uses. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: **Expose people or property to hazards from proposed, existing or abandoned quarries or mines.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. No existing or abandoned quarries or mines exist in the area surrounding the Project Site. The Project does not propose any mineral extraction on the Project Site. The Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. No impacts would occur.

The revised Project would remain substantially unchanged and there would continue to be no impact.

L. NOISE

Threshold: **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.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is not located near any public or private airport. The closest airport to the Project Site is the Thermal Airport, approximately 3.5 miles to the northeast. According to the Area Plan, the Project Site is located outside the airport influence policy area.⁴⁰ Therefore, the Project would not expose people residing or working the Project area to excessive noise levels. No impacts would occur.

The revised Project would remain substantially unchanged and there would continue to be no impact.

Threshold: 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.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. As indicated previously, the Project Site is not located within the vicinity of any private airport. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: For a project within the vicinity of a railroad, would the project expose people residing or working in the project area to excessive noise levels.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is not located adjacent to a rail line. The nearest rail line to the Project Site is the Southern Pacific Railroad, which runs adjacent to SR 111 and the Salton Sea, approximately 6.5 miles east of the site.⁴¹ Therefore, the Project would not be impacted by rail noise. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: For a project within the vicinity of a highway, would the project expose people residing or working in the project area to excessive noise levels.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is located in an unincorporated area of Riverside County,

40 Eastern Coachella Valley Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area."

41 Eastern Coachella Valley Area Plan, Local Circulation Policies, "Rail."

immediately east of the City of La Quinta, within the Vista Santa Rosa Policy Area. The Project Site adjacent to any major highways identified in the General Plan.⁴² The nearest major highways to the Project Site are SR 111 and SR 86, which are both approximately 6.5 miles to the east of the Project Site. Due to the distance from the Project Site, major highway noise would not contribute a significant amount of noise to the Project.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.**

Vehicle Noise

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Traffic on roadways surrounding the Project generates noise levels within an acceptable range. An increase of 5 dBA at off-site roadway locations containing sensitive uses is considered a significant impact, and if the resulting noise level exceeds the land use compatibility criteria, then an increase of 3 dBA is considered significant. As indicated in the MND, no significant changes in CNEL would result from Project traffic along the majority of the roadway locations based on these criteria. A few roadway locations, however, would exceed these criteria, including 61st Avenue between Jackson Street and Driveway 2 (8.0 dBA), and 61st Avenue between Driveway 2 and Monroe Street (8.0 dBA). These increases are primarily due to these roadways carrying minimal traffic volumes under existing conditions. Because these increases would not result in any noise compatibility guideline being exceeded, impacts are also considered to be less than significant.

As currently proposed, the Project will have 32 fewer residential lots, and the overall Project density would decrease from 2.8 to 2.4 units when compared to the previously approved Project. Due to the reduced number of residential lots, the Project would result in reduced overall trips, thereby reducing roadway noise levels. Impacts would be lesser when compared to the previously approved Project and would remain less than significant.

Threshold: **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The construction period for the Project is anticipated to last approximately 3 years,

42 Riverside County General Plan, Circulation Element.

beginning in 2018 and ending in 2021. The Project would adhere to the County's Noise Ordinance, which states that construction activity may not occur between the hours of 6:00 PM and 6:00 AM during the months of June through September, and between the hours of 6:00 PM and 7:00 AM during the months of October through May. The Project would also implement construction BMPs and Mitigation Measures 34a, 34b, and 34c to alleviate construction noise. Impacts would be less than significant.

Mitigation Measures:

34a All construction activity shall be conducted in accordance with County of Riverside Noise Ordinance 847, indicating that: construction activity does not occur between the hours of 6:00 PM and 6:00 AM during the months of June through September; and construction activity does not occur between the hours of 6:00 PM and 7:00 AM during the months of October through May.

34b The following construction best management practices (BMPs) shall be implemented to reduce construction noise levels:

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

34c Construction staging areas along with the operation of earthmoving equipment within the Project area shall be located as far away from vibration-and noise-sensitive sites as possible.

No change in construction activities or the noise associated with construction would result from the reduction of residential lots. The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Future residents located on the Project Site, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area from people living on the premises and utilizing the on-site amenities, including common open space and trail areas. Potential residential-type noise sources include people talking, doors slamming, stereos, and other noises associated with human activity. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. Noise levels for residential areas are typically between 48 to 52 dBA CNEL. Overall, the noise generated by the Project's residential land uses would not exceed the City of La Quinta's or County of Riverside's compatibility thresholds and is considered to be less than significant.

The proposed Project would have fewer residential lots and, therefore, result in fewer residences when compared to the previously approved Project. Consequently, the noise generated by the Project's residential land uses would not exceed the City of La Quinta's or County of Riverside's compatibility thresholds and would remain less than significant.

Threshold: **Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The primary source of vibration during construction would be the use of scrapers, bulldozers, a motor grader, and water and pickup trucks. The closest construction activity to a sensitive receptor is estimated to be approximately 200 feet from the closest existing residences to the south. Generally, problems with ground-borne vibration from construction sources are localized to areas within approximately 100 feet of the vibration source. Using data provided in the Federal Transit Administration's *Transit Noise and Vibration Impact Assessment*⁴³ and *Caltrans Transportation and*

43 US Department of Transportation, Federal Transit Administration (FTA), Office of Planning and Environment, Transit and Vibration Impact Assessment, FTA-VA-90-1003-06 (May 2006).

Construction-Induced Vibration Guidance Manual,⁴⁴ it was estimated that the vibration level at these nearest residences to the south would be less than the 0.1 inch per second (in/sec) and would not exceed the 0.2 in/sec threshold for residential structures, and would be below the level of potential risk for architectural damage to normal buildings. Therefore, the proposed Project would not result in significant vibration impacts.

The construction period for the Project is anticipated to last approximately 3 years. In addition, no change in construction activities would result from the reduction of residential lots. The Project would adhere to the County's Noise Ordinance and implement constructions BMPs to alleviate construction vibration. Therefore, the proposed Project would not result in significant vibration impacts.

M. POPULATION AND HOUSING

Threshold: **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is currently being farmed and does not contain existing housing. Implementation of the Project would not directly or indirectly necessitate the construction of replacement housing; create the demand for additional housing; or displace people, resulting in the construction of replacement housing elsewhere. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: **Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

44 Jones & Stokes, *Transportation- and Construction-Induced Vibration Guidance Manual* (Sacramento, CA: Jones & Stokes, 2004). Prepared for California Department of Transportation, Noise, Vibration, and Hazardous Waste Management Office, Sacramento, CA.

Threshold: **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would not result in the displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: **Affect a County Redevelopment Project Area.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is not located within a County Redevelopment Area. Therefore, no impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: **Cumulatively exceed official regional or local population projections.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would generate approximately 736 residents within unincorporated portion of the Coachella Valley. Based on SCAG data, the population projections used to estimate emissions in the 2012 AQMP for year 2020 anticipated a population of 471,500 within unincorporated areas of the County. The Project would generate approximately 736 residents. The Project would account for approximately 1 percent of the anticipated increase of residents within the City between 2012 and 2020.⁴⁵ This total is within the growth projections for the unincorporated Riverside County as adopted by SCAG. Impacts would be less than significant.

For the currently proposed Project, based on an average household size for Riverside County of 3.33 people per household,⁴⁶ the Project would generate approximately 659 residents⁴⁷ within unincorporated portion of Riverside County. Based on SCAG data, the population projections for year 2040 are 499,200 within unincorporated areas of the County.⁴⁸ The Project would account for approximately 0.5 percent of the anticipated increase of residents within the City between 2012 and

45 736 Project residents / (471,500 - 358,827 = 112,673) (the increase in residents in unincorporated Riverside County between 2012 and 2020) = 0.16.

46 U.S. Census Bureau, Profile of General Population and Housing Characteristics: 2010, 2010 Demographic Profile Data, Riverside County, <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>.

47 198 residential units × 3.33 people per household = 659.34 residents.

48 Southern California Association of Governments, *2016–2040 Regional Transportation Plan/Sustainable Communities Strategy*, Demographics and Growth Forecast (April 2016).

2040.⁴⁹ This total is within the growth projections for the unincorporated Riverside County as adopted by SCAG. Impacts would be less than those of the previously proposed Project and would remain less than significant.

Threshold: 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).

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project could encourage additional residential developments in the area, but the development would have to be consistent with the General Plan; therefore, the Project would not induce substantial population growth.

The revised Project would remain substantially unchanged; however, 32 fewer residential units would be developed, and a corresponding reduction in population growth would occur. As such, impacts would remain the same and would be less than significant.

N. PUBLIC SERVICES

1. Fire Services

Threshold: Result in substantial adverse physical impacts associated with the provisions of new or physically altered fire facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain performance objectives for fire services.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The Riverside County Fire Department is administered under contract by Cal Fire, and participates in a Regional Integrated and Cooperative Fire Protection System. This system provides the surrounding areas with additional regional resources to respond to fire service calls when required. The nearest fire stations to the Project Site are La Quinta PGA (Station 70, La Quinta), located at 54001 Madison Street, approximately 3.5 miles northwest of the Project Site, and Thermal Fire Station (Station 39, Thermal) at 86911 58 Avenue, approximately 4.75 miles northeast of the Project Site.⁵⁰ The Project would not directly physically alter existing facilities or result in an increase in demand

49 659 Project residents / (499,200 – 359,000 = 140,200) (which is the increase in residents in unincorporated Riverside County between 2012 and 2020) × 100 = 0.47.

50 Riverside County Fire Department Fire Stations. Riverside County General Plan Safety Element.

for services that would require the construction of new facilities. The Project is required to comply with County Ordinance No. 650 to provide for adequate fire protection resources. This is a standard condition of approval and is not considered mitigation under CEQA.

The revised Project would remain substantially unchanged. However, there would be 32 fewer residential units. Impacts would be less than those of the previously proposed Project and would remain less than significant.

2. Sheriff Services

Threshold: Result in substantial adverse physical impacts associated with the provisions of new or physically altered sheriff facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain performance objectives for sheriff services.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Police protection services in the County of Riverside are provided by the Riverside County Sheriff's Department. The nearest Sheriff's Department to the Project Site is the Thermal Sheriff's Station, located at 86625 Airport Boulevard, approximately 4.75 miles northeast of the Project Site. The Thermal Sheriff Station serves the eastern half of the Coachella Valley, as well as the Project Site.⁵¹ The Project would not directly physically alter existing facilities or result in an increase in demand for services that would require the construction of new facilities. The Project is required to comply with County Ordinance No. 650 to provide for adequate sheriff services. This is a standard condition of approval and is not considered mitigation under CEQA.

The revised Project would remain substantially unchanged. However, there would be 32 fewer residential units. Impacts would be less than those of the previously proposed Project and would remain less than significant.

51 Riverside County Sheriff's Department, Thermal Sheriff's Station.

3. Schools

Threshold: Result in substantial adverse physical impacts associated with the provisions of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain performance objectives for school services.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is located within the Coachella Valley Unified School District (CVUSD). The nearest schools to the Project Site are Westside Elementary, located at 82225 Airport Boulevard in Thermal, approximately 2.25 miles to the north of the Project Site; and Coachella Valley High School, located at 83800 Airport Boulevard in Thermal, approximately 2.75 miles northeast of the Project Site.⁵² The Project is required to pay with School Mitigation Impact fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. The Project would not physically alter existing facilities or result in the construction of new or physically altered facilities. Impacts would be less than significant.

The revised Project would remain substantially unchanged. However, there would be 32 fewer residential units and a corresponding reduction in the number of generated students. Impacts would be less than those of the previously proposed Project and would remain less than significant.

4. Libraries

Threshold: Result in substantial adverse physical impacts associated with the provisions of new or physically altered library facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain performance objectives for library services.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The closest library to the Project Site is the Coachella Valley Branch Library, located at 1538 7th Street in the City of Coachella, approximately 5.60 miles to the northeast of the site.⁵³ The Project is required to comply with County Ordinance No. 659 to provide adequate library services and would not create a significant incremental demand for library services. This is a standard condition of approval and is not considered mitigation under CEQA. The Project would not require the provision of new or altered governmental facilities at this time.

⁵² Coachella Valley Unified School District "Schools."

⁵³ Riverside County General Plan.

The revised Project would remain substantially unchanged. However, there would be 32 fewer residential units and a corresponding reduction in the number of generated residents utilizing local library facilities. Impacts would be less than those of the previously proposed Project and would remain less than significant.

5. Health Services

Threshold: Result in substantial adverse physical impacts associated with the provisions of new or physically altered health facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain performance objectives for health services.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is located within an area served by the County health centers. The closest health center to the Project Site is Eisenhower Health Center, located at 45280 Steeley Drive in the City of La Quinta, approximately 8.5 miles northwest of the site.⁵⁴ The Project would not physically alter existing facilities or result in an increase in demand for services that would require the construction of new or physically altered facilities. Impacts would be less than significant.

The revised Project would remain substantially unchanged. However, there would be 32 fewer residential units and a corresponding reduction in the number of generated residents utilizing local health services. Impacts would be less than those of the previously proposed Project and would remain less than significant.

O. RECREATION

Threshold: 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.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would include the construction 230 lots within the Project Site. Due to the number of lots, the Project would also include seven pocket parks within the interior of the Project Site and an equestrian way station located at the northeast corner. The nearest public park to the Project Site is Lake Cahuilla County Park, located at 58075 Jefferson Street (La Quinta), approximately 3.5 miles northwest. Project implementation would not require the construction or expansion of

54 Riverside County General Plan.

recreational facilities, which might have an adverse physical effect on the environment. No impacts would occur.

The revised Project would remain substantially unchanged. However, there would be 32 fewer residential units and a corresponding reduction in the number of generated residents utilizing local recreational facilities. Impacts would be less than those of the previously proposed Project and would remain less than significant.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would include the construction of 230 residences with multiple pocket parks, citrus-themed country lanes, and a 100-foot-wide perimeter grove of Medjool date palm trees within the Project Site. The park space within the Project would be for the residents and guests only. The Project would meet some of the residents' needs for neighborhood parks such that the increase in use of other neighborhood and regional parks from the 736 residents being added to the unincorporated County population would not be substantial. The Project would therefore not result in significant physical deterioration of existing parks or other recreational facilities. Impacts would be less than significant.

The proposed Project would include the construction of 32 fewer residences, resulting in 77 fewer residents. Impacts would be less than those of the previously proposed Project and would remain less than significant.

Threshold: **Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. All residential projects are required to pay parks and recreation fees to the Desert Recreation District that would mitigate impacts on the use of existing neighborhood or regional parks. Payment of the park fees is required for new projects and would result in a less than significant impact. This is a standard condition of approval and is not considered mitigation under CEQA.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: Impacts to recreational trails.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. According to the Area Plan, the Project is located adjacent to the south of a Class I Bike Path/Regional Trail along Avenue 60.⁵⁵ The Project would provide a 12-foot-wide public equestrian multiuse trail along Avenue 60 to connect to the proposed regional trail system. The equestrian trail would also connect Avenue 60 along the eastern perimeter south to Avenue 61 and along the southern Project boundary. Impacts would be beneficial because the Project would provide a portion of the regional trail in the area.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

P. TRANSPORTATION AND TRAFFIC

Threshold: 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.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Nine intersections were analyzed in the Traffic Impact Analysis, including the two Project entrance streets. The existing seven intersections operate at a level of service (LOS) A under Existing Conditions. The analyzed intersections are currently unsignalized. The Project would generate 2,197 weekday daily trips, with 175 trips in the AM peak hour and 232 trips in the PM peak hour. The nine intersections analyzed in the Traffic Impact Analysis, including the two Project entrances, would experience a slight increase in delay at each intersection. The LOS would remain LOS A under Existing plus Project conditions. Intersection impacts would be less than significant.

The Project would provide two off-street parking spaces per dwelling unit and parking per Ordinance 360, Section 18.12, for the equestrian way station and rural market. The Project would provide adequate parking, and no impacts would occur.

55 Eastern Coachella Valley Area Plan, Figure-9 "Trails and Bikeway System"

The currently proposed Project would result in 32 fewer residential lots, thereby resulting in fewer residences, when compared to the previously proposed Project. The Project would generate approximately 1,885 weekly daily trips, a reduction of 312 trips when compared to the previously approved Project. The nine intersections analyzed in the Traffic Impact Analysis would remain at LOS A under Existing plus Project conditions.

Impacts under the proposed Project would be slightly less than the previously approved Project, however, there would continue to be no impact.

Threshold: **Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Construction Management Program (CMP) in effect in Riverside County was issued by the Riverside County Transportation Commission in December 2011. The nearest CMP-designated roadway is SR 111, approximately 6.5 miles east of the Project Site. However as stated earlier, the proposed Project would not result in any increase to traffic during peak hours and would not conflict with any LOS or travel demand measures established by the CMP. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The closest airport to the Project Site is Thermal Airport, approximately 3.5 miles to the northeast. According to the Area Plan, the Project Site is located outside the airport influence policy area. Airplane takeoffs and landing are at a sufficient distance from the Project Site and would not pose a safety risk area; airline traffic would remain similar, and no airline safety risks would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: Alter waterborne, rail or air traffic.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is not located near a waterway or rail line and would not alter waterborne, rail, or air traffic. No impacts would occur.

The revised Project would remain substantially unchanged, and there would continue to be no impact.

Threshold: Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would provide two gated entrances, roundabouts, and hammerhead intersections to minimize potential hazards as a result of the Project design features. The internal circulation system would be designed in accordance with County of Riverside guidelines and would provide adequate fire department access and widths. Line of sight for turning movements would be provided according to California Department of Transportation and County of Riverside guidelines. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: Cause an effect upon, or a need for new or altered maintenance of roads.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would construct Avenue 60 to its ultimate half-section width as an Arterial roadway (128-foot right-of-way) between the Project's westerly and easterly boundary. The Project would also construct Avenue 61 to its ultimate half-section width as a Collector roadway (76-foot right-of-way) between the Project's westerly and easterly boundary. Both entrances would be controlled by stop signs. The entrance at Avenue 60 would also provide one left turn lane and one right turn lane for the northbound approach, and one left turn lane for the westbound approach. The entrance at Avenue 61 would provide one shared left-through-right turn lane for the southbound approach and one left turn lane for the eastbound approach. Impacts would be less than significant.

The revised Project would remain substantially unchanged. However, there would be 32 fewer residential units and a corresponding reduction in the number of generated residents utilizing local roads. Impacts would be less than those of the previously proposed Project and would remain less than significant.

Threshold: Cause an effect upon circulation during the project's construction.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would incorporate traffic control measures as a design feature, which would minimize construction conflicts on Avenue 60, Avenue 61, and Jackson Street. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: Result in inadequate emergency access or access to nearby uses.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would provide two entrance streets, one that connects to Avenue 60 and one that connects to Avenue 61. These roadways would connect to Monroe Street to the west, and Jackson Street and Highway 86 to the east. Impacts on emergency access would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: 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.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would not conflict with adopted policies regarding alternative transportation. The Project would provide adequate internal pathways and connections to regional bike paths and trails. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Threshold: Impacts to bike trails.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. According to the Area Plan, a Class I Bike Path/Regional Trail is designated along Avenue 60 on the southern edge of the Project Site.⁵⁶ The Project would provide a 12-foot-wide public

⁵⁶ Eastern Coachella Valley Area Plan, Figure-9 "Trails and Bikeway System".

equestrian multiuse trail along Avenue 60 to connect to the proposed regional trail system. The equestrian trail would also connect Avenue 60 along the eastern perimeter south to Avenue 61 and along the southern Project boundary. Impacts would be beneficial because the Project would provide a portion of the regional trail in the area.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

Q. UTILITIES AND SERVICE SYSTEMS

1. Water

Threshold: **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.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project Site is currently being farmed and is served by the CVWD.⁵⁷ The Project would not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of the Project and surrounding projects would have to meet all applicable environmental standards.

The revised Project would remain substantially unchanged. However, there would be 32 fewer residential units and a corresponding reduction in the number of generated residents utilizing water treatment facilities. Impacts would be less than those of the previously proposed Project and would remain less than significant.

Threshold: **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. Current water use on the site for farm operations equates to 6.27 acre-feet of water per year (afy) per acre for two or three crops per year. Existing water use at the site totals 501.6 afy with up to three crops. According to the CVWD 2010 Urban Water Management Plan (UWMP), average single-family water demand equates to 448 gallons per day of potable water. Therefore, the Project would demand 115.4 afy of potable water. The Project would result in a decrease in water use for the site by 386.2 afy of potable water. According to the 2010 UWMP, the CVWD would have a surplus of

57 Riverside County Land Information System.

urban water demand of 4,100 acre-feet in 2015, which would increase to 7,900 acre-feet in 2035. Therefore, the reduction in water use on the site and the surplus in water supplies would result in a less than significant demand on potable water supplies.

The CVWD UWMP was updated in 2015, and the 2015 per capita use for single-family residential water use was reduced to 330 gallons per capita per day (gpcd).⁵⁸ Therefore, the Project as currently proposed would demand 243.6 afy of potable water.⁵⁹ The Project would result in a decrease in water use for the site by 259 afy of potable water.⁶⁰ The proposed Project would account for approximately 0.21 percent of the Projected urban water demand for the Coachella Valley in 2020 and approximately 0.13 percent of the projected urban water demand for 2040.⁶¹ The revised Project would remain substantially unchanged. Impacts would be less than previously proposed Project and would remain less than significant.

2. Wastewater

Threshold: 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 effect.

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project is located within the CVWD sewer services area. The Project would connect the on-site sewer system to existing sewer facilities at the corner of Avenue 62 and Jackson Street. The potential impacts from the construction of the proposed sewer are analyzed throughout the MND, including potential air quality and greenhouse gas emissions, hydrology and water quality, traffic, and cultural resources which is also analyzed in the Supplemental EIR. Construction of the sewer pipelines would comply with existing regulations and County ordinances and would therefore result in less than significant impacts.

The revised Project would remain substantially unchanged. However, there would be 32 fewer residential units and a corresponding reduction in the number of residents generating wastewater. Impacts would be less than those of the previously proposed Project and would remain less than significant.

58 Coachella Valley Water District, 2015 Urban Water Management Plan, page 4-4, based on the average use from 2010 to 2014.

59 $(330 \text{ gpcd} \times 659 \text{ projected residents} \times 365 \text{ days} = 79,376,550 \text{ gallons/year} \times 3.0689\text{e-}6 \text{ gallons/acre-foot} = 243.59 \text{ acre-feet/year})$

60 $501.6 \text{ acre-feet} - 243.6 \text{ acre-feet} = 259 \text{ acre-feet}$

61 Projected urban water demand in Coachella Valley = 114,600 in 2020 and 194,300 in 2040. CVWD 2015 UWMP Table 4-2.

Threshold: **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 project demand in addition to the provider's existing commitments.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The closest wastewater treatment plant to the Project Site is CVWD Water Reclamation Plant (WRP) 4, located in Thermal. The annual average flow to this facility is 4.75 million gallons per day (mgd), with a maximum capacity of 9.9 mgd. Assuming a 1 to 1 ratio in water use and wastewater generation, the Project would generate 448 gallons per day (gpd), or 0.10 mgd, of wastewater. Given that the average flow to WRP 4 is 4.75 mgd, the Project would result in 4.76 mgd to WRP 4, which would remain within the maximum capacity of treatment of wastewater for the plant. Project development would not require the construction or expansion of water treatment facilities. The Project would use the existing wastewater collection system off site. Upgrades and modifications to the existing on-site wastewater system would be undertaken when constructing the new community to comply with the requirements of the California Plumbing Code. Impacts would be less than significant.

As of 2016, the updated annual average flow to the WRP 4 facility is 4.59 million gallons per day (mgd), with a maximum capacity of 9.9 mgd.⁶² Assuming the same 1 to 1 ratio with the proposed Project's water use and wastewater generation, the proposed Project would generate approximately 217,470 gpd or 0.22 mgd, of wastewater.⁶³ Given that the average flow to WRP 4 is 4.59 mgd, the Project would result in 4.81 mgd to WRP 4, which would remain within the maximum capacity of treatment of wastewater for the plant.

The revised Project would remain substantially unchanged. However, there would be 32 fewer residential units and a corresponding reduction in the number of residents generating wastewater. Impacts would be less than those of the previously proposed Project and would remain less than significant.

3. Solid Waste

Threshold: **Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.**

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would result in potential impacts to landfill capacity from the generation

62 Coachella Valley Water District, Coachella Valley Urban Water Management Plan 2015 Update Final Report, Table 6-6, July 2016.

63 $330 \text{ gpcd} \times 659 \text{ residents} = 217,470 \text{ gallons per day}$ or 0.217 million gallons per day

of solid waste during construction and operation. The closest landfill to the Project Site is the Mecca II Sanitary Landfill, located at 95250 66th Avenue, approximately 13 miles southeast of the Project Site. Mecca II is permitted to accept up to 400 tons per day of solid waste.⁶⁴ The next closest landfill to the Project Site is the Oasis Sanitary Landfill, which accepts up to 450 tons per day of solid waste.⁶⁵ In 2014, California, including unincorporated Riverside County, had a per capita disposal rate of 4.5 pounds per person per day. To continue to meet the diversion statistics required by the State, unincorporated Riverside County has a target disposal rate of 6.9 pounds per person per day. The Project would generate 1.67 tons per day, or approximately 0.5 percent of the permitted maximum tonnage allowed at both the Mecca II Sanitary Landfill and the Oasis Sanitary Landfill. This increase in solid waste would result in a negligible increase in solid waste at these landfills. The Project would not alter existing facilities or result in the construction of new or physically altered facilities. Impacts would be less than significant.

The currently proposed Project would generate 1.48 tons per day (0.19 tons per day less than previously approved Project),⁶⁶ or approximately 0.37 percent of the permitted maximum tonnage allowed per day at the Mecca II Sanitary Landfill and approximately 0.33 percent of the permitted maximum tonnage allowed per day at the Oasis Landfill, respectively. The revised Project would remain substantially unchanged. However, there would be 32 fewer residential units and a corresponding reduction in the number of residents generating solid waste.

Threshold: Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan).

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The following federal and State laws and regulations govern solid waste disposal. The US EPA administers the Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal. In the State of California, Assembly Bill (AB) 939 (Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) required every California city and county to divert 50 percent of its waste from landfills by the year 2000 by such means as recycling, source reduction, and composting. In addition, AB 939 requires each county to prepare a countywide siting element specifying area for transformation or disposal sites to provide capacity for solid waste generated in the county that cannot be reduced or recycled for a 15-year period. AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991, requires local agencies pass

64 CalRecycle, Solid Waste Facility Permit, Facility Number 33-AA-0071, January 15, 2015.

65 CalRecycle, Solid Waste Facility Permit, Facility Number 33-AA-0015, June 18, 2013.

66 (4.5 tons per day × 659 residents) = 2,965.5 pounds per day or 1.4828 tons per day.

ordinances mandating the use of recycled materials in development projects. The Project would also require a Waste Recycling Plan to identify the estimated quantity and location of recycling for construction and demolition debris generated by the Project.

The Project would be required to comply with all applicable laws and regulations governing solid waste, including those listed above. The Project would not affect the County of Riverside's ability to continue to meet the mandated AB 939 waste diversion requirements.⁶⁷ For example, the Project would help the County achieve its source reduction, recycling, and waste stream diversion goals for solid waste through the provision of recycling bins for each residential lot. Impacts would be less than significant.

The revised Project would remain substantially unchanged, and impacts would remain the same and would be less than significant.

4. Utilities

The adopted MND for the previously approved Project made the determinations and conclusions summarized below. The Project would construct potable water and sewer lines within Avenue 60, Avenue 61, and Jackson Street to connect to existing connections. All work would be contained within the public right-of-way. The air quality analysis included the construction of these utilities and determined that the impacts would be less than significant. Stormwater drainage would be incorporated into the overall landscape and open space conceptual plans through use of BMPs and retention on site. Drainage swales would transport stormwater to retention areas located within the Project Site along the perimeter. Existing electrical poles traverse east to west along the southern frontage of Avenue 60 and along the northern frontage of Avenue 61. Compliance with the requirements of the Imperial Irrigation District (IID) would ensure that potential impacts to utility systems are reduced to an insignificant level. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Impacts would be less than significant.

The revised Project would remain substantially unchanged. Impacts would be less than those of the previously proposed Project and would remain less than significant.

R. ENERGY CONSERVATION

Threshold: **Would the project conflict with any adopted energy conservation plans.**

The adopted MND determine that the previously approved Project would not conflict with any adopted energy conservation plans. As indicated in the previously approved Project, the Project would

⁶⁷ CalRecycle, Justification Diversion/Disposal Rate Summary.

incorporate energy reduction measures which exceed Title 24 requirements by 5 percent, incorporate water efficient landscaping and irrigation systems, incorporate low flow water features in residential units, etc. as identified in the Riverside County CAP. Further, the proposed Project would reduce the number of residential units by 32 and set aside an additional 4.4 acres under Option A and 4.0 acres under Option B, of open space for the Cultural Resource Preservation Lot as compared to the previously approved Project. The proposed Project would continue to comply with all adopted energy conservation plans. Therefore, the changes to the Project would not result in new significant environmental impacts and would continue to be less than significant.

8.0 TERMS, DEFINITIONS, AND ACRONYMS

A-1-10	Light Agriculture
AB	Assembly Bill
ac	acre
Administrator	United States Environmental Protection Agency Administrator
ADT	average daily trips
AG	agriculture
ALUC	Airport Land Use Commission
amsl	above mean sea level
APN	assessor's parcel number
AQMP	Air Quality Management Plan
Area Plan	Eastern Coachella Valley Area Plan
BMP	best management practice
BP	before present
BTU	British Thermal Unit
C	Conservation
CAA	Clean Air Act
Cal Fire	California Department of Forestry and Fire Protection
CalARP	California Accidental Release Prevention
CalEEMod	California Emissions Estimator Model (2013.2.2)
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CARB	California Air Resources Board
CA-RIV-5211/H	A large prehistoric cemetery
CBC	California Building Code
CCR	California Code of Regulations
CDO	Community Development Overlay
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFC	California Fire Code
CFR	Code of Federal Regulations
CGS	California Geological Survey
CH ₄	methane
CHL	California Historical Landmarks
CITRC	Cahuilla Inter-Tribal Repatriation Committee
CO	carbon monoxide

CO2	carbon dioxide
CO2e	carbon dioxide equivalent
Conceptual Landscape Plan	Provides guidelines for the treatment of areas within the Project Site, including the surrounding streets, parkways, development edges, project entries, and open space areas.
Conceptual Open Space	The locations of the open space to be provided in Project.
County	County of Riverside
CPUC	California Public Utilities Commission
CR	Commercial Retail
CRHR	California Register of Historical Resources
Cultural Resources Preservation Lot	4.4- Acre Cultural Resource Preservation Lot that will be donated to the TMDCI Tribe following development
CVAG	Coachella Valley Association of Governments
CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
CVSC	Coachella Valley Stormwater Channel
CVSIP	Coachella Valley State Implementation Plan
CVUSD	Coachella Valley Unified School District
CVWD	Coachella Valley Water District
CWA	Clean Water Act
CZ	Zone Change
dB(A)	A-weighted decibel
Draft Supplemental EIR	Vista Soleada Draft Supplemental Environmental Impact Report
du	dwelling unit
EIR	environmental impact report
Extended Phase II study	Study that was conducted which resulted in the identification and documentation of 15 isolated artifacts and 11 cemetery-related cultural features associated with CA-RIV-5211/H underlying the plow zone.
General Plan	Riverside County General Plan
GHG	greenhouse gas
GPA	General Plan Amendment
GPCD	gallons per capita per day
HCP	Habitat Conservation Plan
HOA	Homeowners Association
I-10	Interstate 10
IID	Imperial Irrigation District
kBtu	Thousand British Thermal Units
kW	kilowatts

kWh	Kilowatt hours
Lead Agency	Riverside County Planning Department
LID	low- impact design
LOS	level of service
LST	localized significance thresholds
MDR	Medium Density Residential
mgd	million gallons per day
MM	mitigation measure
MMTCO ₂ e	million metric tons of carbon dioxide equivalents
MND	Mitigated Negative Declaration
Mph	miles per hour
MPO	Metropolitan Planning Organization
MRZ	Mineral Resource Zone
MS ₄	municipal separate storm sewer system
N ₂ O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NO	nitrogen monoxide
NO ₂	nitrogen dioxide
NOA	Notice of Availability
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OHP	California Office of Historic Preservation
Option A	Assumes that the Applicant and the TMDCI Tribe enter into a Reburial Agreement
Option B	Assumes that the Applicant and the TMDCI Tribe are not able to reach agreement
PA	Planning Area; Planning Areas 1–4 on the Project Site
plow zone	Artifacts within secondary (or redeposited) contexts within the sediments disturbed by decades of agricultural activities
PM	particulate matter
PM ₁₀	respirable particulate matter
PM _{2.5}	fine particulate matter

Previously Approved Project	Describes the Project's MND that was approved by the Riverside County Board of Supervisors on March 10, 2015.
Project Applicant	Cal Thermal Real Estate LLC
Project Site	The 80.9-acre area within unincorporated Riverside County
PUE	Public Utilities Easement
RCFD	Riverside County Fire Department
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategies
RWQCB	Regional Water Quality Control Board
San Andreas Fault Zone	a major structural geographic feature consisting of several northwest-trending right lateral strike slip faults that extend through the San Gorgonio pass along the San Bernardino Mountains and the Coachella Valley.
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCH	State Clearing House
SCS	Sustainable Communities Strategies
Sheriff's Department	Riverside County Sheriff's Department
SHPO	State Historic Preservation Office
SHRC	State Historical Resources Commission
SIP	State Implementation Plan
SoCalGas	Southern California Gas Company
SOx	sulfur dioxide
SP	Specific Plan
Specific Plan	Vista Soleada Specific Plan—planned development of the 80.9 acres in unincorporated Riverside County
SR	State Route
Sterile Gap	Refers to an area a minimum of 30-meters wide beginning at an identified Cemetery Related Feature and Funerary Object and continuing until no further Cemetery Related Features and Funerary Objects are identified.
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TCR	Tribal Cultural Resource
THCP	Tribal Habitat Conservation Plan
THPO	Tribal Historic Preservation Office

TMDCI Tribe	Torrez-Martinez Desert Cahuilla Indians Tribe
TTM	Tentative Tract Map
UCR-EIC	University of California Riverside, Eastern Information Center
US	United States
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VOCs	volatile organic compounds
VSR	Vista Santa Rosa Land Use Concept Plan—a special policy area designed to blend agricultural, equestrian, country club, resort, tourist-oriented, and suburban residential lifestyles
WRP	water reclamation plant

9.0 ORGANIZATIONS AND PERSONS CONSULTED

This Draft Supplemental Environmental Impact Report (EIR) was prepared by the Riverside County Planning Department (“County”) with the assistance of Meridian Consultants LLC, report preparers, and consultants, identified as follows, along with agencies and individuals that provided information used to prepare this Draft Supplemental EIR.

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