Notice of Preparation and Initial Study;
NOP Comments and Scoping Session Transcript;
Early Consultation Response Letters;
Paradise Valley Specific Plan
Interested Party Notice of Preparation of an Draft Environmental Impact Report

DATE: October 7, 2015

TO: Interested Parties:

PROJECT CASE NO./TITLE: Specific Plan No. 339, General Plan Amendment No. 686, Change of Zone No. 6915 (Paradise Valley), EIR No. 506.

PROJECT LOCATION: The western portion of Shavers Valley in unincorporated Riverside County, north and south of the I-10 freeway, approximately (approx.) eight miles east of the City of Coachella. The project site is approx. 5,000 acres, which includes approx. 1,800 acres of proposed developed area and over 3,000 acres of natural open space.

PROJECT DESCRIPTION: The Specific Plan would establish a new town under Policy 2.3 of the Eastern Coachella Valley Area Plan. Within a development footprint area of approx. 1,800 acres, the Specific Plan would provide for an estimated 8,500 residential units, about 1.38 million square feet of non-residential land uses (including commercial office, retail, hotels, light industrial and public facilities) and approx. 110 acres of recreational trails and parks. Off-site infrastructure improvements are also proposed. Over 3,000 acres of the property ownership would remain in natural open space. See Attachment 1, Project Description, and Attachment 2, Environmental Assessment (Initial Study) available at: http://planning.rctlma.org/ or www.envicomcorporation.com/PVNOPIS.

LEAD AGENCY: Riverside County Planning Department
4080 Lemon Street, 12th Floor / P.O. Box 1409
Riverside, CA 92502-1409
Attn: Matt Straite, Principal Planner

PROJECT SPONSOR: Applicant: GLC Enterprises, LLC
Address: 556 N Diamond Bar Blvd, Suite 212
Diamond Bar, CA 91765

NOTICE OF PREPARATION: Pursuant to Riverside County Rules to Implement the California Environmental Quality Act, notice is given interested parties, that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report (EIR) for the above-described project. The purpose of this notice is to solicit input as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but no later than thirty (30) days after receiving this notice.

The County has prepared an Environmental Assessment (Initial Study) to identify the issues to be included in the Draft EIR, see http://planning.rctlma.org/ or www.envicomcorporation.com/PVNOPIS.
In addition, a public meeting will be held by the County to solicit comments on the scope and content of the EIR:

PUBLIC SCOPING MEETING:
Date: Wednesday, October 28, 2015
Time: 1:30 PM
Location: Coachella Valley Water District, Steve Robbins Admin. Bldg., 75515 Hovley Lane East, Palm Desert, CA 92211

If you have any questions please contact Matt Straite, Principal Planner, at mstrait@rctlsa.org or 951-955-8631.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steve Weiss AICP, Director

Matt Straite, Principal Planner

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ATTACHMENT 1
PARADISE VALLEY SPECIFIC PLAN
ABBREVIATED PROJECT DESCRIPTION AND
EFFECTS TO BE EVALUATED IN THE EIR

This Attachment 1 briefly describes the Paradise Valley Specific Plan Project (Paradise Valley Specific Plan, Paradise Valley Project, Specific Plan, or project), specifically for use by reviewers of the Notice of Preparation (NOP). The purpose of the NOP is to solicit comments on the content and scope of the Environmental Impact Report (EIR), (County of Riverside EA No. 39364; EIR No. 506) with regard to environmental issues pertinent to the project. A more detailed project description will be provided in the Specific Plan and the Specific Plan EIR.

PROJECT INTRODUCTION

The project is a Specific Plan, which is proposed by GLC Enterprises, LLC, that has been prepared pursuant to California statutes and guidelines relating to Specific Plans. Development of the Specific Plan area would define and provide development standards and implementation measures for the planned community, or new town, of Paradise Valley. The County of Riverside Eastern Coachella Valley Area Plan (ECVAP), a component of the County General Plan, includes provisions for the development of planned communities and new towns in the unincorporated Eastern Coachella Valley area. The project would develop approximately 1,800 acres of an approximately 5,000-acre site, providing for about 8,500 residential units, about 1.38 million square feet of non-residential land uses (including commercial office, retail, hotels, light industrial and public facilities) and a system of about 110 acres of recreational trails and parks. Off-site improvements will be required for utilities, as described further below.

PROJECT LOCATION AND BOUNDARIES

The Specific Plan project site covers approximately 5,000 acres of land with a development footprint of about 1,800 acres in Shavers Valley, an unincorporated portion of the eastern Riverside County, eight miles east of the City of Coachella, as shown in Figure 1, Regional Location Map. Access to the project site is provided by way of Frontage Road, a paved roadway loop with on- and off-ramps to the U.S. Interstate 10 Highway, also known as the I-10 freeway. The project site boundaries, shown in Figure 1 encompass an irregularly shaped land area measuring approximately three miles across from north to south and four miles from east to west, as measured from the furthest east boundary to the furthest west boundary. Approximately one quarter of the project site is located north of the I-10 freeway, with the northern boundary of the project site extending into the foothills of the Cottonwood Mountains. The majority of the project development (the remaining three quarters of the site), is located south of the I-10 freeway. The Mecca Hills bound the site on the south and west; the Orocopia Mountains are located to the southeast. Varying terrain is found on the project site, including foothills, gentle sloping valley floor, desert pavement, and dry desert washes. Pinkham Wash, originating in the mountains to the northwest of the valley, dividing the Little San Bernardino Mountains from the Cottonwood Mountains, flows in a north-to-south direction through the project site and reaches its confluence with the east-to-west flowing Shavers Wash, southeast of the site. There are a number of existing utility lines and easements that traverse the site including: electrical transmission and distribution lines, natural gas trans-

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Regional Location Map

Legend
- Paradise Valley Property
- Paradise Valley Development Footprint

Aerial Source: Riverside County Data, 2010.
mission lines, a fiber optic communication line, flood protection berms, and associated dirt access roads. The Colorado River Aqueduct is located off-site adjacent to the northern property boundary.

**SPECIFIC PLAN REGULATORY CONTEXT**

State planning law and state-prepared guidelines\(^2\) provide for the use of Specific Plans as a tool for the systematic implementation of a General Plan, for all or part of the area covered by the General Plan. The state mandates that the contents of a Specific Plan include, 1) the distribution, location, and extent of land uses; 2) the proposed distribution, location, extent, and intensity of major components of public and private infrastructure and facilities (such as transportation, sewage, water, drainage, solid waste, energy and other essential services); 3) standards and criteria for development, conservation and the utilization of natural resources; and 4) a program of implementation measures required to carry out the plan, including regulations, programs, public works projects, and financing measures necessary to carry out 1-3, above.

Riverside County will undertake a detailed review of the project as a new town subject to Policy 2.3 of the ECVAP. The policy requires the Specific Plan to provide for compatibility with its surroundings, consistency with environmental policies, provision of a full range of public services and demonstration of the project’s fiscal stability. The project will be subject to other policies in the ECVAP, such as those addressing minimization of lighting effects on the nighttime sky and wildlife habitat as well as limitations and requirements with regard to signage, circulation, trails, hillside development, wind erosion, and other issues. The project is also subject to the applicable provisions of the General Plan. The project site is located within the Desert Tortoise Linkage Conservation Area (DTLCA) of the Coachella Valley Multi-Species Habitat Conservation Area (CVMSHCP).

The planners and environmental consultants for the project will engage in early consultation with regulatory agencies, including responsible and trustee agencies, to work towards appropriate research, analysis, project design features and mitigation measures that will provide a project that meets the requirements for a new town under ECVAP policy. The EIR will discuss additional federal, state and local laws and regulations pertinent to the project site and its development. A preliminary list of anticipated permits and approvals for which the EIR may be utilized is provided further below, under Required Approvals.

**PROJECT HISTORY**

The applicant acquired the Paradise Valley project site and a number of non-contiguous parcels in the 1990s. Between 1999 and 2007, the applicant consulted with the County of Riverside and other responsible public agencies regarding the development of its property and began preparation of a Specific Plan. Through 2009, the Specific Plan proposed a development footprint covering approximately 3,000 acres, allowing for 11,500 residential dwelling units and over 3 million square feet of non-residential uses. An EIR analysis for the 3,000-acre Specific Plan was initiated, however the Draft EIR was never circulated. In 2009, the applicant commissioned a constraints analysis and has since made substantial revisions to reduce and reshape the development footprint to comply with the Conservation Objectives and Required Measures of the DTLCA. Additionally, the Specific Plan has been refined to meet the requirements of the County General Plan, including ECVAP Policy 2.3.

**SPECIFIC PLAN VISION AND MAJOR COMPONENTS**

The Paradise Valley Specific Plan is currently being drafted and will be available for review at the time the Draft EIR is circulated. The plan is expected to incorporate the “new urbanism” and “smart growth”

concepts, which emphasize sustainable, mixed use communities by providing a variety of housing, business, shopping, entertainment and recreational opportunities in an arrangement that promotes walking and biking, shorter-distance travel and use of Neighborhood Electric Vehicles (NEVs). Such development arrangements are intended to create more livable, vibrant communities that are less environmentally impacting.

Accordingly, the project will include a broad range of land uses including residential, commercial office, retail, hotels and light industrial, as well as schools, parks, trails, other public facilities, and open space. The plan will provide for several modes of transportation through a system of backbone and neighborhood roadways, walkways, bikeways, and internal roadway designs that accommodate NEVs.

The Land Use Plan would be designed to accommodate approximately 8,500 homes (including a variety of product types and densities) and about 1.38 million square feet of non-residential uses in the mixed-use and commercial planning areas. Non-residential uses will include commercial office, retail, hotels, light industrial and public facilities. The Specific Plan will call for key portions of the Town Center village to be constructed first. Beyond this, the remainder of the development will be constructed in multiple phases and projects over the buildout timeframe, with the precise phasing unspecified at this time. Improvements to services, utilities, and infrastructure will be phased in concert with development of planned uses to assure the self-sustaining nature of the new town.

The Specific Plan will take into consideration the environmental context, in terms of the plant palettes, design of the edges of the development that abut open space, and other features. For example, the plan will establish guidelines for architectural styles, landscape features, and lighting design that take into consideration the surrounding desert environment. Guidelines will be included, to assure development meets the vision of the plan and remains consistent with General Plan and ECVAP policy. The project engineer and other specialists will prepare preliminary engineering studies to determine the necessary backbone infrastructure of water, sewer, stormwater and roadways. Consistent with the requirement for new towns to be self-sufficient, the plan will provide on-site service facilities and utility infrastructure that will be annexed into County service districts and/or may involve the formulation of new districts over time.

Off-site infrastructure improvements would include, a double-circuit 92 kilovolt (kV) power line and associated access roads; a turn-out and associated infrastructure to the Metropolitan (MWD) right-of-way near the northern property boundary; and project-related improvements to the adjacent freeway interchange. It may also be necessary to realign an existing AT&T fiber optic communication line that runs through the property, including off-site work within the existing AT&T easement on U.S. Bureau of Land Management (BLM) land (see Figure 2, Off-site Infrastructure Improvements). For natural gas service, a turn-out to the Southern California Gas (Sempra) transmission line that currently exists on the site is proposed.

The remaining property outside the development footprint, over 3,000 acres of land, will be retained in permanent natural open space and conservation habitat, compliant with the CVMSHCP. The Specific Plan will include a sustainability element, which will incorporate project requirements that reduce the project’s energy usage, lighting and other environmental impacts.

The approach to the provision of services and utilities is being developed along with the Specific Plan, and the economic viability of the provision of these services and utilities will be demonstrated in the ECVAP-required fiscal analysis. Power will primarily be supplied to the project via a new 92 kV transmission line and poles, extending from the Imperial Irrigation District’s Coachella Valley substation located at 52nd Street and Pierce. To reduce energy demand, the Specific Plan will incorporate passive
solar building orientation as well as energy conservation and renewable energy features, such as photovoltaic panels on buildings and covered parking structures. Water agreements are in place to provide potable water to the site. Treated water from on-site wastewater treatment plant will be utilized for on-site irrigation, to reduce water demand. A detailed analysis of water availability and usage will be provided in the EIR, including a Water Supply Assessment prepared to state and CVWD standards. The project will include an on-site self-sufficient wastewater treatment plant that will be annexed into the CVWD.

In addition to the fiscal analysis and service and utilities analyses, viability of the project will be determined through supporting technical studies that will include a jobs-housing balance analysis and an affordable housing analysis. A full range of technical studies and analysis to support the California Environmental Quality Act (CEQA) analysis will also be prepared and presented in the EIR, including studies that determine existing conditions, project impacts and mitigation measures where required for: air quality and greenhouse gas emissions, biological resources, cultural resources, geology, hazardous materials, hydrology, hydrogeology, noise, water supply, and energy conservation.

REQUIRED APPROVALS

The Specific Plan

The Specific Plan project will require the following County approvals:

County Approvals

- General Plan Amendment
- Specific Plan Adoption
- Zone Change / Zoning Code Adoption
- Potential Development Agreement

CVWD / LAFCO Approval

- Coachella Valley Water District (CVWD) Annexation (concurrent or potentially at a later stage)

Implementing Phases

Future development implementing the Specific Plan will require subsequent approvals from the County. Additionally, approvals from federal, state and regional agencies may be required. These subsequent approvals could include but would not be limited to the following list. Each phase of development under the Specific Plan will be evaluated to determine the complete list of required approvals.

County Approvals

- Riverside Local Agency Formation Commission (LAFCO): Annexations into existing service districts and/or establishment of community facilities districts
- Possible acceptance of roadway dedication (I-10 / Frontage Road)
- Possible Franchise Agreement
- Village Refinement Plans
- Subsequent implementing projects
Federal Agency Approvals

- United States Army Corps of Engineers (ACOE): Clean Water Act Section 404
- Bureau of Land Management (BLM): Utility improvements on BLM lands
- US Department of Fish and Wildlife: Possible permits

State Agency Approvals

- California Department of Fish and Wildlife (CDFW): California Fish and Game Code Section 1600
- California Department of Transportation: Improvements to Interstate 10, and Encroachment Permit(s) for construction of a power line within the Frontage Road Right-of-Way, traversing the freeway with a power line, on- and off-ramp and future underpass development
- Colorado River Regional Water Quality Control Board: Clean Water Act Section 401

Regional Agency Approvals

- Riverside County Regional Conservation Authority: Approval of the Joint Project Review (JPR) in accordance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)
- Coachella Valley Water District: Annexation for Water Supply and Flood Control Services; Approval of Water Supply Assessment (WSA) and Water Supply Certification, potable water master plan and infrastructure, wastewater management plan, and sewer infrastructure
- Imperial Irrigation District: Power supply and distribution approvals
- Metropolitan Water District: Turnout approval and water agreements
- South Coast Air Quality Management District: Permits for potential facility emissions, where required

Future development under the proposed Specific Plan will require site-specific approvals, which may consist of a similar list to that above, but on a more detailed level. However, all permits and approvals noted above that provide conditions or mitigation requirements will be binding on the project (unless revised and reviewed under the County environmental review process), and later approvals would tier off those earlier ones, where appropriate.

EFFECTS TO BE EVALUATED IN THE EIR

The County of Riverside, as lead agency, has completed a preliminary review of the application for the Paradise Valley Specific Plan project, as described in Section 15060 of the CEQA Guidelines, and has determined that an EIR should be prepared to address the potential for the project actions to result in significant environmental effects. The scope of work for the EIR will involve research, analysis, and study of the following environmental issue headings, which comprise all of the issues in the Initial Study Checklist contained in the CEQA Guidelines, Appendix G, as refined by the Riverside County Environmental Assessment Form Initial Study Checklist.

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural 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
• Public Services
  o Fire Services
  o Sheriff Services
  o Schools
  o Libraries
  o Medical Services
• Parks and Recreation
• Transportation and Traffic
• Utilities and Service Systems
  o Water
  o Sewer
  o Solid Waste
• Energy Conservation

The EIR will provide a detailed project description, an analysis of direct, indirect and cumulative project impacts, an evaluation of alternatives to the project, and other required CEQA analyses.

**Attachment 2, Initial Study,** provides a preliminary assessment of the project’s potential impacts with regard to each of the issues. Given the scale of the project and the nature of a Specific Plan of this size, ultimate buildout of the project will occur as a series of connected actions or approvals; therefore, the County of Riverside has determined that a Program EIR (pursuant to Section 15168 of the CEQA Guidelines) is the appropriate document in which to evaluate and disclose the project’s potential environmental impacts. A project-level entitlement and environmental review process would be conducted subsequently for each implementation phase.
COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (EA) Number: EA No. 39364
Project Case Type (s) and Number(s): Specific Plan No. 339 (Paradise Valley), General Plan Amendment No. 686, Change of Zone No. 6915
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite, Principal Planner
Telephone Number: 951-955-8631
Applicant’s Name: GLC Enterprises, LLC
Applicant’s Address: 556 N Diamond Bar Boulevard, Suite 212, Diamond Bar, CA 91765

I. PROJECT INFORMATION

A. Project Description: The Paradise Valley Specific Plan Project (Paradise Valley Specific Plan, Paradise Valley Project, Specific Plan, or project) site covers approximately 5,000 acres of land with a development footprint of 1,800 acres in Shavers Valley, in unincorporated Riverside County, approximately eight &frac12; miles east of the City of Coachella. The Specific Plan will be designed for consistency with the Eastern Coachella Valley Area Plan (ECVAP) Policy 2.3, which addresses the creation of new towns and communities in the ECVAP area. The Specific Plan will provide for a sustainable, mixed use community by providing a variety of housing, business, shopping, entertainment and recreational opportunities in an arrangement that promotes walking, bicycling, and shorter-distance travel. The Paradise Valley Land Use Plan allows for approximately 8,500 dwelling units and 1.38 million square feet of non-residential land uses, including commercial, retail, light industrial, and public facilities. A system of approximately 110 acres of recreational trails and parks will be provided within the development footprint. Power will primarily be supplied to the project via a new 92 kilovolt (kV) double-circuit transmission line extending from the Imperial Irrigation District Coachella Valley substation. To reduce energy demand, the Specific Plan will incorporate passive solar energy design guidelines, as well as energy conservation and renewable energy features, such as photovoltaic panels on buildings and covered parking structures. Passive solar energy production will also be incorporated into the project, as will be described in the Specific Plan. Project-related off-site utility improvements would include the 92 kV power line and associated access roads, a turn-out from the Metropolitan Water District (MWD) right-of-way near the northern boundary of the project site, a turn-out to the Southern California Gas (Sempra) transmission line that currently exists on the site; and improvements to the adjacent I-10 freeway interchange. Realignment of existing AT&T fiberoptic communication and Southern California Gas Transmission lines through the property may also be included. The remaining property outside the development footprint, over 3,000 acres of land, will be retained in permanent natural open space and conservation habitat, compliant with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). See Attachment 1 for a more detailed project description. The EIR will assess the project impacts on a programmatic level, assuming that a project-level entitlement and environmental review process will be conducted subsequently for implementing projects or phases.

B. Type of Project: Site Specific ☑; Countywide ☐; Community ☐; Policy ☐.
C. Total Project Area: 4,947.8 acres (all numbers approximate):

- Residential Acres: 1,428.8
- Lots: TBD
- Units: 8,490
- Est. No. Residents: 21,982

- Commercial Acres: 23.4
- Lots: TBD
- Sq. Ft. of Bldg. Area: 198,950
- Est. No. Employees: TBD

- Industrial Acres: 6.3 (Light Indust.)
- Lots: TBD
- Sq. Ft. of Bldg. Area: (see MU)
- Est. No. Employees: TBD

- Mixed Use (MU) Ac: 177.0 (includes Ind. above)
- Sq. Ft. of Bldg. Area: 1,182,040
- Est. No. Employees: TBD

- Other: Public Facilities Acres: 44.8; Roads Acres: 118.9; Parks and Trails Acres: 109.9; Open Space Conservation Habitat Acres: 3,100.0


E. Street References: Frontage Road exit off of Interstate 10 (the I-10 freeway); see Attachment 1 for Figures.

F. Section, Township & Range Description or reference/attach a Legal Description: USGS 7.5 Minute Series (Topographic) Cottonwood Basin Quadrangle: Township 6 South, Range 10 East, (all or portions of) Sections 1, 2, 3, 9, 10, 11, 13, 14 and 15.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the western portion of Shavers Valley in unincorporated Riverside County, both north and south of the I-10 freeway, just east of the Cactus City rest area and approximately eight (8) miles east of the City of Coachella. The site lies within the boundaries of the Eastern Coachella Valley Area Plan (ECVAP) and within the boundaries of the Desert Tortoise Conservation and Linkage Area (DTCLA), a sub-area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The northerly edges of the property fall within the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The Mecca Hills bound the site on the south and west; the Orocopia Mountains are located to the southeast. Pinkham Wash flows in a northwest to southeast direction across the western portion of the property.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:
   1. Land Use: To be evaluated in the EIR
   2. Circulation: To be evaluated in the EIR.
   3. Multipurpose Open Space: To be evaluated in the EIR.
   4. Safety: To be evaluated in the EIR.
   5. Noise: To be evaluated in the EIR.
   6. Housing: To be evaluated in the EIR.
   7. Air Quality: To be evaluated in the EIR.

B. General Plan Area Plan(s): ECVAP

C. Foundation Component(s): ECVAP

D. Land Use Designation(s): Open Space - Rural

E. Overlay(s), if any: None

F. Policy Area(s), if any: None
G. Adjacent and Surrounding:
   1. Area Plan(s): Riverside Extended Mountain Area Plan (REMAP), Western Coachella Valley Area Plan (WCVAP), Desert Center Area Plan (DCAP)
   2. Foundation Component(s): ECVAP (Specific Plan is to be designed to meet ECVAP Policy 2.3).
   3. Land Use Designation(s): Open Space - Rural
   4. Overlay(s), if any: None
   5. Policy Area(s), if any: None

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

I. Existing Zoning: W-2-10 (Controlled Development, 10-acre minimum lot size), N-A (Natural Assets)

J. Proposed Zoning, if any: To be provided in the Paradise Valley Specific Plan

K. Adjacent and Surrounding Zoning: W-2-10 and N-A

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities / Service Systems
- Other:
- Other:
- Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature  
Matt Straite  
Principal Planner  
October 6, 2015

I. Date

II. Printed Name

III. Title
V. ENVIRONMENTAL ISSUES ASSESSMENT

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

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
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AESTHETICS Would the project

1. Scenic Resources
   a) Have a substantial effect upon a scenic highway corridor within which it is located?
   b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

Source: Riverside County General Plan Figure C-9 “Scenic Highways”

Findings of Fact:

a) The County General Plan Scenic Highways Map designates the I-10 freeway, which traverses the northern portion of the project site in an east-west direction, as a County Eligible Scenic Highway corridor. Motorists on the I-10 freeway have unobstructed views of the project site and beyond, including the valley's creosote scrub, dry washes, desert pavement, the Cottonwood Mountains, the Mecca Hills, and the Orocopia Mountains. Currently, public views of the site from the I-10 freeway include the Frontage Road exit ramps, electrical transmission lines, natural gas transmission lines, a natural gas pump station, and related infrastructure facilities, as well as natural features on the project site. The project will result in a change in the aesthetic character of approximately 1,800 acres of land and additional transmission line improvements, visible from a portion of the County Eligible Scenic Highway corridor. The degree to which the changes could affect these views requires further assessment. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

b) Currently undeveloped, the project site is characterized by varying terrain, including hillsides, desert pavement, creosote vegetation and dry desert washes. Some infrastructure facilities exist on-site and in the vicinity, including the I-10 freeway, Frontage Road exit ramps, electrical transmission lines, natural gas transmission lines, and a natural gas pump station. Scenic views are available across the site, though these are not formally designated scenic views (beyond the County Eligible Scenic Highway, discussed in "a" above). Scenic resources on-site include two substantial rock outcroppings, which will be retained in their natural condition, but are not formally designated as County scenic resources. The wide expanses of dry desert washes, desert pavement and creosote
vegetation may also be considered scenic resources, though they are not officially designated as such. The bed and bank of Pinkham Wash, the site’s largest drainage feature, would be retained to the west of the development footprint. Only a small portion of the project development footprint is located in the foothills of the Cottonwood Mountains north of the I-10 freeway; the remainder of the footprint is in flatter gently to moderately sloping terrain.

The project’s planned conservation of over 3,000 acres of on-site habitat (consistent with the mitigation requirements of the CVMSHCP) will maintain a substantial amount of the site’s natural scenic quality and an unobstructed view corridor from I-10, looking south through the western portion of the project site. The Specific Plan will include provisions to help reduce the visual intrusion of the built environment into the existing background view envelope, such as restrictions on building height, density, and massing, and requirements for architectural styles and landscaping that are desert-compatible. These measures would minimize impacts of existing public views of the Orocopia Mountains and Mecca Hills to the south and of the Cottonwood Mountains to the north. Changes to scenic resources warrant further analysis and further exploration into project features and mitigation measures to reduce impacts. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

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

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   **Source:** GIS database, Ord. No. 655 (Regulating Light Pollution); Riverside County Land Information System, Available at: http://tlmbld5.agency.tima.co.riverside.ca.us/website/rclis, Accessed September 18, 2014

   **Findings of Fact:**
   a) The project will add new sources of night lighting, serving the new town of Paradise Valley; additionally off-site utility improvements are required. The project site is located over 55 miles from Palomar Observatory, as reported in the Riverside County Land Information System (RCLIS), and is outside of the Palomar Observatory Ordinance zone. The potential for the project to affect nighttime use of the Mt. Palomar Observatory, as protected through Ordinance No. 655 will be examined in the EIR.

   **Mitigation:** The need for mitigation measures will be established in the EIR.

   **Monitoring:** Monitoring will be determined where mitigation measures have been established.
3. **Other Lighting Issues**
   
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? 

   ![ ] ![ ] ![ ] ![ ]

   Source: On-site Inspection, Project Application Description

   **Findings of Fact:**

   a) The project site is vacant. Current light sources are limited to security lighting for the natural gas pump station, Caltrans light standards at the on- and off-ramps for Frontage Road, and vehicle headlights associated with use of the I-10 freeway. The project will create multiple new sources of nighttime lighting and potential daytime glare within the 1,800-acre development area, altering the existing lighting environment. Nearby land uses include federal wilderness areas, a national park, and habitat conservation areas of the CVMSHCP, which would be sensitive to the introduction of substantial nighttime lighting and sky glow impacts. Further evaluation of the project's potential for creating adverse sky glow effects and light spillover into adjacent natural areas is warranted, as well as a study of the effectiveness of provisions of the Specific Plan aimed at reducing light impacts. Project impacts may be potentially significant. The EIR will evaluate this issue to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

   b) While there are no existing residences in the vicinity of the project site, the project would result in the development of residential uses in close proximity to commercial uses, schools, and other uses within the project site that may incorporate potentially intrusive nighttime lighting. The Specific Plan will contain policies and guidelines to limit adverse project lighting impacts from outdoor lighting, while meeting safety and security requirements. Measures may include limiting the type, intensity, location, and design of lighting fixtures. Restrictions may be also be placed on allowable uses of lighting, and on the the time of use for specific purposes. The EIR will also assess the effectiveness of the Specific Plan's proposed lighting policies on light-sensitive land uses within the development footprint. This issue will be evaluated in the EIR.

   **Mitigation:** The need for mitigation measures will be established in the EIR.

   **Monitoring:** Monitoring will be determined where mitigation measures have been established.

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**AGRICULTURE & FOREST RESOURCES** Would the project

4. **Agriculture**

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

   ![ ] ![ ] ![ ] ![ ]
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

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No Impact

Source: Riverside County General Plan Figure OS-2 “Agricultural Resources;” GIS database; Project Application Materials; Riverside County Land Information System, Available at: http://tlmabl5.agency.tlma.co.riverside.ca.us/website/rclis, Accessed September 18, 2014

Findings of Fact:

a) The project site has not been identified for agricultural resources on the General Plan’s Agricultural Resources Map, or by the State’s Riverside County 2010 Important Farmland Map. As such, the project site does not contain designated Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is not currently in agricultural use. The areas of off-site utility improvements will also be examined. The EIR will evaluate this issue.

b) The project site is not currently agriculturally zoned. The site is not in agricultural use, in a County Agricultural Preserve area (as shown in RCLIS), or governed by a recorded Williamson Act contract. Surrounding properties are similarly not zoned or used for agriculture. The areas of off-site utility improvements will also be examined. The EIR will evaluate this issue.

c) The project site is not located within 300 feet of agriculturally zoned property. The proposed off-site electric line would originate at an existing electrical substation in the City of Coachella and may result in the installation of additional equipment within the existing, developed substation site. The substation is within 300 feet of agriculturally zoned property. The areas of off-site utility improvements will also be examined. The EIR will evaluate this issue.

d) Based on the facts in "a” and "b,” above, development of the project site would not result in the conversion of farmland to non-agricultural use. The areas of off-site utility improvements will also be examined. The EIR will evaluate this issue.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined where mitigation measures have been established.

5. Forest

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

No Impact
b) Result in the loss of forest land or conversion of forest land to non-forest use? ☒ ☐ ☐ ☐ ☐

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

Source: Riverside County General Plan Figure OS-3 “Parks, Forests and Recreation Areas,” and Project Application Materials

Findings of Fact:

a) The project site is located in the Colorado Desert and does not contain substantial timber resources. The General Plan Map of Parks, Forests and Recreation Areas does not designate the project site as forest land. The site is not zoned as forest land, timberland, or as timberland production in the ECVAP. This issue will be addressed in the EIR.

b, c) There is no forest land on the project site. The potential to impact adjacent resources or resources in the off-site improvement areas, if any exist, will be evaluated. Potential project impacts will be briefly addressed in the EIR.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined where mitigation measures have been established.

AIR QUALITY Would the project

6. Air Quality Impacts
a) Conflict with or obstruct implementation of the applicable air quality plan? ☒ ☐ ☐ ☐ ☐

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ☒ ☐ ☐ ☐ ☐

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)? ☒ ☐ ☐ ☐ ☐

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions? ☒ ☐ ☐ ☐ ☐

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? ☒ ☐ ☐ ☐ ☐

f) Create objectionable odors affecting a substantial number of people? ☒ ☐ ☐ ☐ ☐

Source: SCAQMD CEQA Air Quality Handbook and Methodologies; Final 2012 Air Quality Management Plan (February 2013), South Coast Air Quality Management District
Findings of Fact:

a, b, c) The project site is located in the Coachella Valley portion of the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SSAB is in non-attainment for both state and federal criteria air pollutant standards for ozone and particulate matter (PM10). The proposed project will develop approximately 1,800 acres of the 5,000 acre site with a land use plan, allowing for approximately 8,500 dwelling units; 1.38 million square feet of non-residential land uses, including commercial office, retail, hotels, light industrial and public facilities; roadways and recreational open space including trails. The EIR will address the project's conformance with the applicable Air Quality Management Plan and the potential for the project to violate air quality standards or substantially contribute to an existing or projected air quality violation. Compliance with applicable SCAQMD rules, including Rule 403 and 403.1 for the management of fugitive dust during construction, will be discussed. The air quality technical analysis will evaluate potential direct, indirect and cumulative impacts, examining both the construction and operational phases of the project.

The EIR will discuss regulatory compliance, design considerations, and Specific Plan policy as avoidance strategies in the EIR. The EIR will assess feasible ways to mitigate any remaining significant impacts, which may include vehicle miles traveled (VMT) reduction strategies, such as designing transportation-efficient land use patterns and providing for alternative transporation modes. During construction, phasing and scheduling policies may be recommended, in order to reduce construction emissions. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

d, e) There are no existing sensitive receptors located within one mile of the project site and there are no point sources within one mile of the project site. Mobile-source (vehicle) emissions are generated along the length of I-10, which runs through a portion of the project site. There are no nearby sensitive land uses that would be affected by emissions from the proposed project. The EIR will assess impacts associated with the potential development of sensitive land uses within the project site that would be proximate to the I-10 freeway. The project will be evaluated for local and regional air quality impacts. Prior to mitigation, project impacts may be potentially significant internally within the project, where residential and other sensitive land uses are proposed, unless land use patterns and policies provide mitigation against sensitive-receptor impacts. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

f) An on-site wastewater treatment facility will be constructed as part of the project, which could emit objectionable odors. The area surrounding the site is vacant and unoccupied. Any odors generated at the site would not affect a substantial number of people. Prior to mitigation, project impacts may be potentially significant internally within the project, where residential and other sensitive land uses are proposed, unless land use patterns and policies provide mitigation against impacts. Construction activities may also generate some objectionable odors on a localized level within the project for temporary periods (e.g., use of tar or asphalt), potentially affecting portions of the project site that would be occupied. Project impacts may be potentially adverse internally, within project land uses. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.
Mitigation: The need for mitigation measures will be established in the EIR.
Monitoring: Monitoring will be determined after mitigation measures have been established.

### BIOLOGICAL RESOURCES
Would the project

7. **Wildlife & Vegetation**

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

- b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

- c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

- f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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

Findings of Fact:

a) The majority of the project site, and the development footprint fall within the DTLCA of the CVMSHCP. There are small portions of the project site outside of the development footprint that are adjacent to or fall within the Mecca Hills/Orocopia Mountains Conservation Area and the Joshua Tree National Park Conservation Area. For each Conservation Area, the CVMSHCP defines the protected resources and provides conservation objectives, as well as Land Use Adjacency Guidelines to protect these resources. The Paradise Valley Specific Plan has been designed with the relevant conservation objectives and Land Use Adjacency Guidelines in mind. The EIR will evaluate the
Paradise Valley Specific Plan for consistency with the conservation objectives and Land Use Adjacency Guidelines on a programmatic level and determine if project design features or mitigation measures are required to reduce any potentially significant impacts. A Joint Project Review is not required for the requested programmatic entitlements. For subsequent project level entitlements, a Joint Project Review with the Coachella Valley Conservation Commission (CVCC), California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) will be conducted. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

b, c) Development of the project site may result in direct, indirect or cumulative effects on state or federally listed candidate, sensitive or special status species, including effects on habitat that supports these species. Outside of the development footprint and off-site utility corridors, over 3,000 acres will be retained in permanent open space as conservation habitat, compliant with the CVMSHCP mitigation requirements. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

d) In the area of the project site, the primary opportunities for wildlife movement are believed to be within desert dry washes. On the project site, the desert dry washes primarily trend north to south. The project site is traversed east-west by the Interstate 10 freeway, which provides a significant north-south barrier to wildlife movement. There are multiple reinforced concrete pipes, culverts and bridges under the freeway that provide varying opportunities for wildlife to move under the freeway depending on the species. The Paradise Valley Specific Plan has proposed to preserve all of the existing structures under the freeway as well as the primary desert dry washes connecting to the structures that provide the highest quality opportunities for wildlife movement. The EIR will analyze the extent to which the proposed development may substantially interfere with the movement of native resident or migratory wildlife within existing corridors, or impede the use of native wildlife nursery sites. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

e, f) The project site contains dry desert washes and associated vegetation that fall under the jurisdiction of the CDFW pursuant to Section 1600 of the California Fish and Game Code. Additionally, these dry desert washes contain Waters of the United States that are considered federally protected as defined by Section 404 of the Clean Water Act. The project will result in the loss and alteration of dry desert washes and associated vegetation, which would result in potentially significant impacts. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

The EIR will identify relevant local policies or ordinances protecting biological resources and address whether the proposed project may be in conflict, requiring Specific Plan policies, design considerations or mitigation measures to reduce potentially significant impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.
CULTURAL RESOURCES  Would the project

8.  Historic Resources
    a) Alter or destroy an historic site?  ☒  ☐  ☐  ☐  ☐
    b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? ☒  ☐  ☐  ☐  ☐

Source: On-site Inspection, Project Application Materials; Riverside County Land Information System, Available at: http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis, Accessed September 18, 2014

Findings of Fact:

a, b) The project site and the land surrounding it are vacant and undeveloped, except for transportation and utility infrastructure. The land is not designated as being within an Historic Preservation District in RCLIS. A project cultural resources technical report will be prepared to establish if any cultural resources, including sites of historic significance pursuant to CCR Section 15064.5, may exist on the site or in the vicinity. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

9.  Archaeological Resources
    a) Alter or destroy an archaeological site.  ☒  ☐  ☐  ☐  ☐
    b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?  ☒  ☐  ☐  ☐  ☐
    c) Disturb any human remains, including those interred outside of formal cemeteries?  ☒  ☐  ☐  ☐  ☐
    d) Restrict existing religious or sacred uses within the potential impact area?  ☒  ☐  ☐  ☐  ☐

Source:  Project Application Materials; Riverside County Land Information System, Available at: http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis, Accessed September 18, 2014

Findings of Fact:

a, b) The project site and off-site improvement areas will be surveyed for the potential to contain archaeological resources. Archaeological studies conducted on and in the vicinity of the project site will be summarized in the project cultural resources technical report. The report will evaluate potential significant impacts and whether any may rise to the level of a CCR Section 15064.5 resource. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the
level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

c, d) According to the Riverside County Land Information System (RCLIS), the project site does not include tribal lands. However, formal consultation with California Native American tribes will take place in relation to review of the Specific Plan, which requires an amendment to the General Plan. Under SB18, General Plan adoptions and amendments require Native American tribe consultation, beginning with contact of the California Native American Heritage Commission (NAHC). The County will consult with tribes that require consultation pursuant to SB 52. This Initial Study will be circulated to the NAHC. No burial sites are known to exist on the project site. The project cultural resources report will evaluate the potential for finding unknown burial sites, and include the required measures to be taken in the unlikely event any are found. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

10. Paleontological Resources
    a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 “Paleontological Sensitivity;” Riverside County Land Information System, Available at: http://tlmabl5.agency.tlma.co.riverside.ca.us/website/rclis, Accessed September 18, 2014

Findings of Fact:

a) The General Plan Paleontological Sensitivity Map and RCLIS indicate that the project site, as well as the offsite alignment of the proposed electrical transmission line to serve the site, would be located within areas of Low Potential or Undetermined Potential for paleontological resources. Portions of the off-site electrical transmission line would cross over areas identified as having High Sensitivity for paleontological resources on the General Plan Paleontological Sensitivity Map. Other portions of the site are shown as having Undetermined Potential. The cultural resources technical report will evaluate the potential for project activities to result in adverse impacts to known and/or potentially present but unknown paleontological resources. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones
    a) Expose people or structures to potential substantial
adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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Source: Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database; County of Riverside GIS Data Portal Shapefiles, 2014; California Department of Conservation, website accessed at http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm on September 26, 2014; Earthquake Fault Zones and Seismic Hazard Zone Mortmar 7.5-Minute Quadrangle, 2012, Special Studies Zones Thermal Canyon Quadrangle, July 1, 1974; California Department of Conservation, website accessed at http://www.quake.ca.gov/gmaps/WH/landslidemaps.htm on September 26, 2014; Google Earth

Findings of Fact:

a, b) All parts of California may be subject to potential earthquake effects. The California Geological Survey has not published an Alquist-Priolo Earthquake Fault Zoning Map of the Cottonwood Basin Quad, within which the project site is located. The County RCLIS system provides the following list of faults within a half mile of the entire project site: Beacon Canyon Fault, Chiriaco Fault, Clemens Well Fault, Dillon Fault, and Orocopia Thrust Fault. However, as shown on the General Plan Earthquake Fault Study Zones Map and RCLIS, the project site is not located within a County Fault Hazard Zone. The San Andreas Fault lies approximately five (5) miles southwest of the project site.

The presence of several faults in the region, including the San Andreas Fault, creates a high probability that project residents would be exposed to seismic events during the life of the project. The project will conform to all regulatory requirements of the County Building Code, which include specifications for seismic stability. Geotechnical studies (addressing geology, seismicity, soils, and other issues) will be prepared and incorporated into the EIR. Programmatic requirements to avoid or reduce impacts beyond code requirements will be established in the geology technical report, if warranted, and specified in the EIR. Site-specific geotechnical studies and building-specific designs would be required later, during the implementation phase of the project, to assure the performance standards of the programmatic mitigation measures are met. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: Mitigation measures, if warranted, will be provided in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

12. Liquefaction Potential Zone

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

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Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction;” County of Riverside GIS Data Portal Shapefiles, 2014.
Findings of Fact:

a) The General Plan Generalized Liquefaction Map indicates the site contains sediments that are designated as having a Low to Moderate Susceptibility for liquefaction. The proposed power line would predominantly cross areas of moderate liquefaction susceptibility as well as an area of low susceptibility. The EIR will address this issue on a site specific basis, utilizing geotechnical study results and recommendations. Programmatic requirements to avoid or reduce impacts beyond code requirements will be established in the geology technical studies, if warranted, and specified in the EIR. During project development, existing codes and the recommendations of a geotechnical and soils engineer will be followed to avoid or minimize potential liquefaction impacts. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

13. Ground-shaking Zone
   a) Be subject to strong seismic ground shaking? ☒ ☐ ☐ ☐ ☐

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

Findings of Fact:

a) No active faults or potentially active faults are identified within the project site. However, there are active faults in the region, such as the San Andreas, approximately five (5) miles away, that have a very high probability of causing moderate to intense ground shaking within the development footprint during the life of the project. Additional analysis is warranted. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

14. Landslide Risk
   a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards? ☒ ☐ ☐ ☐ ☐

Source: On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”
Findings of Fact:

a) Based on the General Plan slope map, the upper elevations of the project site north of the I-10 freeway contain areas of steep slope, which extend off-site to the north. The EIR will incorporate the findings of the project geotechnical report addressing potential effects of land sliding or rock fall, as well as lateral spreading or collapse, on the project site in the context of the location of the development footprint. Programmatic requirements to avoid or reduce impacts beyond code requirements will be established in the project geology studies, if warranted, and specified in the EIR. During project development, existing codes and the recommendations of a geotechnical and soils engineer will be followed to avoid or minimize potential risk of landslide impacts. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

15. Ground Subsidence
   a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map;” Additional Source(s): Riverside County Land Information System, Available at: http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis, Accessed September 18, 2014

Findings of Fact:

a) The General Plan Map of Documented Subsidence Areas indicates that the southwest portion of the subject property that includes a part of the development footprint has been subject to Documented Subsidence (Active for Subsidence). The County RCLIS designates the majority of the remainder of the site as Susceptible to subsidence. The proposed power line easement would cross areas of Documented Subsidence. The project geology report(s) will assess the potential for subsidence impacts and recommend avoidance and/or mitigation, where needed. The remainder of the site, where the majority of the project development would occur, is designated as Susceptible for Subsidence issues. Programmatic requirements to avoid or reduce impacts beyond code requirements will be established in the EIR, if warranted based on the geology technical report. During project development, existing codes and the recommendations of a geotechnical and soils engineer will be followed to avoid or minimize potential ground subsidence impacts. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.
16. **Other Geologic Hazards**
   
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?  

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**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:**

a) The EIR will utilize the findings in geotechnical and hydrological studies to determine the potential for mudflows to affect the site and the proposed development area. There are no existing water bodies or reservoirs that could cause a seiche affecting the project site. The EIR will specify construction and code requirements that would reduce the potential for developed portions of the site to be affected by geologic hazards. There are no known volcanos in the project area. These geologic issues will be addressed in the EIR.

**Mitigation:** The need for mitigation measures will be established in the EIR.

**Monitoring:** Monitoring will be determined after mitigation measures have been established.

17. **Slopes**
   
a) Change topography or ground surface relief features?
   
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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c) Result in grading that affects or negates subsurface sewage disposal systems?

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**Source:** Riv. Co. 800-Scale Slope Maps, Project Application Materials

**Findings of Fact:**

a) Implementation of the project would result in changes in topography and ground surface relief due to grading in both the valley and foothill areas within the development footprint boundaries. The EIR will describe the extent of these changes on a programmatic level based on the project's conceptual grading plan and geology report. Project impacts may be potentially significant. The EIR will evaluate this issue to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

b) The site topography and extent of the necessary cut and fill slopes will be evaluated on a conceptual and programmatic level in the EIR. The analysis will be supported by the project geology report. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

c) Sewers are not currently available on site, but are proposed as a part of the project. This issue will be addressed in the EIR.

**Mitigation:** The need for mitigation measures will be established in the EIR.
Monitoring: Monitoring will be determined after mitigation measures have been established.

18. Soils
   a) Result in substantial soil erosion or the loss of topsoil?  
   b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?
   c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a, b) Soil erosion may occur in the course of construction due to disturbance of loose soils and the loss of desert pavement. Erosion may occur during the operational phase during high-intensity rain or wind events. The project will be required to prepare erosion and dust control plans by the County, SCAQMD, and the State Water Quality Control Board as part of the grading approval and permitting process. The project will be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that will contain erosion protection measures and stabilization requirements for construction activities onsite, as well as offsite improvements. The project geotechnical engineer will characterize the site and report conditions, including expansive soils if they exist, in the project geology report. The EIR will assess potential soils impacts associated with construction and operation of the project and identify existing regulatory and site-specific requirements designed to prevent or significantly reduce impacts at the project site, where necessary. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

c) Sewers are not currently available on site, but are proposed as a part of the project. This issue will be addressed in the EIR.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

19. Erosion
   a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?
   b) Result in any increase in water erosion either on or off site?

Source: U.S.D.A. Soil Conservation Service Soil Surveys; On-site Inspection; Project Application Materials
Findings of Fact:

a, b) The project development footprint has been designed to remain out of the bed and bank of Pinkham Wash and Shavers Valley Wash. The project would modify other existing dry desert washes located within the project development footprint, potentially impacting fluvial transport and deposition. The off-site electrical transmission line would be supported on towers that would allow for the alignment to span dry wash channels. The project may result in an increase in off-site deposition, siltation, and erosion associated with both construction and operational phases. A drainage plan will be prepared that will channel existing natural flows around or through the project site, while maintaining, to the extent feasible, the flow patterns of Pinkham Wash and Shavers Valley Wash. Project hydrology issues will be addressed in hydrology and sediment transport studies. The studies will identify the existing conditions related to deposition, siltation, and erosion impacts, and describe the drainage system and project features that would be implemented to manage stormwater runoff. The project will be required to prepare and implement an approved SWPPP during construction. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

20. Wind Erosion and Blowsand from project either on or off site.
   a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The majority of the project site that lies south of the I-10 freeway is located in an area with a Moderate wind erodability rating, although some of the northerly portions of the site may be within areas with a Low wind erodability rating. Some off-site areas that would be crossed by electrical transmission lines to serve the project are designated with a High wind erodability rating. The project is not located in an area identified as susceptible to blowsand. Project construction would result in disturbance of existing sands and gravels during grading, which could increase wind erosion potential. The project will comply with County and the SCAQMD-required measures for controlling erosion and fugitive dust during construction. Following construction, disturbed soils would be stabilized by landscaping as well as placement of roadways and buildings on-site. Project-specific impacts and recommendations will be evaluated. The need for operational measures or project features to control erosion and wind will also be evaluated. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.
Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact
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Monitoring: Monitoring will be determined after mitigation measures have been established.

**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 gases?

Source: Riverside County General Plan, 2003, Project Application Materials

Findings of Fact:

a, b) The County General Plan speaks of engaging in greenhouse gas (GHG) emission reduction efforts complementary to those conducted by the State of California through the Global Warming Solutions Act (AB 32), the federal government through the actions of the Environmental Protection Agency (U.S. EPA), and the global community through the Kyoto Protocol. To further this end, the County has prepared a Climate Action Plan (CAP), which is currently in review and pending adoption. Both the General Plan and the proposed CAP reflect the County's desire to adopt policies and land development strategies to reduce and minimize GHG emissions, while allowing for the growth of new towns in the eastern portion of the Coachella Valley, as prescribed in County plans. The proposed project will allow for a new town of approximately 8,500 residential units and 1.38 million square feet of non-residential uses, which will generate jobs. The mix of land uses is intended to create a self-sustaining community, consistent with policy in the ECVAP (also see 27. Land Use, and 28. Planning, below). A GHG analysis in the EIR will address sources, the GHG inventory, Specific Plan self-mitigating features and programs, other feasible mitigation measures, and effectiveness in reducing GHG emissions. The project's ability to comply with the adopted plans, policies and regulations adopted for the purpose of reducing GHG also will be evaluated. A significant cumulative impact could occur prior to mitigative strategies, programs and measures to reduce the impacts. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

22. **Hazards and Hazardous Materials**
   a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
   b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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Source: Project Application Materials

Findings of Fact:

a, b) Land uses proposed on the project site would utilize some routine household and commercial hazardous materials (e.g., fuel, grease, paints, cleaning agents, solvents). Appropriate handling consistent with government regulations is required. In addition some limited uses within the project site could potentially result in hazardous materials upset or other accidents. Such uses include the wastewater treatment plant and potentially some commercial retail uses (service stations, dry cleaners). The County and the project development team will consult with utility companies with existing or proposed easements running through or near the site, including water, power and high pressure natural gas transmission lines, to assure compatibility and avoid and reduce potential risk of upset impacts. The project will also require electrical transmission line improvements to serve the project. The electromagnetic field (EMF) emissions from electric transmission lines will be evaluated in a technical report. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

c) The Emergency Response I-10 Closure Plan addresses the I-10 adjacent to the project site. Coordination with Caltrans, the Riverside County Transportation Department, and the Coachella Valley Council of Governments will determine if any project design features, Specific Plan guidelines, or mitigation measures are warranted to achieve project conformance with this or any other emergency response or evacuation plan. The EIR will evaluate this issue.

d) There are no existing or currently planned schools in the area surrounding the project site. Schools will be planned within the proposed project site to serve the residents, requiring observance of appropriate state or school district criteria for the siting and design of schools. Among the requirements is providing a safe distance from potential sources of hazard or hazardous materials use or release. Impacts will be examined related to the existing high-pressure natural gas transmission lines, existing electrical transmission lines, as well as proposed project land uses. Further analysis will be provided in the EIR.

e) The project site is not on a list of hazardous materials sites. An Environmental Site Assessment will be provided as a technical report and incorporated into the EIR. The EIR will address this issue.

Mitigation: The need for mitigation measures will be established in the EIR.
### Monitoring:
Monitoring will be determined after mitigation measures have been established.

#### 23. Airports

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- a) Result in an inconsistency with an Airport Master Plan?
- b) Require review by the Airport Land Use Commission?
- c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 “Airport Locations,” GIS database; Riverside County Land Information System, Available at: http://tlmafaculty5.agency.tlma.co.riverside.ca.us/website/rclis, Accessed September 18, 2014

### Findings of Fact:

a, b, c, d) Several airports and airstrips are found in the region. The nearest airports or airstrips to the proposed development area are the Chiriaco Summit Airport, located nine and a half (9.5) miles to the east, and the Jacqueline Cochran Regional Airport, located 13 miles to the west. The closest international airport is the Palm Springs International Airport, located approximately 35 miles to the west. The project's proximity to an these and to the boundaries of any Airport Master Plan or Airport Land Use Plan will be addressed, along with airport safety hazard issues as necessary. The project will include a helipad for emergency use only. These issues will be evaluated in the EIR.

### Mitigation:
The need for mitigation measures will be established in the EIR.

### Monitoring:
Monitoring will be determined after mitigation measures have been established.

#### 24. Hazardous Fire Area

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- a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 “Wildfire Susceptibility,” GIS database; Riverside County Land Information System, Available at: http://tlmafaculty5.agency.tlma.co.riverside.ca.us/website/rclis, Accessed September 18, 2014
Findings of Fact:

a) The project site is located within the Low Wildfire Susceptibility Zone identified in the Riverside County General Plan, Figure S-11. The California Department of Forestry and Fire Protection (CALFire) designates the project site as a Moderate Fire Hazard Severity Zone. Vegetation is sparse throughout the natural areas that currently exist on and surrounding the project site. The proposed development's exposure to fire hazards will be addressed in the EIR.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

**HYDROLOGY AND WATER QUALITY** Would the project

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<td>a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?</td>
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<td>b) Violate any water quality standards or waste discharge requirements?</td>
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<td>c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</td>
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<td>d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</td>
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<td>e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</td>
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<td>f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</td>
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<td>g) Otherwise substantially degrade water quality?</td>
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<td>h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?</td>
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**Source:** Riverside County Flood Control District Flood Hazard Report/Condition; Riverside County Land Information System, Available at: [http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis](http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis), Accessed September 18, 2014; FEMA FIRM Map Number 06065CIND2B
Findings of Fact:

a) Project implementation would substantially alter the existing drainage pattern of the project site, including the alteration of existing desert dry washes. However, these alterations would not result in substantial erosion or siltation with appropriate design requirements. The project proposes the use of concrete sided channels and culverts through the area of the development footprint, as well as natural channels in the area to remain in habitat preservation, with adequate detention basis to maintain off site runoff volumes at existing levels. The off-site electric transmission line would be suspended on towers constructed outside of dry wash channels. An analysis of project impacts associated with alteration of drainage patterns as well the project's effects on erosion and siltation off site is warranted. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

b) The project would comply with applicable water quality standards and waste discharge standards through the construction permitting process, which requires hydrological plans and a SWPPP. A review of these standards and the methodologies proposed to address them is warranted to ensure compliance with the regulatory standards. Impacts could be potentially significant without appropriate mitigation. A Water Quality Management Plan (WQMP) will be prepared to evaluate the effectiveness of the proposed runoff detention/filtration basins to adequately treat on-site runoff. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

c) The proposed project would utilize groundwater banking for its potable water supply by percolating water from the Colorado River Aqueduct (CRA) into the groundwater basin for storage and later extraction to supply water to the project. The project applicant has secured a contract to use water from the CRA with sufficient volumes to serve the project, and does not intend to rely on groundwater as the primary source of water. Natural groundwater used on the site would not exceed the annual natural recharge quantity. The project hydrogeologist and other specialists are preparing a technical study to analyze the groundwater basin, groundwater levels and recharge, and the ability to store water and extract water in the aquifer for potable water use. The quality of the water and potential treatment needs for potable water will also be addressed. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

d) Flood control regulations in the Coachella Valley are administered by the CVWD. The project is anticipated to require annexation into the CVWD, as noted above. Stormwater on and in the vicinity of the site is currently transported through natural washes and gullies and a series of culverts and bridges currently allow stormwater to flow beneath the I-10 freeway from north to south. A conceptual stormwater drainage plan will be prepared that will incorporate natural channels, culverts and concrete channels to convey stormwater for the development footprint area. The project would increase impermeable surface area within the development footprint, increasing the amount of potential runoff, which would be detained and treated on-site by being passed through detention/infiltration basins. The detention basins will allow for the volume of runoff leaving the site to remain at pre-development levels. The WQMP will also discuss the conceptual location of the detention basins and water quality concerns.
The EIR will address these issues and assess any impacts to downstream ephemeral drainages that could result from any diversion or concentration of storm flows. The drainage system will be designed to CVWD requirements. Construction phase impacts associated with erosion and water quality will be addressed by compliance with the existing regulatory requirements of the Regional Water Quality Control Board and the County of Riverside. Operational phase mitigation measures, if needed, will be determined through analysis of the proposed conceptual drainage plan and associated hydrology studies, including those related to fluvial transport. The project drainage system will be required to comply with existing regulations, provide for on-site retention of stormwater in excess of the natural runoff condition, and incorporate various mechanical and other recognized methods to reduce adverse off-site effects related to concentration or diversion of flow or decrease in water quality. Water quality BMPs would be required under current regulations during both the construction and operational phases of the project. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

e, f) The General Plan Safety Element 100- and 500-Year Flood Hazard Zones map (Figure S-9) show that the site is not within a 100-year flood hazard zone. The project site is designated by the FIRM Map Number 06065CIND2B as Zone D, which is used for areas where there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. The RCLIS identifies portions of dry wash channels that cross the project site as "flood zones" and the proposed updated General Plan (2008 cover date, approval pending) also shows additional areas of flooding on the property. Project impacts may be potentially significant. A hydrological study and conceptual drainage plan will be prepared to address flooding potential and appropriate flood control abatement measures. Design of flood control structures will be required to meet regulatory flood control standards. These issues will be addressed in the EIR. The EIR will incorporate a hydrological study and conceptual drainage plan, which will evaluate these issues further. The EIR will determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

g, h) Construction water quality issues will be addressed in the project SWPPP, and operational water quality issues through project design and BMPs contained in the project WQMP. The Specific Plan will also outline requirements of the project that are intended to meet Low Impact Design (LID) requirements for water quality and conservation. The project hydrology studies will evaluate water quality issues in addition to other drainage issues, and the net effect of the project including features and mitigation strategies will be provided. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

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NA - Not Applicable ☐ U - Generally Unsuitable ☐ R - Restricted ☐
## Findings of Fact:

a, b) The project would alter the natural drainage pattern in portions of the site while retaining, to the extent feasible, the drainages that carry the primary flows through Shavers Valley. Within the development footprint, roads, buildings and other structures would increase the impervious surface area, affecting absorption rates and runoff. The project hydrology study will describe the proposed project drainage system and evaluate potential flooding impacts on and off site related to the alteration of the natural drainage pattern. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

c) The General Plan Map of Flood Hazard Zones does not show the site to include areas of potential flooding hazards; however, RCLIS indicates that the Pinkham Wash area, along with other tributary dry wash channels that cross the site, represent a flood zone within the proposed development footprint of the project. The project would be designed to protect people and structures from stormflows within the development footprint, based on findings of the project hydrology studies. The studies will evaluate on-site potential for flooding, potential impacts, and features required to protect people and structures. The site is not within a dam inundation area. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

d) There are no standing water bodies on the project site. Surface water drainages within the site are ephemeral, flowing only during and immediately following storm events, and do not contain surface water throughout the majority of the year. As the project would implement a drainage system to manage stormwater runoff, the project could alter the quantity of surface water in existing ephemeral drainages during storm events. The project hydrology and sediment transport study will establish the existing surface hydrology on the site, project impacts, and project design features or mitigation measures needed to reduce impacts related to potential changes in the quantity of surface runoff. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine

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<th>Less than Significant with Mitigation</th>
<th>Less Than Significant Impact</th>
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<tbody>
<tr>
<td>a)</td>
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<td>b)</td>
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<td>d)</td>
<td>✓</td>
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</table>
the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

**Mitigation:** The need for mitigation measures will be established in the EIR.

**Monitoring:** Monitoring will be determined after mitigation measures have been established.

**LAND USE/PLANNING** Would the project

<table>
<thead>
<tr>
<th>LAND USE/PLANNING</th>
<th>Would the project</th>
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<tbody>
<tr>
<td>LAND USE</td>
<td></td>
</tr>
<tr>
<td>a) Result in a substantial alteration of the present or planned land use of an area?</td>
<td>□ ☑ ☑ ☑</td>
</tr>
<tr>
<td>b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?</td>
<td>□ ☑ ☑ ☑</td>
</tr>
</tbody>
</table>

**Source:** Riverside County General Plan, GIS database, Project Application Materials; Riverside County Land Information System, Available at: http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis, Accessed September 18, 2014

**Findings of Fact:**

a) Development of the proposed project would result in substantial alteration of the present land use at the project site. The ECVAP designates the site as Open Space-Rural. The proposed project would introduce urban uses into the project site and requires adoption of the Specific Plan, a General Plan Amendment (GPA) and a zone change to approve the Specific Plan zoning for the site. The proposed project is, however, consistent with Policy 2.3 of the Eastern Coachella Valley Area Plan component of the County General Plan, which states that new towns and planned, self sustaining communities are expected to play a role in the future development of the area, including lands adjacent to I-10 between the edge of the Coachella Valley to Chiriaco Summit, otherwise identified as Shavers Valley. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

b) The project development area is located entirely within an unincorporated area of Riverside County and is not within a city sphere of influence. The site is well outside the nearest city, which is the City of Coachella, approximately eight (8) miles to the west. Portions of the power line alignment that is proposed to serve the project site fall within the City of Coachella and its adopted sphere of influence. This issue will be addressed in the EIR.

**Mitigation:** The need for mitigation measures will be established in the EIR.

**Monitoring:** Monitoring will be determined after mitigation measures have been established.

<table>
<thead>
<tr>
<th>PLANNING</th>
<th>Would the project</th>
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<tbody>
<tr>
<td>Planning</td>
<td></td>
</tr>
<tr>
<td>a) Be consistent with the site’s existing or proposed zoning?</td>
<td>□ ☑ ☑ ☑</td>
</tr>
<tr>
<td>b) Be compatible with existing surrounding zoning?</td>
<td>□ ☑ ☑ ☑</td>
</tr>
<tr>
<td>c) Be compatible with existing and planned surrounding land uses?</td>
<td>□ ☑ ☑ ☑</td>
</tr>
</tbody>
</table>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

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

Source: Riverside County General Plan Land Use Element, GIS database

Findings of Fact:

a, d) The proposed project is not consistent with the site’s existing zoning (Controlled Development, 10 acre minimum lot size and Natural Asset) or with the General Plan Land Use Designation (Open Space - Rural). The project would require adoption of the Paradise Valley Specific Plan and a GPA to incorporate the Specific Plan into the General Plan. The Specific Plan will include zoning requirements for the proposed project site, effectuating a zone change for the property. Assuming approval of the Paradise Valley Specific Plan, GPA and zone change, the project would be compliant. Adoption of anticipated project approvals would eliminate inconsistencies with existing zoning and land use designations, and avoid potentially significant impacts. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

b, c) Existing surrounding zoning is Controlled Development, 10 acre minimum lot size and Natural Asset. The properties immediately surrounding the project site are vacant, undeveloped land. Surrounding areas include remaining undeveloped properties in Shavers Valley, National Park and National Wilderness areas. The EIR will evaluate the relationship between the proposed uses and the surrounding natural and/or conservation-oriented land uses and zoning. Design for the project edges will provide a clear division between the development and open space lands surrounding the site, and will also be designed to reduce impacts at the edges. Impacts would be reduced through specific use, landscape and lighting guidelines. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

e) The proposed project would not disrupt or divide the physical arrangement of an established community because it would be located in an area that is undeveloped. No established community exists on site or in the general vicinity of the project site. This issue will be discussed in the EIR.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

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

a, b, c, d) The General Plan Mineral Resource Areas Map and the California Department of Conservation Maps designate the project site as MRZ-4, which indicates that there is not enough information available to determine the presence or absence of mineral deposits. There are no known surface mines, quarries or other mineral resources on or adjacent to the project site. This will be verified and discussed in the EIR.

**Mitigation:** The need for mitigation measures will be established in the EIR.

**Monitoring:** Monitoring will be determined after mitigation measures have been established.

### NOISE

Would the project result in excessive noise levels?

#### Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

- **NA** - Not Applicable
- **A** - Generally Acceptable
- **B** - Conditionally Acceptable
- **C** - Generally Unacceptable
- **D** - Land Use Discouraged

#### 30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

- **NA**
- **A**
- **B**
- **C**
- **D**

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- **NA**
- **A**
- **B**
- **C**
- **D**

**Source:** Riverside County General Plan Figure S-19 “Airport Locations,” County of Riverside Airport Facilities Map
Findings of Fact:

a, b) Several airports and airstrips are found in the region. The nearest airports or airstrips to the proposed development area are the Chiriaco Summit Airport, located nine and a half (9.5) miles to the east, and the Jacqueline Cochran Regional Airport, located 13 miles to the west. The closest international airport is the Palm Springs International Airport, located approximately 35 miles to the west. The potential for airport or airstrip noise impacts will be discussed in the EIR.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure C-1 “Circulation Plan”, GIS database, On-site Inspection

Findings of Fact:

There are no railroad lines or railway operations on the project site and none are known in the vicinity. The location of any nearby rail lines will be evaluated. This issue will be discussed in the EIR.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

32. Highway Noise

NA ☐ A ☐ B ☒ C ☐ D ☐

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The northern portion of the project site is traversed east-west by the I-10 freeway, which carries a significant amount of passenger vehicle and truck traffic. The Paradise Valley Specific Plan proposes residential, commercial and light industrial development on both sides of this freeway corridor. The EIR will provide a noise analysis, including monitoring of existing conditions and modeling of projected future conditions to determine potential noise impacts associated with highway noise and recommend noise attenuation features and measures, where needed. Compliance with the Riverside County Noise Ordinance will be discussed. Direct, indirect and cumulative impacts will be evaluated, considering the construction and operational phases of the project. Potentially significant impacts may occur. The EIR will evaluate this issue to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.
33. Other Noise

<table>
<thead>
<tr>
<th>NA</th>
<th>A</th>
<th>B</th>
<th>C</th>
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Source: Project Application Materials, GIS database

Findings of Fact:

Project residents will be impacted by construction-generated noise subsequent to the occupancy of the first residential units within the project. Construction-related noise would be temporary and transient, but would continue to impact various residential areas, schools, and other noise-sensitive uses throughout the implementation stage of the project. Sensitive uses may also be impacted by noise from nearby recreational sites, fire station activity, commercial centers and other activity centers within the project. Noise-generating uses, including uses that generate traffic, may create potentially significant impacts where they are in close proximity to residential or other noise-sensitive uses. The noise analysis will identify these and any additional potential sources of noise that could adversely impact sensitive receptors and sensitive uses, and will analyze the nature and extent of these impacts to determine whether mitigation is required to achieve compliance with the County Noise ordinance. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

34. Noise Effects on or by the Project

- a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ☒ ☐ ☐ ☐
- b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ☒ ☐ ☐ ☐
- c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☒ ☐ ☐ ☐
- d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? ☒ ☐ ☐ ☐

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact:

a, b, c) The project would result in increased traffic and outdoor activity from various on-site uses, such as parks, fire station activity, and commercial centers, resulting in a substantial increase in ambient noise levels in certain portions of the site. Impacts to other on-site uses could occur during
both the construction and operational phases of the project. The project noise analysis will evaluate these impacts and determine what project noise attenuation features or mitigation measures, if any, are required. Construction activities are temporary and transient, and subject to the County Noise Ordinance. The analysis will determine if additional noise measures are warranted to avoid or reduce significant impacts. The noise analysis will evaluate impacts based upon the standards and any guidelines established in the County Noise Ordinance, General Plan and ECVAP. The Paradise Valley Land Use Plan may also be designed to avoid noise impacts where possible, through land use patterns and design guidelines. Potentially significant impacts may occur. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

d) The proposed project will not include rail usage, heavy industrial uses, or other specialized uses that create ground-borne vibration or ground-borne noise. Excessive ground-borne vibration or ground-borne noise levels are therefore not anticipated during project operations. Project construction may result in temporary vibration impacts. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

### POPULATION AND HOUSING

Would the project

| Housing | |
|---|---|---|---|---|
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | ☒ | ☐ | ☐ | ☐ |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income? | ☒ | ☐ | ☐ | ☐ |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | ☒ | ☐ | ☐ | ☐ |
| d) Affect a County Redevelopment Project Area? | ☒ | ☐ | ☐ | ☐ |
| e) Cumulatively exceed official regional or local population projections? | ☒ | ☐ | ☐ | ☐ |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☒ | ☐ | ☐ | ☐ |

Findings of Fact:

a, c, d) The project site is vacant, aside from utility structures, and development would not result in the displacement of housing or people. The site is not within a County Redevelopment Area. These issues will be discussed in the EIR.

b) ECVAP Policy 2.3 requires that the Specific Plan be consistent with, and advance the goals of, the County Housing Element and provide a range of housing opportunities including low and moderate-income housing. The project will include the development of commercial, public service and light industrial uses, including a hotel, businesses, fire and police stations, schools, senior care facilities and parks. These uses will generate a range of jobs, some of which could generate a need for affordable housing. A fiscal analysis of the provision of services and a jobs-housing analysis will be prepared. The project consultants will also provide an analysis of housing affordability. The Specific Plan is designed to incorporate a mix of housing types, including housing affordable to households earning 80% or less of the County's median income. Impacts will be evaluated in the EIR.

e) The project will create the new town of Paradise Valley. As part of the planning process, the anticipated population of the town will be projected. The EIR will evaluate the effect of this growth on official regional and local population projections, including the Coachella Valley Association of Governments (CVAG) and County of Riverside projections. CVAG has projected close to a doubling of population in the Coachella Valley from 443,000 in 2008 to 884,000 in 2035. The ability of the proposed project to fall within the assumptions of previously projected population numbers will be assessed in the EIR. Further analysis is warranted to determine if impacts may be potentially significant, when viewed cumulatively with anticipated growth outside the project site. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

f) The proposed project will result in direct population growth at the project site, which is currently unpopulated. This impact may be significant. The project would result in an extension of public utilities and services to the site. However, in compliance with the ECVAP Policy 2.3 for new towns in the Eastern Coachella Valley, utility services may not be extended beyond the fixed development footprint of the project site. This policy would avoid or reduce growth-inducing impacts that can otherwise occur with the extension of infrastructure. The project would be a part of cumulative development activity in the region. Further analysis is warranted to determine impacts. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

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

36. Fire Services ☒ ☐ ☐ ☐ ☐
Findings of Fact:

The project site is not located within a High Fire Area (Ord. 787) or in a Fire Responsibility Area. The site falls within the service area of the Riverside County Fire Department, and is in the tax rate area for Structure Fire Protection (as listed in RCLIS). As the site and surrounding area are vacant and undeveloped, insufficient Fire Department infrastructure exists to serve the project (such as stations, fire fighting vehicles and equipment, fire hydrants, and staff). A demand analysis will be prepared to establish the project demand for fire service. A fiscal impact analysis of the project, as required by ECVAP Policy 2.3, will be required to address the provision of new public services at the site. The EIR will also analyze the impacts of developing these facilities as part of its analysis of the overall project. Analysis of impacts to fire services is warranted. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

Police protection services for the project site are provided by the Riverside County Sheriff Department. As the site and surrounding area are vacant and undeveloped, insufficient Sheriff Department infrastructure exists to serve the project (such as stations, vehicles, and staff). A demand analysis will be prepared to establish the project demand for Sheriff services. A fiscal impact analysis of the project, as required by ECVAP Policy 2.3, will be required to address the provision of new public services at the site. The EIR will also analyze the impacts of developing these facilities as part of its analysis of the overall project. Analysis of impacts to the Sheriff services is warranted. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.
38. Schools

Source: Coachella Valley School District web site, GIS database; Riverside County Land Information System, Available at: http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis, Accessed September 18, 2014

Findings of Fact:

The project site is within the tax rate area for the Riverside County Office of Education and the site is assigned to the Coachella Valley School District (CVUSD) (as listed in RCLIS). The project will pay school facilities fees, as required by state law, as phases of the project are implemented. Because the site is currently vacant, inadequate facilities currently exist to serve the project. The state of California has established that the payment of school facility fees shall be sufficient to avoid significant school demand impacts under CEQA (SB 50). Nevertheless, in addition to payment of school fees, the Specific Plan will include land for schools to serve its residents. The Specific Plan will provide for elementary, middle school and a potential high school, subject to the approval and acceptance of the CVUSD. The project fiscal impact study, as required by ECVAP Policy 2.3, will address the provision of new schools at the site. The EIR will also analyze the impacts of developing these facilities as part of its analysis of the overall project. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures are established.

39. Libraries

Source: Riverside County General Plan; Riverside County Land Information System, Available at: http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis, Accessed September 18, 2014

Findings of Fact:

The project site is within the tax rate area for the County Free Library (as listed in RCLIS); however no library facilities currently exist near the project site. A library demand analysis will be prepared and the project may be required to provide library facilities to serve the residents of the proposed new community. An analysis of the demand for library services will be prepared. The project fiscal impact study, as required by ECVAP Policy 2.3, will address the provision of one or more libraries at the site. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.
40. **Health Services**

Source: Riverside County General Plan

Findings of Fact:

The nearest hospital to the project site is the John F. Kennedy Memorial Hospital in Indio, approximately 18 miles to the west. In addition, the Eisenhower Medical Center in Rancho Mirage is located approximately 28 miles to the west, and numerous specialty medical centers, including urgent care facilities, exist in the region. The project's commercial/office component would provide a location for private medical practitioners who are likely to locate offices in the community as it grows and demand increases. Emergency Medical Services (EMS) would be provided through the Riverside County Fire Department. The project will include an out-patient care facility, and will provide a helipad for emergency use, which may be utilized for emergency transport for hospital care. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

**RECREATION**

41. **Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? ☒ ☐ ☐ ☐ ☐

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☒ ☐ ☐ ☐ ☐

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)? ☒ ☐ ☐ ☐ ☐

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Ord. No. 659 (Establishing Development Impact Fees); Parks & Open Space Department Review; Riverside County Land Information System, Available at: http://tlmabld5.agency.tima.co.riverside.ca.us//website/rclis, Accessed September 18, 2014

Findings of Fact:

a) The project will include a system of neighborhood parks, community parks, and trails. These park and recreational components will be included within each of the project villages, and constructed along with the project land uses they would serve. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.
b) The Specific Plan will provide for a network of approximately 110 acres of parks and trails throughout the project development, providing local recreational opportunities for residents and reducing the demand and impact at other existing parks. A significant increase is not anticipated in the use of existing neighborhood or regional parks in the Eastern Coachella Valley. The site is located adjacent to the south entrance to the Joshua Tree National Park and other regional park opportunities such as the Orocopia and Mecca Hills Wilderness areas. This issue will be addressed in the EIR.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

42. Recreational Trails

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<thead>
<tr>
<th>EAS</th>
<th>Less than Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>No Impact</th>
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</thead>
</table>

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The project is designed to include a recreational trail network within the development footprint. The EIR analysis will evaluate the need for trails and the adequacy of the proposed trail network.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

TRANSPORTATION/TRAFFIC  Would the project

43. Circulation

<table>
<thead>
<tr>
<th>EAS</th>
<th>Less than Significant Impact</th>
<th>Less than Significant with Mitigation Incorporated</th>
<th>No Impact</th>
</tr>
</thead>
</table>

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?
### Table: Impact Assessment

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<tr>
<th>Impact Description</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant Impact</th>
<th>Less than Significant Impact with Mitigation Incorporated</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?</td>
<td>✗</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>f) Cause an effect upon, or a need for new or altered maintenance of roads?</td>
<td>✗</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>g) Cause an effect upon circulation during the project’s construction?</td>
<td>✗</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>h) Result in inadequate emergency access or access to nearby uses?</td>
<td>✗</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?</td>
<td>✗</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
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</table>

### Source:

### Findings of Fact:

a) According to RCLIS, the property is not located in a circulation element right-of-way. The site is located within or partially within the Transportation Uniform Mitigation Fee Area (Ordinance 673) and within Supervisorial Road District 4. The Specific Plan will establish a new network of internal roadways, providing internal vehicular access within the development. The project traffic study, will evaluate the proposed Paradise Valley project on a programmatic level, taking into account all relevant modes of transportation, evaluating impacts at the on- and off-ramps to the I-10 freeway, and assuring adequate internal infrastructure, including infrastructure capacity needed to meet the County's standards for level of service (LOS). Other County-required standards, such as vehicle miles travelled (VMT), would also require evaluation. Project implementation will occur in phases, as portions of the project are designed on a project-level. As the project is implemented, detailed project-level traffic studies would be prepared, in order to show compliance with the programmatic traffic analysis, conformance with programmatic mitigation measures of the traffic analysis, and conformance with County LOS standards. Localized issues may be further evaluated at that time, such as details of intersection configurations, the need for traffic signals or stop signs, and other matters. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

b) The Paradise Valley Specific Plan traffic analysis will include an evaluation of project compliance with the 2011 Riverside County Congestion Management Program, published by the Riverside County Transportation Commission. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.
c, d) Project development will create the new town of Paradise Valley with approximately 8,500 residential units and 1.38 million square feet of non-residential uses. The development may result in an incremental increase in regional demand for air travel. Growth will occur over a protracted period of time, as the Specific Plan is implemented. Once adopted, the Specific Plan population and land use projections would be adopted by the County and regional agencies. Businesses serving the travel needs of the region accommodate fluctuations in market demands over time, such as adding or eliminating flights or flight routes, as needed. It is noted that a multitude of other factors also influence air travel, such as fuel prices, labor availability, and various governmental regulations. The project's potential impact will be assessed in the EIR.

e) The Specific Plan will not include incompatible uses from a transportation design standpoint. The project will rely upon the I-10 freeway for regional transportation access. The project transportation infrastructure of roads, trails and bikeway lanes will be designed to meet or exceed County design safety standards. As noted in "a," above, subsequent detailed project-level traffic analyses will be prepared as the Specific Plan is developed, at which time localized issues can be further evaluated. Issues may include details of intersection configurations, the need for traffic signals or stop signs, and other matters. The Specific Plan and the EIR will address these issues on a programmatic level, defining the backbone transportation infrastructure and the design requirements that must be achieved. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

f) The new project roadways will result in a substantial increase in road maintenance needs within the project site. The project will generate County taxes, and if needed the project would be annexed to a County service district, or a new one may be established. Construction, ownership and maintenance responsibilities for public facilities will be discussed programmatically in the Specific Plan, and determined in close coordination with the County as the project builds out. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

g) Each project-level development could result in occasional, short-term construction access and roadway congestion issues. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

h) The project's roadway system will be designed to meet or exceed County standards for emergency access. Traffic congestion (decreases in LOS) can adversely affect Sheriff and Fire emergency vehicle access and response times. As noted in "a", above, the project traffic study for the new town, as well as subsequent detailed traffic studies for future implementing projects, will be required to meet the County's LOS standards. The provision of on-site Sheriff and Fire facilities over time, will also serve to improve response times to the site. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

i) The new town's backbone roadways will be designed to accommodate bicycles, Neighborhood Electric Vehicles (NEV), and potentially shuttle vehicles. The project will include a trails system, portions of which would allow bicycles. Pedestrian circulation will be encouraged in the mixed-use areas, given the placement of a mix of uses in close proximity, which reduces the need for additional...
vehicle trips. Street right-of-way cross-sections will be reviewed and approved by the County Department of Transportation and Land Management Agency to assure the system meets appropriate performance and safety requirements. This issue will be evaluated in the EIR.

**Mitigation:** The need for mitigation measures will be established in the EIR.

**Monitoring:** Monitoring will be determined after mitigation measures have been established.

### 44. Bike Trails

**Source:** Riverside County General Plan

**Findings of Fact:**

The project will provide an extensive recreational trail network, including bike trails, and shared bicycle/NEV lanes within the development footprint. The EIR analysis will evaluate the need for trails and the adequacy of the proposed trail network. This issue will be evaluated in the EIR.

**Mitigation:** The need for mitigation measures will be established in the EIR.

**Monitoring:** Monitoring will be determined after mitigation measures have been established.

### UTILITY AND SERVICE SYSTEMS

**Would the project**

#### 45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? ☒

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ☒

**Source:** Project Application Materials

**Findings of Fact:**

a, b) The project is anticipated to require annexation into the CVWD. A project Water Supply Assessment (WSA) will be prepared in coordination with the CVWD to disclose the rights to, and sources of, water to be made available to serve the proposed development. The project would include a groundwater banking program, which would involve importing CRA water for on-site infiltration into the underlying groundwater basin for storage. Extraction would occur with project demand. The analysis for the WSA and the hydrogeologic study will be coordinated to assure feasibility of the groundwater banking program. In addition, tertiary treated water from the proposed on-site wastewater treatment plant is anticipated to be used within the project for landscape irrigation and potentially for other non-potable water uses. Impacts of the construction of water and water treatment facilities within the site will be evaluated as a part of the overall project impact analysis. Project impacts related to the sufficiency of water treatment and supply may potentially result in significant impacts without appropriate mitigation. The EIR will evaluate these issues further to determine the...
level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

### 46. Sewer

<table>
<thead>
<tr>
<th>Potential Impact</th>
<th>Less than Significant</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>No Impact</th>
</tr>
</thead>
</table>

**a)** Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

- [X] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant with Mitigation Incorporated
- [ ] No Impact

**b)** Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- [X] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant with Mitigation Incorporated
- [ ] No Impact

Source: Project Application Materials

Findings of Fact:

a) The project will include an on-site wastewater treatment collection and treatment system. Project impacts associated with construction and operation will be evaluated as a part of the overall project construction and operational impact assessment. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

b) The project will be self-sustaining with regard to sewer service. A wastewater collection system will convey sewage and other wastewater to an on-site wastewater treatment plant. Tertiary treated water from the plant will be used for landscape irrigation and other non-potable water uses within the project site. Project facilities will be sized to meet the project's demand. The project is anticipated to require annexation into the CVWD for sewer service. This issue will be evaluated in the EIR.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

### 47. Solid Waste

<table>
<thead>
<tr>
<th>Potential Impact</th>
<th>Less than Significant</th>
<th>Less Than Significant with Mitigation Incorporated</th>
<th>No Impact</th>
</tr>
</thead>
</table>

**a)** Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- [X] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant with Mitigation Incorporated
- [ ] No Impact

**b)** Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

- [X] Potentially Significant Impact
- [ ] Less than Significant Impact
- [ ] Less Than Significant with Mitigation Incorporated
- [ ] No Impact
Findings of Fact:

a) The project site is within the tax rate area for the County Waste Resource Management District (as listed in RCLIS). A substantial amount of solid waste will be generated by the proposed new town, which will allow for approximately 8,500 residential units and 1.38 million square feet of non-residential uses, including commercial and light industrial uses. An evaluation of the landfill capacity available to accept the site's refuse is warranted to determine the project's level of impact. As the project will be built out over time, and landfills are expanded, opened, and/or closed in compliance with the County Integrated Waste Management Plan (CIWMP), it is anticipated that the project, which will be included in County population projections after approval, would be included in the CIWMP for solid waste management, as it is updated. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

b) The project will be required to comply with federal, state and local statutes and regulations related to solid waste, including the CIWMP. This issue will be evaluated in the EIR in order to provide a comprehensive document.

Mitigation: The need for mitigation measures will be established in the EIR.

Monitoring: Monitoring will be determined after mitigation measures have been established.

48. Utilities
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

- a) Electricity?
- b) Natural gas?
- c) Communications systems?
- d) Storm water drainage?
- e) Street lighting?
- f) Maintenance of public facilities, including roads?
- g) Other governmental services?

Source: Project Application Materials

Findings of Fact:

a, b, c, d, e, f, g) The project will establish plans for the new town of Paradise Valley, which will generate a substantial demand for electricity, natural gas, communication systems, stormwater drainage, street lighting and the maintenance of public facilities including roads. Power will primarily be supplied to the project via a new 92 kilovolt (kV) transmission line extending from the Imperial Irrigation District Coachella Valley substation. To reduce energy demand, the Specific Plan will incorporate passive solar energy design guidelines, as well as energy conservation and renewable energy features, such as photovoltaic panels on buildings. Off-site improvements would include the
92 kV double-circuit transmission power line and associated access roads. Realignment of existing AT&T fiberoptic communication lines through the property to coincide with proposed roadway alignments may also be included.

Consistent with ECVAP Policy 2.3, the project will be designed to be self-sufficient. Annexation, homeowner associations, the creation of community service districts, and the funding mechanisms for these utilities and districts will be evaluated in the EIR. Analysis of the construction of new facilities will be included in the overall analysis of the project. Project impacts may be potentially significant. The EIR will evaluate these issues further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation:  The need for mitigation measures will be established in the EIR.

Monitoring:  Monitoring will be determined after mitigation measures have been established.

49.  Energy Conservation
    a) Would the project conflict with any adopted energy conservation plans? ☒ ☐ ☐ ☐ ☐

Source:  Project Application Materials

Findings of Fact:

a) The project would establish plans for the new town of Paradise Valley, which will generate a substantial demand for energy. Electric for the site is anticipated to be supplied by the Imperial Irrigation District (IID). The arrangement of land uses with the Specific Plan and the plan's design guidelines are anticipated to reduce impacts to energy demand. Energy conservation features of the plan will include efficient land use patterns that provide for reduced VMT. ECVAP Policy 2.3 states that to the extent feasible, new town plans "must contain provisions for the use of innovative and state-of-the-art technology to reduce energy and resource consumption." The Specific Plan will incorporate such provisions. For example, where possible, building designs will include photovoltaic panels and building orientations and landscaping will be designed to reduce energy dependency. Solar farming may be an allowable use within some of the Specific Plan's planning areas, subject to a conditional use permit. Project impacts may be potentially significant. The EIR will evaluate this issue further to determine the level of impact and the extent to which mitigation measures or project features may be warranted to reduce impacts.

Mitigation:  The need for mitigation measures will be established in the EIR.

Monitoring:  Monitoring will be determined after mitigation measures have been established.

OTHER
50.  Other: ☒ ☐ ☐ ☐ ☐

Source:  Project Application Materials

Findings of Fact:

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PRELIMINARY / WORKING DRAFT DOCUMENT INTRA-AGENCY
COMMUNICATION NOT FOR PUBLIC CIRCULATION - October 2015
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While additional issues are not foreseen at this time, other issues that may arise during public and agency review of the NOP, and in the EIR research and preparation phase. Other issues may be added as needed.

**Mitigation:** The need for mitigation measures will be established in the EIR.

**Monitoring:** Monitoring will be determined after mitigation measures have been established.

**MANDATORY FINDINGS OF SIGNIFICANCE**

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Project Application Materials

Findings of Fact: Implementation of the proposed project would result in the conversion of natural undeveloped and previously disturbed areas to a new town. This would result in the reduction of habitat for wildlife species, and could affect cultural resource sites. Further studies will be conducted to evaluate existing biological and cultural resources and determine the significance level of project impacts. As discussed in Biological Resources and Cultural Resources, above, project impacts are currently considered potentially significant, requiring project design features or mitigation to avoid or reduce significant impacts. These impacts will be evaluated in the EIR.

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

Source: Project Application Materials

Findings of Fact: The project may result in impacts that are individually limited, but cumulatively considerable. Therefore, cumulative impacts may be significant. This issue will be evaluated in the EIR.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Project Application Materials
Findings of Fact: The project may result in significant environmental effects that would directly or indirectly cause substantial adverse effects on human beings. Impacts may be significant. This issue will be evaluated in the EIR.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following: Earlier Analyses Used, if any: This project will utilize information from, and may tier off of, the EIR for the proposed updated County General Plan (2008 cover date; 2015 expected adoption date), if that EIR is certified prior to public circulation of the Paradise Valley Specific Plan EIR.

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

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

VII. AUTHORITIES CITED


Revised: 10/7/2015 10:01 AM EA2010.docx