

Draft Initial Study and Negative Declaration

SPA Case No. 97-55B
GPA 16-003
CZ 16-003

Applicant:

City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234-7031

Date:

August 17, 2016

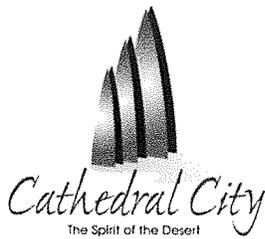
Prepared for:

Rio Vista Village Specific Plan



Cathedral City

Prepared by:
Cathedral City Planning Department
David Leonard, Contract Planner
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
760-770-0339



CITY OF CATHEDRAL CITY
REVISED NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION

Notice is hereby given that the City of Cathedral City has completed an Initial Study for Case Numbers 97-55B, GPA 16-003, and Zoning Case 16-003.

The project consists of the following: 1. A text amendment to the Rio Vista Village Specific Plan by modifying the MF-4 land use category by removing all references to a required minimum number of dwelling units within this land use category. 2. A density transfer to increase the number of permitted units within Planning Area 2.3 (Lot 293) by 12 units and to decrease the number of units permitted within Planning Area 1.1 (Lot 275) by 12 units. The overall maximum number of dwelling units allowed within this Specific Plan will not change. This development is located west of Landau Blvd., north of Vista Chino, and south of Interstate 10, in the City of Cathedral City, Riverside County, California .

This Initial Study was completed in accordance with the City's Guidelines implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the City's Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Negative Declaration. The Initial Study reflects the independent judgment of the City. The Project site is not on a list compiled pursuant to Government Code section 65962.5.

Copies of the Initial Study and Draft Negative Declaration are on file at City Hall, 68700 Avenida Lalo Guerrero and are available for public review. The review period for the Negative Declaration will be from July 28, 2016 to August 17, 2016. Any person wishing to comment on this matter must submit such comments, in writing, to the City on or prior to this date. Comments of all Responsible Agencies are also requested.

On August 17, 2016 and September 14, 2016, the Planning Commission and City Council respectively are scheduled (tentatively) to consider the project and the Draft Negative Declaration. If the Planning Commission and/or City Council finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration. This means that the Planning Commission and City Council may proceed to consider the project on their respective hearings dates without the preparation of an Environmental Impact Report.

Date Received

Planner

For Filing: _____

(Clerk Stamp Here)

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CHAPTER ONE – INTRODUCTION

1.1 Purpose and Authority

The proposed action is to amend the Rio Vista Village Specific Plan (SP 97-55) consists of two actions:

1. Modify the text of the MF-4 land use category to remove all references to a requiring a minimum number of dwelling units within this land use category. This proposal modifies prior City Council action as set forth in City Ordinance No. 745.

The text modifications include:

Section 4.3.3 allowing lower densities that than those listed in Planning Area Plan (Exhibit 4-D)

Section 5.1.1 allowing the range of permitted uses that are allowed in other residential zoned within the RVV Specific Plan.

Section 5.2.2 L stipulating that the provisions of the Specific Plan supersede the provisions of the City Zoning Code where conflicts in development regulations or standards arise.

2. Transfer density by increasing the number of units within Planning Area 2.2 (Lot 293) by 29 units, and decreasing the number of units within Planning Area 1.1 (Lot 275) by 29 units. The overall maximum number of units allowed within the Specific Plan will not change. The Planning Areas are currently vacant within a partially developed specific plan.

Associated with this proposal are General Plan Amendment No. 16-003 and Zone Change No. 16-003 to effectuate SPA 97-55B. Zone Change 16-003 will change the zone within PA 2.2 from R-6 to R-2.

This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq. The City of Cathedral City will serve as the lead agency for this project pursuant to CEQA.

1.2 Determination

On the basis of the Initial Study and the evaluation of the City of Cathedral City's General Plan and the Environmental Impact Report thereon, it has been determined that the project will not have a significant impact on the environment, and a Negative Declaration is proposed for adoption.

CHAPTER TWO – PROJECT SUMMARY

2.1 Project Location

The project site is located south of Interstate 10, west of Landau Blvd., east of Avenida Quintana, and north of Verona Road within the Rio Vista Village Specific Plan; further described as located within the north half of the northeast quarter of Section 5, T4S, R5E. The site is also identified by Assessor Parcel No. 677-050-018 and 677-050-023.

2.2 Project Description

This is a proposal to amend the Rio Vista Village Specific Plan (SP 97-55) and consists of two actions:

1. Modify the text of the MF-4 land use category to remove all references to a requiring a minimum number of dwelling units within this land use category. This proposal modifies prior City Council action as set forth in City Ordinance No. 745.

The text modifications include:

Section 4.3.3 allowing lower densities than those listed in Planning Area Plan (Exhibit 4-D)

Section 5.1.1 allowing the range of permitted uses that are allowed in other residential zoned within the RVV Specific Plan.

Section 5.2.2 L stipulating that the provisions of the Specific Plan supersede the provisions of the City Zoning Code where conflicts in development regulations or standards arise.

2. Transfer density by increasing the number of units within Planning Area 2.2 (Lot 293) by 29 units, and decreasing the number of units within Planning Area 1.1 (Lot 275) by 29 units. The overall maximum number of units allowed within the Specific Plan will not change. The Planning Areas are currently vacant within a partially developed specific plan.

Associated with this proposal are General Plan Amendment No. 16-003 and Zone Change No. 16-003 to effectuate SPA 97-55B. Zone Change 16-003 will change the zone within PA 2.2 from R-6 to R-2.

A. Land Use and Setting

The land uses surrounding the Rio Vista Village Specific Plan area to the south are single family homes, to the north is the union Pacific Railroad and Interstate 10, to the east is predominantly vacant land, and to the west is vacant land.

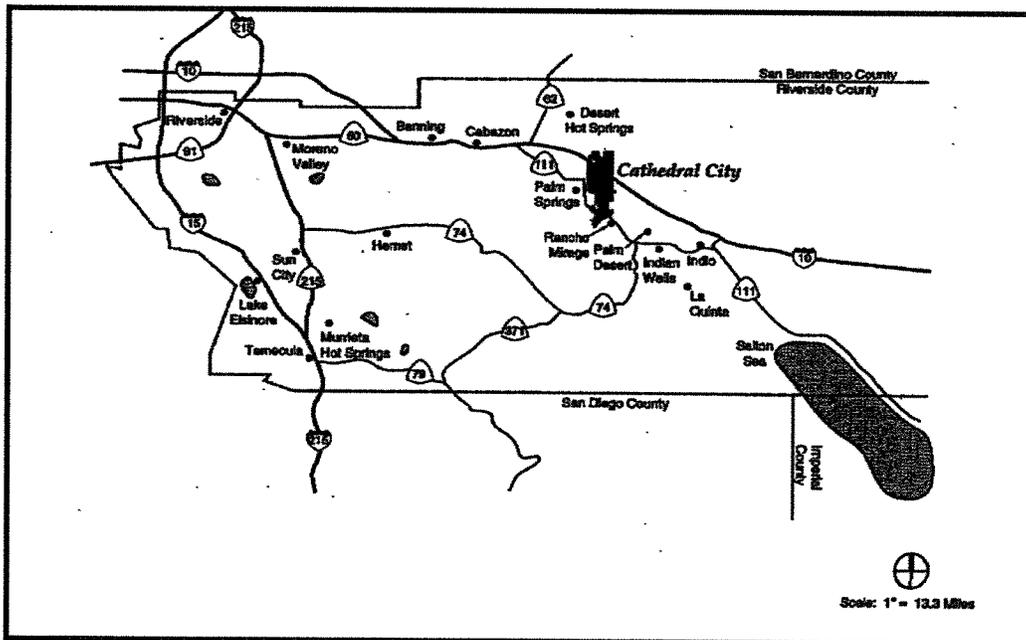
Land uses surrounding Planning Area 1.1 consist of the Union Pacific Railroad to the north, single family homes to the south, and vacant land to the east and west.

Land uses surrounding Planning Area 2.2 consist of single family homes and a recreation center to the north, single family homes to the south, an 8.5 acre detention basin to the east, and an elementary school to the west.

Planning Area 1.1 is undeveloped graded land designated as High Density Residential (HDR) allowing 11-20 Units per acre on the adopted Cathedral City General Plan. The site is zoned R-1. The Planning Area is designated MF-4 allowing 20-24 Units per Acre in the Rio Vista Village Specific Plan.

Planning Area 2.2 is undeveloped graded land that includes a 13,264 SF detention basin. The site is designated as Residential Low Density (RL) allowing 2-4.5 Units per Acre on the adopted Cathedral City General Plan. The property is zone R-1. The Planning rea is designated as R-6 allowing 5.5 unit per acre in the Rio Vista Village Specific Plan.

**Figure 2-1
Project Vicinity Map**



2.3 Mitigation Measures

No mitigation measures are required.

CHAPTER THREE – ENVIRONMENTAL CHECKLIST

1. **Project Name:** Verano at Rio Vista Village
Specific Plan Amendment (SP 97-55B)
General Plan Amendment 16-003, Change of Zone No, 16-003
2. **Lead Agency Name and Address:** City of Cathedral City Planning
Department, 68-700 Avenida Lalo Guerrero, Cathedral City, CA 92234
3. **Contact Person and Phone Number:** David Leonard (951) 782-9868
4. **Project Location:** The project site is located south of Interstate 10, west of Landau Blvd., east of Avenida Quintana, and north of Verona Road within the Rio Vista Village Specific Plan.
5. **Project Applicants' Name and Address:**
City of Cathedral City
68700 Avenida Lalo Guerrero
Cathedral City, California 92234
6. **General Plan Designation:**
PA 1.1 HDR (Rio Vista Village Specific Plan: MF-4)
PA 2.2 RL (Rio Vista Village Specific Plan: R-6) (R-2 Proposed)
7. **Zoning Designation:**
PA 1.1 R-1 (Rio Vista Specific Plan: RH)
PA 2.2 R-1 (Rio Vista Specific Plan: R-6) (R-2 Proposed)
8. **Description of Project:** The proposed action is to amend the Rio Vista Village Specific Plan (SP 97-55) and consists of two actions:
 1. Modify the text of the MF-4 land use category to remove all references to a requiring a minimum number of dwelling units within this land use category. This proposal modifies prior City Council action as set forth in City Ordinance No. 745.

The text modifications include:

Section 4.3.3 allowing lower densities that than those listed in Planning Area Plan (Exhibit 4-D)

Section 5.1.1 allowing the range of permitted uses that are allowed in other residential zoned within the RVV Specific Plan.

Section 5.2.2 L stipulating that the provisions of the Specific Plan supersede the provisions of the City Zoning Code where conflicts in development regulations or standards arise.

2. Transfer density by increasing the number of units within Planning Area 2.2 (Lot 293) by 29 units, and decreasing the number of units within Planning Area 1.1 (Lot 275) by 29 units. The overall maximum number of units allowed within the Specific Plan will not change. The Planning Areas are currently vacant within a partially developed specific plan.

Associated with this proposal are General Plan Amendment No. 16-003 and Zone Change No. 16-003 to effectuate SPA 97-55B. Zone Change 16-003 will change the zone within PA 2.2 from R-6 to R-2.

9. **Surrounding Land Uses and Setting:** Land uses surrounding Planning Area 1.1 consist of the Union Pacific Railroad to the north, single family homes to the south, and vacant land to the east and west.

Land uses surrounding Planning Area 2.2 consist of single family homes and a recreation center to the north, single family homes to the south, a detention basin to the east, and an elementary school to the west.

The area is in transition from vacant desert land to urbanized development adjoin existing urban development where a full range of infrastructure and community services are provided.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--------------------------------------------------------|--------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/ Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |

Utilities/Service Systems

Greenhouse Gas Emissions

Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Lead Agency Signature
Planner

Date

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

Response: The proposed text changes to the RVV Specific Plan will result in land use standards and regulations that are identical to adjoining development. The proposed density transfer will retain the development standards set forth within the specific plan. Since these changes serve to maintain or reduce development intensity, impacts upon a scenic resource will not be affected or be less than current higher density provisions. No mitigation is required. (Source: Rio Vista Village Specific Plan)

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Response: The subject sites are vacant graded properties that are generally not visible from outside of the specific plan area. Therefore, there will be no affect upon scenic resources, trees, rock outcroppings, historic buildings, or upon a state scenic highway. No mitigation is required (Field review and aerial photo)

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Response: The proposed text changes to the RVV Specific Plan will result in land use standards and regulations that are identical to adjoining development. The proposed density transfer is an infill development that will retain the development standards set forth on the RVV Specific Plan. Future development must comply with the provisions of the RVV Specific Plan that will assure high quality development of the project site. No mitigation is required. (Source: Rio Vista Village Specific Plan)

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Response: The proposed text changes to the RVV Specific Plan will result in land use standards and regulations that are identical to adjoining development. The proposed density transfer is an infill development that will retain the development standards set forth on the RVV Specific Plan. Future development must comply with the provisions of the RVV Specific Plan that avoid the introduction of substantial new light or glare sources within the development. No mitigation is required. (Source: Rio Vista Village Specific Plan)

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Response: The project sites are designated on the General Plan and zoned for residential land use. Therefore, the proposed text changes and density transfer within the RVV Specific Plan will not cause the conversion of any farmland to non-agricultural use. No mitigation is required. (Source: Rio Vista Village Specific Plan)

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Response: The project sites are not within a Williamson Act contract or zoned for agricultural use. Therefore, the proposed text changes and density transfer within the RVV Specific Plan will not cause a conflict with agricultural land or lands under a Williamson Act contract. No mitigation is required. (Source: Rio Vista Village Specific Plan)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: The proposed text changes and density transfer within the RVV Specific Plan involve lands designated on the General Plan and zoned for residential use, and will not result in the conversion of farmland for non- agricultural use. No mitigation is required. (Source: Rio Vista Village Specific Plan)

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response to a-d: The proposed text changes and density transfer to the RVV Specific Plan serve to maintain or reduce development intensity. The overall maximum number of units analyzed under previous environmental studies will not change.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Therefore, while the text changes and density transfer will facilitate development within a non-attainment area for Carbon Monoxide and PM 10 emissions, the cumulative impact of air emission impacts will be neutral. No mitigation is required. (Source: Rio Vista Village Specific Plan)

e) Create objectionable odors affecting a substantial number of people?

Response to e: The proposed text changes and density transfer within the RVV Specific Plan apply to residential standards and intensity, and will not result in uses that create objectionable odors. No mitigation is required. (Source: Rio Vista Village Specific Plan)

IV. BIOLOGICAL RESOURCES --
Would the project:

a) 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. Fish and Wildlife Service?

b) 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 US Fish and Wildlife Service?

c) 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?

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response a-f: The proposed text changes and density transfer within the RVV Specific Plan have no effect upon existing provisions to that require future development to participate in the CVMSHCP. Therefore there is no impact upon habitat or conservation plans, policies or regulations by any resource agency. The project sites are graded and contains no riparian or sensitive natural communities. The project sites contains no wetlands or any natural features as defined by Section 404 of the Clean Water Act. The absence of standing water nullifies the movement of fish species. The proposed text amendment and density transfer do not directly or indirectly impact the movement of wildlife. There are no tree preservation or other local policies that would be affected by the proposed text changes and density transfer, whether directly or indirectly. No mitigation is required. (Source: field visit and Rio Vista Village Specific Plan)

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response to V a-d - The proposed text changes and density transfer within the RVV Specific Plan will have no affect upon cultural or paleontological resources. The project sites have been graded in compliance with a grading permit and prior environmental review. Trenching can be expected to occur for utilities and building foundations that has been assessed and mitigated under prior environmental analysis. The related impacts are less than significant and no further mitigation is required. Tribal consultations have been initiated in accordance with SB 18 and AB 52. (Source: Rio Vista Village Specific Plan)

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) 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? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?

Response: The proposed text changes and density transfer within the RVV Specific Plan will have no affect upon the seismic hazards at the project sites. The proposed changes will not increase the overall maximum number of units allowed within the project. Therefore, there will be no increase in the number of dwellings subjected to strong seismic ground shaking that result.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
No mitigation is required. (Source: Rio Vista Village Specific Plan)				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: The proposed text changes and density transfer within the RVV Specific Plan will have no affect upon potential local geologic hazards. No mitigation is required. (Source: Rio Vista Village Specific Plan)

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Response: The proposed text changes and density transfer within the RVV Specific Plan involve residential uses and will have no impact relating to transporting or emitting hazardous resources. The project sites are not on a hazardous materials site list, nor within two miles of a public or private airport. The result of the text changes and density transfer will have no effect on emergency services or place people at risk from wildland fire. No mitigation is required. (Source: Rio Vista Village Specific Plan)

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) 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 which | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
would result in flooding on- or off-site?				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to a-j: The proposed text changes and density transfer within the RVV Specific Plan will have no affect on hydrology and water quality conditions at the project sites. Water and sewer services will be provided by CVWD. The project sites have been graded and major surface water collection facilities are in place. The project sites do not lie within a 100-tear floodplain, or downstream from a dam or levee, so no population would be placed at risk from these hazards. The general area is not subject to inundation from seich, tsunami, or mudflow conditions. No mitigation is required. (Source: Rio Vista Village Specific Plan)

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. LAND USE AND PLANNING -

Would the project:

- a) Physically divide an established community?

Response: The proposed text changes to the RVV Specific Plan will allow lower density that will enhance land use compatibility. The proposed density transfer will further this opportunity at the 'sending' site and allow for residential intensification at the 'receiving site where an elementary school and recreational complex already exist on adjoining lands. No mitigation is required. (Source: Rio Vista Village Specific Plan)

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Response: The proposed text changes and density transfer will not exceed the overall maximum number of units allowed within the specific plan. Therefore, these changes remain consistent with standards, regulations, and intensity of the Rio Vista Specific Plan. The associated general plan amendment and rezoning actions serve only to effectuate the specific plan amendment. No mitigation is required. (Source: Rio Vista Village Specific Plan)

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Response: The proposed text changes and density transfer within the RVV Specific Plan will not alter the obligation of the project to participate in the CVMSHCP. No mitigation is required. (Source: Rio Vista Village Specific Plan)

X. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of

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the state?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response to a and b: According to the City's General Plan the project area will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. No Mitigation Measures are required. (Source: Cathedral City General Plan)

XI. NOISE: Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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noise levels?

f) 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?

Response a-f: . The proposed text changes to the RVV Specific Plan will have no affect on the direct or ambient acoustic environment at the site, either directly or indirectly. The proposed density transfer will result in an increased density of 5.5 to 8.1 units per acre. The subject site adjoins lands committed to elementary school, recreation center, and detention basin uses. The increase in density is appropriate for the site as a noise tolerant and non-noise producing use. No impacts relating to vibration have been identified. The project site is not located within two miles of a public or private airport. No Mitigation Measures are required. (Source: Rio Vista Village Specific Plan)

XII. POPULATION AND HOUSING --

Would the project:

a) 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)?

Response: The proposed text changes and density transfer within the RVV Specific Plan will retain the comprehensive planning provisions that were created at the time the specific plan was adopted. No Mitigation Measures are required. (Source: Rio Vista Village Specific Plan)

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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Response b-c: The proposed text changes and density transfer within the RVV Specific Plan will maintain the residential land uses and overall number of units allowed within the specific plan. Therefore there will be no displacement of housing or people as a result of this proposal. No Mitigation Measures are required. (Source: Rio Vista Village Specific Plan)

XIII. PUBLIC SERVICES

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

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response: The proposed text changes and density transfer within the RVV Specific Plan will produce retains the type and number of units that will produce no new impacts upon public services and facilities. Residential land uses will remain with the same service implications and impacts that were originally analyzed in conjunction with the Rio Vista Village Specific Plan. No Mitigation Measures are required. (Source: Rio Vista Village Specific Plan)

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XIV. RECREATION --

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response a-b: The proposed text changes and density transfer within the RVV Specific Plan will not alter the provision for parks and open space established within the specific plan. The overall number of units will remain with the same service implications and impacts that were originally analyzed in conjunction with the Rio Vista Village Specific Plan. No Mitigation Measures are required. (Source: Rio Vista Village Specific Plan)

XV. TRANSPORTATION/TRAFFIC --

Would the project:

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to a through g: The proposed text changes and density transfer within the RVV Specific Plan would maintain similar vehicle trips because the overall number of units allowed within the Specific Plan will not change. The text changes would allow a lower density than the stated maximum and the density transfers more units in proximity to a school and recreation center. Therefore, there could be a slight decrease in traffic impacts. No impacts will occur relating to increased congestion or effect on air traffic patterns. Local circulation has been constructed. There will be no impact upon emergency services or parking. The proposed text changes are not in conflict with adopted policies, plans, or programs supporting alternative transportation. No Mitigation Measures are required. (Source: Rio Vista Village Specific Plan)

XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response to a and b: The proposed text changes and density transfer within the RVV Specific Plan will not result in an overall increase in the number of units allowed and therefore will have no effect on wastewater services that differ from what was originally approved and analyzed. No Mitigation Measures are required. (Source: Rio Vista Village Specific Plan)

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environment effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: The proposed text changes and density transfer within the RVV Specific Plan will have no affect on storm water facilities. Major facilities are in place to accommodate future development. No Mitigation Measures are required. (Source: Rio Vista Village Specific Plan)

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: The proposed text changes and density transfer within the RVV Specific Plan will not result in an overall increase in the number of units allowed and therefore will have no effect on water supply. Major water lines are in place to accommodate future development. No Mitigation Measures are required. (Source: Rio Vista Village Specific Plan)

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response: The proposed text changes and density transfer within the RVV Specific Plan will not result in an overall increase in the number of units allowed and will therefore have no effect on wastewater treatment commitments that are already in place to accommodate future development. No Mitigation Measures are required. (Source: Rio Vista Village Specific Plan)

f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Response: The proposed text changes and density transfer within the RVV Specific Plan will not result in an overall increase in the number of units allowed and will therefore have no effect on solid waste disposal beyond the analysis provided for the original project. The development must comply with the statutes and regulations governing waste management by all levels of government. No Mitigation Measures are required. (Source: Rio Vista Village Specific Plan)

XVII. GREENHOUSE GAS EMISSIONS. Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gasses.

Response a) and b): The proposed text amendment and density transfer does not involve any construction, demolition, or any disturbance of any landform. No mitigation is required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a

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plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Response: The proposed text changes and density transfer within the RVV Specific Plan involve sites that have already graded and prepared for development as a result of prior approvals and analysis. No mitigation measures are required. (Source: Rio Vista Village Specific Plan)

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

Response: The proposed text changes and density transfer within the RVV Specific Plan follow the sequence of analysis of cumulative impacts conducted with the original approval of the specific plan. The text changes and density transfer would not intensify overall development within the Specific Plan and would therefore not result in greater cumulative impacts than were previously analyzed. No mitigation measures are required. (Source: Rio Vista Village Specific Plan)

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Response: The proposed text changes and density transfer within the RVV Specific Plan offer no evidence that there will be substantial adverse effects on human beings. No mitigation measures are required. (Source: Rio Vista Village Specific Plan)