



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

9:00 A.M.

JANUARY 25, 2016

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND ENVIRONMENTAL IMPACT REPORT SCOPING SESSION PALM DESERT PERMIT CENTER 77-588 EL DUNA COURT, SUITE H PALM DESERT, CA 92211

The purpose of the scoping session is to present preliminary information about the project, and to obtain comments from responsible agencies, project applicant, other interested parties and the public concerning the scope of issues to be studied in the draft EIR. If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Project Planner. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Below is a summary of the project and the upcoming scoping meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 Introduction

2.0 Proposed Project

- 2.1 **GENERAL PLAN AMENDMENT NO. 1159, SPECIFIC PLAN NO. 391, CHANGE OF ZONE NO. 7890, and ENVIRONMENTAL IMPACT REPORT NO. 547** – Applicant: Pulte Homes, Corp. – Engineer/Representative: MSA Consulting – Fourth Supervisorial District – Palm Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD:MDR), Commercial Tourist (CD:CT) – Location: Northerly of Ramon Road, southerly of Dinah Shore Drive, easterly of Bob Hope Drive, and westerly of Los Alamos Road – 321.45 Acres – Zoning: Controlled Development Area – 20 Acre Minimum (W-2-20) – **REQUEST:** The Specific Plan proposes the development of approximately 321 acres featuring a residential community with recreation and open space, and a maximum dwelling unit count of 1,200 dwelling units. The General Plan Amendment proposes to amend the General Plan Land Use Designation from Community Development: Commercial Tourist (CD: CT) and Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) to Medium Density Residential (MDR) as reflected on the Specific Plan Land Use Plan. The Change of Zone proposes to change the site's zoning from Controlled Development Areas – 20 Acre Minimum (W-2-20) to Specific Plan (SP). The Environmental Impact Report proposes to study the possible impacts resulting from the project. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

3.0 Scope of EIR


4.0 Public Questions and Comments

The scoping session is to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report. The scoping session is not a public hearing on the merits of the project, nor will the Planning Director be taking an action on the project. Staff Contact: Matt Straite at (951) 955-8631 or Email mstraite@rctlma.org.

2:11

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning Area: Cathedral City – Palm Desert
Supervisory District: Fourth
Project Planner: Matt Straite
Scoping Session Date: January 25, 2016

SPECIFIC PLAN NO. 391
CHANGE OF ZONE NO. 7890
GENERAL PLAN AMENDMENT NO. 1159
Environmental Impact Report No. 547
Applicant: Pulte Homes, Corp.
Engineer/Representative: MSA Consulting, Inc



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT SCOPING SESSION STAFF REPORT

PURPOSE OF SCOPING SESSION:

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act (“CEQA”) Guidelines, the County of Riverside has conducted an initial study (see attached) and has concluded that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report (“EIR”) for the Project is warranted.

As part of the Notice of Preparation (NOP) process, the applicant has requested a Scoping Session to brief the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the projects potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final Environmental Impact Report, prior to the formal public hearing on the proposed project.

The NOP period began on January 7, 2016 and will run for thirty (30) consecutive days which is scheduled to conclude on February 5, 2016.

LOCATION:

The project site is located in the unincorporated Community of Rancho Mirage in the Western Coachella Valley Area Plan in Eastern Riverside County; more specifically, northerly of Ramon

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Road, southerly of Dinah Shore Drive, easterly of Bob Hope Drive, westerly of Los Alamos Road.

EXISTING CONDITIONS:

The Project Site is located within the Agua Caliente Indian Reservation (Reservation) and currently, use of the site is regulated by the Agua Caliente Band of Cahuilla Indians (Tribe). The Project Site would remain under the Tribe's land use authority subject to the Tribal Specific Plan until Planning Area 8 is acquired by Pulte (in phases), when it will become subject to County jurisdiction and the Riverside County Section 24 Planning Area 8 Specific Plan would then guide the development of the Project Site. The topography of the site and vicinity is undulating with gentle slopes. Surface elevations range from approximately 350 feet to 325 feet above mean sea level, with the highest points running diagonally through the center of the site. The site is currently unoccupied. Additionally, there are no water courses running through the site nor are there any riparian/riverine habitats on the site. Exhibit 1, Vicinity Map provides a general overview of the adjacent areas.

PROJECT DESCRIPTION:

SPECIFIC PLAN NO. 391 proposes a master planned community of 321.45 acres for a maximum number of 1,200 dwelling units on 176.6 acres, 62.9 acres for open space, 8.8 acres for a community clubhouse, and 71.1 acres for infrastructure development.

The proposed Specific Plan will encompass 321.45 acres and will incorporate single-family detached and attached dwelling units. The proposed density consists of Medium Density Residential (MDR)(2-5 du/ac).

GENERAL PLAN AMENDMENT NO. 1159 proposes to amend the General Plan Land Use Designation from Community Development: Commercial Tourist (CD: CT) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre).

CHANGE OF ZONE NO. 7890 proposes to change the site's zoning from Controlled Development Areas (W-2-20) to Specific Plan (SP) as well as formalize the Specific Plan Boundary and create a Zoning Ordinance for the proposed Project.

The proposed project is located within an unincorporated area of Riverside County and is surrounded by on all sides by the City of Rancho Mirage.

SUMMARY PROJECT DATA:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD: MDR) and Community Development: Commercial Tourist (CD:CT)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CD:CR) to the north; City of Rancho Mirage on the west, south, and east – Rancho Mirage land use designations include: residential and commercial.

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- | | |
|-----------------------------------|---|
| 3. Proposed Zoning (Ex. #2): | Specific Plan (SP) |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) to the north; City of Rancho Mirage on the west, south, and east – Rancho Mirage zoning designations include: Medium Density Residential, Resort Hotel, and Community Commercial. |
| 5. Existing Land Use (Ex. #1): | The project area is currently undeveloped. |
| 6. Surrounding Land Use (Ex. #1): | Single- and multi-family residential to the south; Vacant property to the east and north, a Casino to the west. |
| 7. Project Data: | Total Acreage: 321.45 acres
Total Proposed Lots: Maximum of 1,200 lots |
| 8. Environmental Concerns: | See attached environmental assessment |

The EIR Consultant has identified the following potentially significant impacts which will be addressed in the EIR:

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

ENVIRONMENTAL IMPACT REPORT:

Per the California Environmental Quality Act (CEQA), an environmental Impact report is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an environmental impact report is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

The EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the Notice of Preparation period including those made by reviewing agencies in addition to those received at the Scoping Session. The Draft EIR will be circulated for Notice of Completion review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the Final EIR prior to scheduling a public hearing on this item.

PUBLIC HEARING:

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No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project, the zoning ordinance and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. Agriculture Preserve
 - b. A Fault Zone;
 - c. An Airport Influence Area;
 - d. A High Fire Area;
 - e. A County Service Area;
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - g. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - h. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The city of Rancho Mirage sphere of influence;
 - b. The Coachella Valley MSHCP Criteria Area;
 - c. A liquefaction area with moderate susceptibility.
4. The subject site is currently designated as Assessor's Parcel No. 673-120-025.
5. Environmental Assessment attached

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA No. 42856

Project Case Type (s) and Number(s): Project: General Plan Amendment No. 1159, Change of Zone 7890, Specific Plan No. 391, Environmental Impact Report No. 547, and Tentative Tract Map 36809

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: Pulte Home, Corp./ SCC Rancho Mirage Holdings, LP

Applicant's Address: 27101 Puerta Real, Suite 300, Mission Viejo, CA 92691

I. PROJECT INFORMATION

A. Project Description: The Section 24 Planning Area 8 Specific Plan (proposed Project) would guide the development of an active adult community (age 55 and up) consisting of up to 1,200 residential units on approximately 321 acres within four neighborhoods. Regional access to the Project Site is provided via Interstate 10 (I-10) located approximately 3,300 feet to the northeast, as illustrated in Figure 1, Regional Location Map in the NOP. The Section 24 Planning Area 8 Specific Plan site (Project Site) is located within unincorporated Riverside County, as illustrated in Figure 2, Project Site Location in the NOP. The Project Site is located within the Agua Caliente Indian Reservation (Reservation) and currently, use of the site is regulated by the Agua Caliente Band of Cahuilla Indians (Tribe). The site is surrounded by the City of Rancho Mirage. The Project Site is approximately 321 acres in size and consists of a portion of Assessor Parcel No. [APN] 673-120-025.

As illustrated in Figure 3, Conceptual Land Use Plan in the NOP, the active adult community (55 years of age and up) would include approximately 177 acres of residential development, approximately 9 acres for a community clubhouse, 63 acres of open space, 71 acres of roadways, and 2 acres for water well sites. The community would be master planned consisting of four neighborhoods accessed by a system of private streets and recreational open space amenities located in neighborhood parks and trail linkages. Resident amenities would include an integrated system of pedestrian, bicycle and golf cart trail linkages, neighborhood parks, water features, community clubhouse/ pool/ spa, and complementary features.

The Specific Plan as proposed would maintain consistency with Planning Area 8 of the Tribal Specific Plan, that was adopted in May 2015. The Project Site would remain under the Tribe's land use authority subject to the Tribal Specific Plan until Planning Area 8 is acquired by Pulte/SCC (in phases), when it will become subject to County jurisdiction and the Riverside County Section 24 Planning Area 8 Specific Plan would then guide the development of the Project Site.

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

C. Total Project Area: 321.45 Acres

Residential Acres: 176.6

Commercial Acres: N/A

Industrial Acres: N/A

Other:

Community Clubhouse: 8.8

Lots: TBD

Lots: N/A

Lots: N/A

Units: up to 1,200

Sq. Ft. of Bldg. Area: N/A

Sq. Ft. of Bldg. Area: N/A

Projected No. of Residents: 2,160

Est. No. of Employees: N/A

Est. No. of Employees: N/A

Open Space: 62.9

Roads: 71.1

Well Sites: 3 sites on 2 acres

D. Assessor's Parcel No(s): 673-120-025

E. Street References: The site is contained within an area bounded by the following roadways:
1) Ramon Road on the north; 2) Bob Hope Drive on the east; 3) Dinah Shore Drive on the south; and 4) Los Alamos Road on the west.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 24, Township 4 South, Range 5 East

G. Brief description of the existing environmental setting of the Project Site and its surroundings: The Project Site is surrounded by the City of Rancho Mirage. Vegetation on the Project Site consists of the Sonoran creosote bush scrub community as the dominating landscape feature. Project Site elevations range from 356 above mean sea level (amsl) to 248 amsl with a gently southwest to northeast sloping ground. There is no evidence on the Project Site of any surface water, groundwater depths are estimated to be greater than 50 feet below the surface and the soil, and the soil is not saturated. The Agua Caliente Casino/Resort/Spa, located to the northeast, occupies a 36-acre parcel consisting of a gambling floor, hotel rooms, spa and fitness center, meeting space venues, and parking areas. The other major development within proximity to the Project Site is the Westin Mission Hills Golf Resort & Spa, which is located immediately south and west of the Project Site. Interstate 10 and the Union Pacific Railroad (UPRR) rail corridor is located approximately 3,300 feet to the northeast of the Project Site.

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.
8. **Healthy Communities:** To be evaluated in the EIR.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential and Commercial Tourist

E. Overlay(s), if any: None

F. Policy Area(s), if any: Rancho Mirage Sphere of Influence Policy Area

G. Adjacent and Surrounding:

1. Area Plan(s): None
2. Foundation Component(s): Community Development to the Northwest
3. Land Use Designation(s): Commercial Retail to the North, Medium Density Residential to the Northeast, and Commercial Tourist to the East
4. Overlay(s), if any: City of Rancho Mirage to the North, East, South, and West
5. Policy Area(s), if any: Palm Springs International Airport Influence Area to the East

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: Controlled Development, 20-acre minimum lot size (W-2-20)

J. Proposed Zoning, if any: Specific Plan

K. Adjacent and Surrounding Zoning: W-2-20 to the East and Scenic Highway Commercial (C-P-S) to the North

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

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

Date

Printed Name

For Steven Weiss, AICP, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project Site is located southwest of Highway 10 (I-10) which according to the Riverside County General Plan, is designated as "County Eligible" for a scenic highway. As it currently exists, the Project Site is vacant with minimal vegetation and consists primarily of large sand dune. The Project would introduce new visual elements that would be visible from the surrounding area. As such, the proposed onsite and offsite aesthetic issues will be evaluated in the EIR.

b) As previously stated, the Project Site is currently vacant with minimal vegetation and consists primarily of large sand dune. The visual resources surrounding the Project Site include the San Jacinto and Santa Rosa Mountains to the west and south and the Little San Bernardino Mountains to the north. The Westin Mission Hills Resort and the Mission Hills Country Club, that are located near the Project Site, are surrounded by a 5 to 8 foot high wall that limits the view of the mountains from the street of the residences. The Agua Caliente Resort Spa is located to the north of the Project Area is a 45,000 square feet and 16-stories high, which also limits the view of the mountains from the streets of residences. The Project would introduce new elements to the Project Site. Therefore, the potential for the Project to result in a change to the visual character of the Project Site and its surroundings will be evaluated in an EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 "Mt. Palomar Nighttime Light Policy Area"

Findings of Fact:

The Project Site is located in the Mount Palomar Nighttime Light Policy Area and will need to comply with Riverside County's Ordinance No. 655. Therefore, these issues will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The Project Site is currently vacant. The only light and glare sources in the Project Site are from street lights and billboards along Dinah Shore Drive and Bob Hope Drive and from the Agua Caliente Casino Resort Spa to the northeast, and minimal light from the residential and commercial uses south of the Project Site across Dinah Shore Drive and west of the Project Site across from Los Alamos Road. Another source of glare and nighttime light in the Project Site includes vehicular traffic along surrounding roadways. Future development will introduce new light and glare sources typical of a residential area. Therefore, light and glare issues will be evaluated in the EIR.

b) As previously stated, the future development of this Project will introduce new light and glare sources, however, these will be typical of a residential area. Therefore, unacceptable light levels will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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

Source: a, b) Riverside County General Plan Figure OS-2 "Agricultural Resources," a) California Department of Conservation, California Important Farmland Finder, (Accessed November 2015) a) California Department of Conservation, Farmland Mapping and Monitoring Program, "Riverside County Important Farmland 2010," Sheet 2 of 3 (January 2012), b) California Department of Conservation, Division of Land Resource Protection, Conservation Program Support, "Riverside County Williamson Act FY 200/2009," Sheet 2 of 3 (2012), b) Riverside County, *Western Coachella Valley Area Land Use Plan* (2003) b, c, d) *City of Rancho Mirage General Plan*, "Land Use Element" (2005)

Findings of Fact:

a) The 321-acre Project Site is currently vacant and located within in unincorporated Riverside County, within the Agua Caliente Indian Reservation (Reservation). The Project Site is designated as "Other Land" by the California Department of Conservation, Farmland Mapping and Monitoring Program. The land surrounding the Project Site is also designated as "Other Land" to the north and east, and as "Urban and Built Up Land" to the west, south, and northeast. Implementation of the Project would not involve changes that would result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural uses. Therefore, no impacts would occur and no further analysis is required.

b) The Project Site is designated as "Non-Enrolled" by California Department of Conservation, Conservation Program Support. The land surrounding the Project Site is designated as "Non-Enrolled Land" to the north and east and as "Urban and Built Up Land" to the west, south, and northeast. Therefore, the Project would not conflict with a Williamson Act contract.

The Project Site is also designated for Commercial Tourist and Medium Density Residential uses. Furthermore, the Tribal Land Use Ordinance Zoning Districts Map designates the site as Specific Plan. The area surrounding the Project Site is characterized by features typical of the urban landscape, which include commercial and residential uses. The Agua Caliente Casino Resort Spa is located to the northeast, and the Westin Mission Hills Golf Resort & Spa located to the south and west, and a shopping center located to the southeast of the Project Site. The land north and east of the Project Site is currently vacant. Therefore, the Project would not conflict with existing zoning for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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agricultural uses or a Williamson Act contract. No impacts would occur and no further analysis is required.

c) As previously discussed, the land surrounding the Project Site is designated as "Other Land" to the north and east, and as "Urban and Built Up Land" to the west, south, and northeast. Additionally, the land surrounding the Project Site is characterized by features typical of the urban/suburban landscape, which include commercial and residential uses. Therefore, because the surrounding area does not have agricultural zoned land, Riverside County Ordinance 625.1 Section 6, which requires a notice to buyers of land within 300 feet of an agriculturally-zoned parcel would not apply. No impacts would occur and no further analysis is required.

d) The Project Site and surrounding area contain features of typical urban landscape, which includes commercial and residential uses. The Project Site and areas to the north and east are considered "Other Land" and to the west, south, and northeast, the area is designated as "Urban and Built Up Land". The Project would not involve the changes in the existing environment that could result in the conversion of Farmland to non-agricultural use. No impacts would occur and no further analysis is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring is necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: a, b) Public Resources Code Section 12220(g), a) Public Resources Code Section 51104(g), b, c) Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) As defined by the Public Resources Code Section 12220(g), forestland is land that can support 10 percent native tree cover of any species under natural conditions and that allows for management of one or more forest resources. Since there is minimal vegetative cover on the Project Site and the site is not zoned as forestland, the Project would not affect any forestlands as defined by the Public Resources Code.

A Timberland Production Zone is defined by the Government Code Section 51104(g) as an area that is zoned for the sole purpose of growing and harvesting timber. Because the Project Site does not contain any timber resources, nor is it zoned as timberland or timberland zoned Timberland

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Production, the Project would not conflict with timberland or Timberland Production areas. Therefore no impacts would occur to any forest resources and no further analysis is required.

b) As previously discussed, the Project Site is not defined as having forestland as defined in Public Resources Code Section 12220(g). Additionally, according to the Riverside County General Plan, there is no forestland located in or near the Project Site. Thus, the Project would not result in the loss of forestland or result in the conversion of forestland to non-forest uses. No significant impacts would occur and no further analysis is required.

c) According to the Riverside County General Plan, the Project Site and the surrounding area are not designated as, or located within, forestland. As previously discussed, the Project Site does not contain any lands designated as Farmland or forestland and would not result in the loss of Farmland or forest land or the conversion of Farmland or forestland to non-forest use. Therefore, no impacts would occur and no further analysis is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring is necessary.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: a,b,c) State Status from CARB, Ambient Air Quality Standards, SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a, b, c) The Project Site lies within the Salton Sea Air Basin under the jurisdiction of the South Coast Air Quality Management District (SCAQMD), which spans the Coachella Valley portion of the County of Riverside and the entire County of Imperial. The Salton Sea Air Basin is currently designated as being in nonattainment for the Federal ozone and particulate matter (PM10), nonattainment for the State ozone and PM10 and unclassified for Federal fine particulate matter (PM2.5) standards. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project would involve the development of approximately 177 acres of the 321 acres for up to 1,200 housing units and an additional 63 acres of open space. Construction and operation of the Project may result in an increase in stationary and mobile source air emissions. The Project could, therefore, have an adverse effect on the SCAQMD's implementation of the AQMP. Further analysis of this issue will be evaluated in the EIR.

d) The Project would include approximately 1,200 residential units that may expose residents to a substantial number of point source emissions. Accordingly, further analysis of this issue will be evaluated in the EIR.

e) The Project would involve the construction of sensitive receptors that may be within one-mile of a substantial point source emitter. Accordingly, further analysis of this issue will be evaluated in the EIR.

f) The active adult community that would be constructed within the Project Site is not anticipated to create objectionable odors; however, this impact will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, f) U.S.G.S Maps

Findings of Fact:

a) The Project Site is located within unincorporated Riverside County on Reservation land. The Tribe has adopted the Tribal Habitat Conservation Plan (THCP) to continue to protect natural resources in and around the Reservation by assuming the role of primary manager of such resources and land uses that impact them. Similar to the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), the THCP was established to provide consistency and streamline permitting requirements with respect to protected species on Reservation land. The Project will be evaluated pursuant to both the CVMSHCP and the THCP, and as such, this will be evaluated in the EIR.

b, c) Development of the Project Site may have adverse direct, and indirect effects on an endangered or threatened species, as listed in Title 14 of the California Code of Regulation or Title 50 of the Code of Federal Regulations. It could also affect 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. Consequently, a biological analysis will be performed for the Project Site and will be further evaluated in the EIR.

d) The Project Site is a large vacant open space area that could be utilized by wildlife for local movement in the immediate area. Therefore, further analysis of wildlife movement will be evaluated in the EIR.

e, f) The Project Site may contain sensitive vegetation communities, including riparian habitat or naturally occurring springs or permanent aquatic habitats. The Project proposes development of approximately 321 acres within Section 24. The EIR will evaluate potential impacts to sensitive vegetation communities on the Project Site.

g) As discussed in 7.a above, the Project would include the development approximately 321 acres for an active adult community. Therefore, the EIR will evaluate consistency with applicable local policies and ordinances protecting biological resources.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a, b) The Project Site has never been developed and currently consists of relatively undisturbed desert lands. There is a potential to discover a historic site prior to construction of the Project Site. Further analysis of the potential for historical resources will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a, b) The Project Site is currently vacant and has been largely undisturbed. The construction of the Project could cause a substantial adverse change to an unknown archeological resource or archeological site. These impacts will be evaluated in the EIR.

c) Human remains are not expected to exist on the Project Site, however, as the site is largely undisturbed, there is the potential for finding remains during construction activities. Accordingly, the EIR will evaluate the potential to discover human remains.

d) The Project Site is not expected to contain religious or sacred uses, however, due to the vacant and largely undisturbed nature of the site, there is the potential for discovery during construction activities. This issue will be evaluated in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The Project Site is located within Reservation land in unincorporated Riverside County. Consequently, there is the potential to adversely change the significance of a tribal cultural resource. This issue will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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"

Findings of Fact:

According to the County General Plan Figure OS-8, "Paleontological Sensitivity", the Project Site is located in a low potentially paleontological sensitive area. However, construction activities may result in the discovery of unknown paleontological resources. The potential impact to paleontological resources will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a, b) The Project Site is located in a seismically active area in Southern California. Numerous faults and fault zones, include the San Andreas Fault Zone, are located throughout the Coachella Valley. Consequently, there may be the potential to expose the residents of the active adult community to the risk of loss, injury, or death. As such, the potential for the exposure of people or structures to adverse effects from an earthquake will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) Liquefaction generally occurs within the upper 50 feet of the ground surface when loose, cohesionless, and water-saturated soils (fine- to medium-grained) are subjected to strong seismic ground motions of earthquakes. The seismic shaking increases the pressure of the water that fills the pores of the soil grains. As mapped on the Riverside County General Plan, the Project Site has deep groundwater and moderate liquefaction susceptibility. Therefore, there is the potential for liquefaction or seismic related ground failure to occur within the Project Site. Seismic related ground failure will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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) Ground shaking poses the greatest potential hazard to the Project Site given its proximity to several active faults, which have the capability of producing earthquakes. Impacts that would result from ground shaking include extensive structural damage and risk of injury or death. This hazard is common all throughout Southern California and will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) Landslide risks generally occur within mountainous or hilly terrain where steep slopes are present. The Project Site is located within the relatively flat Coachella Valley floor; however, the Project Site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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contains elevation changes of approximately 25 feet. Furthermore, the Project Site contains desert dune sand soils, and as such, potential landslide risks will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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"

Findings of Fact:

a) According to the Riverside County General Plan, the Project Site is located within a susceptible area for ground subsidence. Consequently, the EIR will evaluate the potential for ground subsidence with implementation of the Project.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials

Findings of Fact:

a) The San Andreas Fault system is located approximately 5 miles north of the Project Site. Due to the proximity to the San Andreas Fault, the area is seismically active. The nearest large body of water that would generate a seiche is Lake Cahuilla approximately 15 miles southeast of the Project Site. Therefore, there is the potential that a large earthquake could result in a seiche at Lake Cahuilla. Accordingly, geologic hazards will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes				
a) Change topography or ground surface relief features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project Site has existing topography that changes in elevation approximately 25 feet. Construction of the Project would alter the topography of the Project Site and, as such, will be evaluated in the EIR.

b) The design of the proposed Project is in the preliminary design stage. Accordingly, the slopes may be greater than 2:1 or higher than 10 feet in elevation. As such, the EIR will further evaluate the potential impact of proposed slopes on the Project Site.

c) The Project Site is currently undeveloped and no subsurface sewage disposal systems are known to occur. Therefore, this issue will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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

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

Findings of Fact:

a) Since the Project Site contains cohesionless dune sand materials, the potential for surface erosion exists. Moreover, the strong winds experienced in the Coachella Valley also accelerate erosional processes. Thus, the Project Site is considered to be located in hazard zones of severe and very severe wind erosion. Construction of the Project could also result in substantial soil erosion during rainfall events or the loss of topsoil. These potential impacts will be evaluated in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Expansive soils are characterized as fine-grained, such as silts and clays, soils with variable amounts of expansive clay minerals that can change in volume due to changes in water content. Collapsible soils typically occur in recently deposited soils that tend to be more dry and granular. The Project Site consists of dune sand and quaternary alluvium materials. The Project would include the construction of up to 1,200 residential units that may be impacted by potentially expansive soils. This impact will be evaluated in the EIR.

c) The Project Site is currently undeveloped and no septic tanks or alternative waste water disposal systems are known to occur. However, this issue will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

19. Erosion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The Project would include the development of up to 1,200 residential units, open space, landscaped areas, roadways, and hardscapes that could result in additional deposition, siltation, or erosion of the Project Site that may indirectly modify a channel of a river or stream. Further analysis of deposition, siltation, or erosion impacts will be included in the EIR.

b) The Project Site is currently vacant and bordered by residential communities to the west and south. The Project may result in an increase in water erosion on or offsite with the construction of the active adult community. Therefore, the EIR will include analysis of the Project's potential impact to increase water erosion on or offsite.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) As previously discussed, the Coachella Valley is characterized by its strong winds, which can result in windblown sand damage to buildings and landscape, reduction of visibility and serve as a source of health problems. The Project Site is located in the center of the Coachella Valley, where windblown sand impacts are the greatest. The potential impacts will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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: County of Riverside General Plan Amendment No. 960, Air Quality Element, 2015.

Findings of Fact:

a) The Project would include the construction of up to 1,200 residential units that could result in an increase of 2,160 residents in the Project area. The construction and operation of the Project may result in a significant impact on greenhouse gas emissions in the environment. As with other emissions discussed in **Air Quality**, analysis will be conducted and detailed in an EIR.

b) State Assembly Bill 32 has been adopted for the purpose of reducing GHG emissions. The Project would generate GHG emissions during construction and operation. As stated above, the potential GHG emissions will be discussed in an EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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

Source: Project Application Materials

Findings of Fact:

a) Construction activities of the Project could involve the transportation of hazardous substances that would be used on the Project Site, such as paints, solvents, and cleaners. Grading and construction activities could also require the transport, storage, handling, use, and disposal of hazardous materials such as fuels and greases for the fueling and servicing of construction equipment. Further analysis of this issue will be evaluated in an EIR.

b) The construction of an active adult community would include activities for site preparation, earthwork (e.g. vegetation removal, grading, and site excavation), and building construction that could result in unforeseen release of hazardous materials. The potential for upset or accident conditions involving these materials will be evaluated in the EIR.

c) Construction of the Project Site could require a period of partial closures along Ramon Road, Dinah Shore Drive, Bob Hope Drive, and/or Los Alamos Road. The partial closure of these roads could hinder traffic and may potentially result in a significant impact. Furthermore, the Project has the potential to increase traffic in the vicinity of these routes (refer to Traffic/Transportation) and as a result could potentially affect emergency response or evacuation. Therefore, this issue will be analyzed further in the EIR.

d) Construction activities associated with the Project would emit vehicle exhaust, which contain nitrous oxides, particulate matter, fine suspended matter, and diesel particulates that could be hazardous to sensitive receptors (newborns to children and elderly persons). As previously discussed, residential uses are located west across Los Alamos Road and south across Dinah Shore Drive. Therefore, this issue will be analyzed further in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Research of applicable databases will be required to determine if the Project Site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Further analysis of this issue will be included in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

23. Airports

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

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

Findings of Fact:

a, b, c, d) The closest airport to the Project Site, is the Palm Springs International Airport located to the west. The closest private airstrip is the Bermuda Dunes Airport, located to the southeast of the Project Site. The Project Site may be located within the flight path of these airports and as such, this issue will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the Riverside County General Plan, the Project Site and surrounding locations are not in a Fire Hazard Severity Zone. However, the area north of the I-10 Freeway contains areas of very high fire hazard severity zones and the development of the Project Site could place residents in a significant risk of loss, injury or death involving wildland fires. Accordingly, this issue will be evaluated in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Riverside County General Plan, FEMA, Project Application Materials

Findings of Fact:

a) One of the hydrological concerns during construction of the Project Site would be potential erosion and sedimentation impacts during site clearing and grading. Erosion and sedimentation caused by construction activities are dependent on climatic and site conditions, as well as the degree of soil disturbance during construction. The potential for altering the drainage pattern of the site that would cause substantial erosion will be evaluated in the EIR.

b) The regulatory program of the Colorado River Basin Regional Water Quality Control Board (RWQCB) is designed to minimize and control discharges to surface and groundwater within the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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region, largely through permitting, such that water quality standards are effectively attained. Pollutants of concern (POC) that are anticipated from the Project implementation include sediment/turbidity, nutrients, organic compounds, oxygen-demanding substances, and bacteria and viruses. The construction and operation of the Project may violate water quality standards. This impact will be evaluated in the EIR.

c) The Coachella Valley Water District (CVWD) is the water purveyor for residents within the Project Site and surrounding area. The primary source of water is the local aquifers beneath the surface of the Coachella Valley. The Project would include the development of up to 1,200 active adult community units that would be a new water demand source within the Coachella Valley. Therefore, the Project's potential impact on groundwater supplies within the Coachella Valley will be evaluated in the EIR.

d) The Project Site is bordered by Los Alamos Road to the west, Dinah Shore Drive to the south, and Reservation land to the east and north. Storm drains exist within Los Alamos Road, Dinah Shore Drive, Bob Hope Drive, and Ramon Road. The construction and operation of the Project could generate an increase in stormwater runoff that could be directed to the existing storm drain system. An analysis of the construction and operation runoff and the impact on the local stormwater conveyance system will be conducted in the EIR.

e, f) The CVWD has conducted master studies to determine potential flooding hazards within their service boundaries. The master plan studies for the North Cathedral City and Thousand Palms areas indicate existing flood hazards from the sources in the Morongo Was Watershed, which consists of Morongo Wash, Long Canyon, East and West Wide Canyon and Willow Hole. Floodwaters from these watersheds coalesce along the valley bottom and flow southeast along the I-10 corridor. Therefore, due to the Project Site's proximity to the I-10 corridor potential flooding impacts may occur. This issue will be evaluated in the EIR.

g, h) As previously discussed, the construction of the Project would result in the movement of soil within the Project Site that could impact runoff from the Project Site that eventually would enter into the local storm drain system. The design of the Project could introduce new pollutants to the Project Site and surrounding areas. The EIR will further evaluate the Project's potential water quality issues.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a, b) The Project could alter the current drainage pattern of the site as well as the changes in absorption rate for surface runoff. The development of the houses and roadways would decrease the absorption rate within the area as well as alter the direction of where the drainage patterns would flow. The change in the existing drainage pattern that could result in flooding on- or off-site and the absorption rate will be evaluated in the EIR.

c) As previously discussed, the CVWD has conducted studies to evaluate potential flooding impacts from drainage areas north of the I-10 Freeway. The potential flooding impacts, including as a result of dam inundation, will be evaluated in the EIR.

d) As previously discussed, the development of the Project could alter the drainage pattern of the site which could result in additional on- or off-site flooding impacts. Consequently, the redirected flood flows could impact the amount of surface water in nearby water bodies. This issue will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

LAND USE/PLANNING Would the project

27. Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project Site consists of undeveloped land with no other planned uses. The Riverside County General Plan, Western Coachella Valley Area Plan Land Use Plan, designates the majority of the Project Site as Medium Density Residential, and the southern and southeast portions as Commercial Tourist. The proposed land use for the Project Site would be Specific Plan, and as such, may result in an alternation of the planned land use for the site. Therefore, the EIR will evaluate the consistency of the Specific Plan to the County's existing land use designations for the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The Project Site is located within the City of Rancho Mirage sphere of influence. The Project would consist of up to 1,200 active adult community units within unincorporated Riverside County that could affect land use adjacent to the City boundaries. This issue will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project is proposing to change the site zoning designation from Controlled Development, 20 acre minimum lot size (W-2-20) to Specific Plan (SP). The consistency of Project to existing zoning designations will be evaluated in the EIR.

b, c) The Project Site is surrounded by the City of Rancho Mirage and consists of a variety of resort uses, a country club, a casino resort and spa, and retail/commercial uses. The consistency of the Project with the surrounding zoning designations and existing and planned uses will be evaluated in the EIR.

d) The Riverside County General Plan, Western Coachella Valley Area Plan Land Use Plan, designates the majority of the Project Site as Medium Density Residential, and the southern and southeast portions as Commercial Tourist. The consistency of the proposed Specific Plan for the Project Site to the policies of the General Plan will be evaluated in the EIR.

e) The Project Site is surrounded by existing residential and resort uses to the south and west. The Project may have the potential to disrupt or divide the physical arrangement of these neighborhoods. This issue will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: a-d) Riverside County General Plan Figure OS-5 "Mineral Resources Area", Riverside County, *General Plan*, "Multipurpose Open Space Element" (2008)

Findings of Fact:

a) The County of Riverside contains known mineral resources, such as deposits of clay, limestone, iron, sand, and aggregates. However, these deposits are only found within the surrounding hills and mountains to the north and south of the Project Site. According to the County of Riverside General Plan, the Project Site is designated as a Mineral Resource Zone (MRZ)-3. MRZ-3 is defined as an area where it has been determined that mineral deposits are likely to exist; however, the significance of these deposits is undetermined. As a result, the Project would not affect the availability of a known mineral resource. No impacts would occur and no further analysis is required.

b) As previously stated, the Project Site is designated as MRZ-3 and although this means mineral deposits are likely to exist, the significance of these deposits is undetermined according to the County General Plan. The nearest locally important mineral resources are located north of the I-10 Freeway. The Project Site and surrounding areas are characterized by features typical of the urban/suburban landscape and include various commercial and residential uses. Additionally, the City of Rancho Mirage General Plan indicates that there are no significant mineral resources within the City. Therefore, implementation of the Project would not result in the loss of locally important mineral resource recovery sites. No impacts would occur and no further analysis is required.

c, d) As previously discussed, the Project Site is not located near a State classified or designated area or existing surface mine. Furthermore, the Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Therefore, the Project would not be an incompatible use with the surrounding area, and it would not expose people to quarry or mine risks. No impacts would occur and no further analysis is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring is necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in

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) The Project Site is located to the east of the Palm Springs Airport and to the northwest of the Bermuda Dunes Airport. The potential impact of noise on future residents will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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:

The Union Pacific Railroad is located approximately 0.3 miles to the north and northeast of the Project Site. The noise from railroad operations will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The Project Site is currently vacant. While there are no existing stationary- or mobile-sources of noise within the Project Site, the site is surrounded by local roadways that contribute to the existing ambient noise environment. The Project Site is bound by Dinah Shore Drive on the south; Los Alamos Road on the west; with Ramon Road further to the north; and Bob Hope Drive further to the east. Furthermore, the I-10 Freeway is located approximately 0.3 miles to the north and northeast. The effect of highway noise on the Project Site will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

Potential commercial impacts related to proposed uses in the future could impact the Project Site. Accordingly, this issue and any other related noise issues, will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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

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

a) The Project has the potential to permanently increase the ambient noise above current levels by adding approximately 2,160 individuals to an otherwise vacant lot. The additional traffic added along the local roadway system could also permanently increase the ambient noise environment. The permanent increase that may result from Project implementation to ambient noise levels will be evaluated in the EIR.

b) The construction of the Project could create a substantial temporary increase in ambient noise levels in the vicinity of the Project. Construction noise impacts will be evaluated in the EIR.

c) The Project would consist of approximately 1,200 residential uses on a currently vacant lot. These residents may be exposed to noise levels above local general plan or noise ordinance standards. Therefore, the noise levels anticipated at the residences will be evaluated in the EIR.

d) Construction activities can generate varying degrees of ground vibration depending on the construction procedures and construction equipment used. Residential uses are located to the west and south and may experience an increase in ground-borne vibration. Furthermore, the operation of the Project would generate an increase in traffic along local roadways. This traffic may also increase ground-borne vibration experienced at these residences. These impacts will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

POPULATION AND HOUSING	Would the project			
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

a, b, c, d) Since the Project Site is currently vacant, the Project would not displace a substantial number of housing units or people on the site. However, the Project consists of constructing active adult community residences that could create an additional demand for housing in the area. These issues will be evaluated in the EIR.

e) The Project is anticipated to generate up to 2,160 new residents in the immediate area. The effect of this population growth on regional and local population projections will be evaluated in the EIR.

f) The Project will result in direct population growth at a site that is currently vacant. The projected population increase could necessitate an expansion in public services. This impact may be significant and further analysis is needed. The EIR will further evaluate this issue.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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

Source: Riverside County General Plan Safety Element, Western Coachella Valley Area Plan Wildfire Susceptibility Figure 12

Findings of Fact:

The Project Site is located within the boundaries of the Riverside County Fire Department (RCFD), which provides fire protection and emergency services to the Coachella Valley. As the site is currently undeveloped, the need for additional Fire Services including, stations, vehicles and equipment, fire hydrants and staff, will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The Project Site is located within the service boundaries of the Riverside County Sheriff's Department. As the site is currently undeveloped, the need for additional Sherriff's Department including, stations, vehicles and equipment, and staff, will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed 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 upon evaluation of mitigation measures.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Palm Springs Unified School District Website

Findings of Fact:

The Project Site is located within the attendance boundaries of the Palm Springs Unified School District (PSUSD), which covers the communities of Cathedral City, Desert Hot Springs, Palm Desert, Palm Springs, Ranch Mirage, and Thousand Palms. The Project would consist of an active adult community that may directly or indirectly generate additional students within the PSUSD boundaries. The EIR will further evaluate this issue.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

39. Libraries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

There are 32 library branches within the Riverside County Library System (RCLS) and two book mobiles that serve a population of over 2 million residents within the County of Riverside. The active adult community would add up to 2,160 new residents who would have access to the Library. This increase in residents would result in an increased demand on the Library for services and facilities. The need for additional services and facilities will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

40. Health Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The nearest hospital to the Project Site is the Eisenhower Medical Center in Rancho Mirage which is located approximately 3 miles to the south of the Project Site. In addition, there is John F. Kennedy Memorial Hospital located approximately 12 miles to the southeast, Desert Hospital Outpatient located 8 miles to the northwest, and a number of specialty medical centers, urgent care, and cancer care facilities exist in the area. The EIR will further analyze the need for additional health services.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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

Source: GIS database, 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, c) Map My County (Accessed on November 16th, 2015)

Findings of Fact:

a) The Project will consist of open space and a combination of neighborhood parks, trail linkages, water features, clubhouses, plazas, courtyards, jogging path, and community pools. The construction of these features may have an adverse physical effect on the environment and will be evaluated in the EIR.

b) The Project would generate up to 2,160 new residents that may result in a substantial increase in the use of existing neighborhood or regional parks. Accordingly, this impact will be evaluated in the EIR.

c) The Project would generate additional residents within the County that may be located within a CSA or a Community Parks and Recreation Plan. This impact will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

42. Recreational Trails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The Project could generate additional demand on nearby recreational trails. The EIR will evaluate the need for additional trails.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

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

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a, e, h, i) The Project would generate new traffic during construction. Upon completion of construction, the Project's residents and employees would generate vehicle and transit trips throughout the day. These changes in traffic could affect the performance of surrounding roadways and transit services. The County has adopted plans, ordinances and policies that regulate the circulation system in the Project area. Given the scale and nature of the Project, the potential increase in the use of the transportation facilities within the vicinity of the Project could exceed existing roadway and transit system capacities. A traffic impact assessment will be prepared that addresses these plans, ordinances, and policies. The EIR analysis will also identify potential impacts on neighborhood streets within adjacent residential neighborhoods.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The Congestion Management Plan (CMP) identifies Level of Service (LOS) E as the minimum level of service standard for intersections and roadways segments within the CMP System of Highways and Roadways, including Ramon Road and Monterey Avenue. The CMP provides an analytical basis for the transportation decisions contained in the State Transportation Improvement Project. Implementation of the Project would generate additional vehicle trips, which could potentially add trips to a CMP roadway intersection or to a CMP freeway segment that could exceed existing system capacities. Therefore, further analysis of this issue in an EIR is required.

c, d) The Project will result in the addition of approximately 2,160 residents to the area. Palm Springs International Airport is the largest of the three airports serving the Coachella Valley. The Union Pacific Railroad is approximately 0.3 miles to the northeast from the Project Site. The Project would generate an increase in traffic in the local and surrounding area. Therefore, this impact will be evaluated in the EIR.

f) The Project will require the addition of roadways within the community. Furthermore, the construction of the Project may result in the partial closure of surrounding roadways. Accordingly, this impact will be evaluated in the EIR.

g) Project construction would generate traffic from construction worker travel, as well from the arrival and departure of trucks delivering construction materials, and the removal of debris generated by on-site activities. Temporary impacts would occur during the construction of infrastructure improvements serving the Project and other offsite roadway and infrastructure improvements. These impacts will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

There are several bike trails that exist near the boundaries of the Project Site. The Project includes the development of bike trails that could link to the regional bike trail network in the City, County, and Reservation land. Further analysis of this issue will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a, b) Development of the Project is expected to increase demand for water service within the Coachella Valley Water District (CVWD) service boundaries. As a result, additional water supplies would be required to accommodate the demands of the Project. Water infrastructure improvements would also be required to support the development of the Project. An analysis of the available water supply and the construction of water infrastructure will be evaluated in the EIR.

A WSAWSV has been or will be prepared to analyze the sufficiency of water supplies available to serve the project.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

46. Sewer				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a, b) The Project Site is within the service boundary of the CVWD for wastewater conveyance and treatment. Due to the addition of up to 1,200 units, the Project would likely require the construction of additional sewer lines to connect to the active adult community to existing wastewater treatment facilities. Further analysis of this issue will be evaluated in the EIR.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The Riverside County Waste Management Department (RCWMD) is responsible for the efficient and effective landfill disposal of non-hazardous county waste. To accomplish this, the RCWMD operates six active landfills and administers a contact agreement for waste disposal at the private El Sobrante Landfill. RCWMD also oversees several transfer station leases, as well as a number of recycling and other special waste diversion programs. Construction and operation of the Project would generate additional waste materials and the EIR will analyze whether or not there is sufficient permitted capacity to accommodate the Project's solid waste.

b) The analysis in the EIR will include a discussion on the consistency of the Project with federal, state, and local statutes and regulations related to solid waste.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

48. Utilities

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

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

Source: Project Application Materials

Findings of Fact:

a-g) The addition of up to 1,200 units and 2,160 residents, would generate a demand for additional electricity, natural gas, communication systems, storm water drainage, street lighting, maintenance of public facilities such as roads, and other governmental services. An analysis of the exact need for utility services will be discussed in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a) The project would establish a new community consisting of approximately 1,200 residential units with up to 2,160 new residents. Therefore, the analysis in the EIR will include discussion on the consistency with applicable energy conservation plans or policies.

Mitigation: Mitigation measures will be evaluated and established as needed in the EIR.

Monitoring: Monitoring will be determined upon evaluation of mitigation measures.

OTHER

50. Other: N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact:

No other issues other than identified in this EA are likely to occur. Therefore, no further analysis is required at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Staff review, Project Application Materials

Findings of Fact:

As previously discussed, implementation of the Project could substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Accordingly, these issues 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: Staff review, Project Application Materials

Findings of Fact:

The construction and operation of the Project, in conjunction with other related projects, could result in individually limited, but cumulatively considerable impacts. Further analysis of cumulative impacts 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: Staff review, Project Application Materials

Findings of Fact:

The Project could cause a substantial adverse effect on human beings, either directly or indirectly. Therefore, the EIR will include analysis on this issue.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: In May 2015, the Tribe approved the 577 acre Tribal Specific Plan, which included 256 acres proposed for Mixed Use, Retail, Resort and Multi-Family Residential development (Planning Areas 1 through 7) to be retained under Tribal jurisdiction, and 321 acres proposed for an active adult community (Planning Area 8) to be acquired by Pulte/SCC. Environmental review was conducted for the Tribal Specific Plan pursuant to the Tribal Environmental Policy Act (TEPA) and an Environmental Impact Statement (EIS) that was released for public review in November 2014 and approved in May 2015.

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

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

Agua Caliente Band of Cahuilla Indians
 5401 Dinah Shore Drive
 Palm Springs, CA 92264

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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