

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 39364

**Project Case Type (s) and Number(s):**

General Plan Amendment 686; Change of Zone 6915; Specific Plan 339

**Lead Agency Name:** County of Riverside Planning Department

**Address:** 4080 Lemon Street, P.O. Box 1409, Riverside, CA 92502-1409

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**Applicant's Name:** Glorious Land Company

**Applicant's Address:** 13181 Crossroads Parkway North, Suite 530, City of Industry, CA 91746

**Name of Person(s) Preparing E.A.:** John D. Criste, AICP Terra Nova Planning & Research, Inc.

### I. PROJECT INFORMATION

#### A. Project Description:

##### Overview

The Glorious Land Company proposes to develop a 6,397± acre planned community, known as Paradise Valley, east of the Coachella Valley in unincorporated Riverside County. The project is envisioned as an international destination resort community, which will offer a variety of residential opportunities, including retirement and affordable housing products, and recreational amenities, such as swimming pools, tennis courts, hiking trails, and golf courses. It will also include a broad mix of commercial and institutional uses and facilities, including neighborhood and highway-serving commercial, resort commercial, light industrial and business park, professional office and entertainment uses, a medical center, educational facilities, and a business conference center. The project is being planned as a self-contained community in which all public and quasi-public services needed to support the development are provided. The applicant's goal is to design the community in an environmentally sensitive sustainable manner that creates a balance between the built environment and the preservation of natural resources and the natural beauty of the desert landscape.

In addition to the Specific Plan, the applicant also proposes to concurrently process a large lot Master Parcel Map and a Development Agreement.

##### Project Location

The Paradise Valley project site is located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills.

The planning area can also be described as follows: portions of Sections 2 and 3, and all of Sections 1, 9, 10, 11, 13, 14, and 15, Township 6 South, Range 10 East, San Bernardino Baseline and Meridian. The project proponent is also in the process of negotiating a land exchange with the U.S. Bureau of Land Management (BLM) to acquire a portion of Section 4 and all of Section 12, Township 5 South, Range 10 East, which are adjacent to the above-referenced lands. (Please see Exhibits A and B, Regional Location Map and Project Planning Area Vicinity Map).

## **1. Project Development Program**

The proposed development program consists of residential, commercial, business park, institutional, resort, recreational, open space and supporting uses, as described below. It is anticipated that the project will be developed in five phases, to include four villages, as well as the Town Center and the Welcome Center. Phase 1 involves the development of portions of the Welcome Center south of I-10 and adjacent to the existing eastbound off-ramp, as well as portions of the Town Center and residential, hotel, golf course, and community facilities in the central and south westerly portion of the project planning area. Phase 2 is envisioned as the development of the south central and southeasterly portions of the property, to include residential development, a golf course, parks and schools, and community facilities. Phase 3 provides for buildout of development in the Town Center, including mixed use commercial, residential development and institutional uses. Expansion of the Welcome Center will include mixed uses, as well as light industrial/business park development north of I-10, and are also planned as part of Phase 3. Phase 4 provides for buildout of the Welcome Center, and for development north and south of I-10 in the east-central and northeastern portion of the project site. Residential development as well as schools, parks, and a spiritual retreat center will also be developed in this phase. Phase 5 will include development of the northwesterly portion of the project site north of I-10 for medium, residential development, schools, parks and an equestrian center. A hotel is planned in the central northeasterly portion of the project site. The Phasing program is further discussed in the Project Description.

A total of 15,047 single and multi-family residential dwelling units are planned for the Paradise Valley community, and will include homes within mixed use development areas in the Welcome Center and Town Center. In order to assure a balanced community, a full range of commercial, business park/light industrial, and institutional uses are also planned. Roads and public services and facilities will be developed incrementally to serve development within the community.

### ***Open Space – 3,417± acres***

Approximately 53% of the project site will be dedicated to active and passive Open Space purposes. The foothills of the Cottonwood Mountains and Mecca Hills, most of the natural washes and drainages, and wildlife corridors, which account for nearly 2,547± acres, will be largely designated as Open Space to preserve the scenic and ecological values of the surrounding desert environment. Neighborhood and community parks (172± acres) will provide active recreational opportunities, and will also provide venues for cultural events and music and other open-air performances. Water features, including lakes associated with community parks, and linear parks will also be incorporated into the residential environment, offering both active and passive recreational opportunities to residents. An Equestrian Center (7± acres) will provide an additional recreational opportunity.

Public and private golf courses will be an integral part of this destination resort and residential community. Accounting for nearly 600± acres, golf facilities and associated open space are designated for the development of three 18-hole championship golf courses. It is anticipated that the Paradise Valley complex will host a number of professional golf tournaments annually.

### ***Residential – 2,133± acres***

Residential lands will include low (1.0-2.0 du/ac), medium (2.1-5.0 du/ac), medium high (5.0-8.0 du/ac), high (8.1-14.0 du/ac), and very high (14.1-20.0 du/ac) density development. Residences will feature both traditional and contemporary designs with the latest in modern conveniences and energy-saving technology. Environmentally sensitive landscaping is proposed to enhance streetscapes, and an extensive pathway system will accommodate pedestrians and bicyclists. On-site golf courses, lakes and other water features will further enhance the residential environment, offering both active and passive recreational opportunities to residents. Highest-density residential development is also planned within Town Center and Welcome Center mixed-use development areas, which are discussed separately under Mixed Use, below. Overall, residential densities will average approximately 7.05 dwelling units per acre on lands designated for this use, or 2.35 units per acre if dedicated open space is included in the calculation.

***Mixed Use - 166± acres***

The Welcome Center (41± acres) will include highway-serving retail and restaurant commercial development, as well as mixed use retail/commercial development with highest density residential development. A visitor's center and project are also planned. Retail and other commercial establishments will include a restaurant, hotel, gas station, and convenience store.

The Town Center (98± acres) will also include mixed-use commercial and highest density residential uses, as well as freestanding restaurant and retail commercial uses, and medium, medium high, and high density residential. Administrative and governmental offices, along with an approximately 21± acre community college/technical institute (see Institutional, below), are also planned within the Town Center.

The Village Centers (27± acres) will include mixed-use neighborhood commercial retail with civic/institutional uses. As previously noted, the Paradise Valley Specific Plan envisions four village centers in addition to the Welcome Center and Town Center.

***Commercial/Industrial - 156± acres***

In addition to commercial uses within mixed use development in the Town Center, Welcome Center and Village Centers, the project will include a broad mix of commercial development opportunities, including retail, office, hotel/conference center, medical center, and business park/light industrial. Retail establishments will range from neighborhood-scale shopping centers that provide day-to-day services and goods with convenient access to local residents, to higher-end specialty shops and destination shopping locations that cater to visitors, to theaters, restaurants, and other entertainment venues.

Business park/light industrial development (42± acres) is an integral component of the proposed project that will provide job opportunities for local residents and function as the business hub for the community. The Business Center, which will straddle I-10, will accommodate office and light industrial uses.

Hotel and conference facilities (86± acres) will complement the business and education components of the community by providing hotel and timeshare programs that accommodate family and corporate outings. A multitude of water features, conference facilities, recreational amenities, and shopping and entertainment opportunities will further enhance the community's image as a destination resort.

***Institutional - 205± acres***

Institutional lands are planned to include primary, secondary and college educational facilities, and a religious retreat center. The college is envisioned as a two-year community college/technical institute with accredited programs focusing on business and technology. It is anticipated that college students will work in tandem with local businesses to produce and promote environmentally sensitive and energy-efficient products. The spiritual retreat center (19± acres), which is planned against the foothills of the Cottonwood Mountains, will be dedicated to spiritual renewal and fellowship.

***Other Uses - 320± acres***

Approximately 205 acres of the project site will consist of the internal roadway network. The community will be connected to I-10 by the existing freeway interchange and underpass located in the easterly portion of the project site, which facilitates regional east and west travel. At full project buildout, a second interchange may be necessary. The land use plan provides approximately 16 acres for use as right-of-way for a second interchange. A traffic impact analysis is being prepared to evaluate the need for a second interchange, which will be analyzed in the EIR if necessary.

The project site is located outside of any established water agency. Since Coachella Valley Water District is the nearest agency, the project will be annexed to CVWD to provide water, wastewater, and recycled water services and stormwater management services. The project will include a sewerage collection system, wastewater treatment/reclamation plant, potable water treatment plant and distribution system, production wells and storage reservoirs, and percolation ponds to recharge groundwater. A temporary, portable on-site sand and gravel plant will also be used to provide construction aggregate materials for project construction.

***Preliminary Land Use Plan With BLM Land Exchange***

Please see Exhibit D: Preliminary Land Use Plan.

***Project Development Without BLM Lands***

As previously noted, the project applicant is seeking to negotiate a land exchange with US BLM. Should the land exchange not occur, the project would be developed over approximately 5,356 acres currently owned by GLC.

Without the inclusion of BLM lands, a total of 12,078 single and multi-family residential dwelling units would be developed in the Paradise Valley community. The development program would include a full range of commercial, business park/light industrial, and institutional uses. Roads and public services and facilities would be developed incrementally to serve development within the community. The project would be developed in five phases.

Development within the Town Center, Welcome Center and Village C, Resort Village, would remain substantially the same as described for the project with BLM lands, with some increase, albeit slight, in commercial development within the Town Center and Welcome Center.

Without BLM lands, Village D (Lake Village), would decrease approximately 32.3%, from 1,132 acres to 766 acres. Residential development in Village D would decrease by approximately 18.6%, from approximately 723 acres to approximately 588 acres. Commercial development would increase slightly, by about two acres. Village D would not include a golf course, thus reducing the total number of golf courses on the project from three to two. Institutional development would also be reduced, providing for construction of one less elementary school. The high school campus would be sited in Village D, as it would with development of the project with BLM lands.

Village E, Reserve Village, would decrease by approximately 27.5%, from 636 acres, to approximately 461 acres. Residential development would decrease by approximately 28%, from approximately 520 acres to approximately 374 acres. Commercial development would remain the same, as would hotel and institutional development. The overall reduction of space within Village E would also result in a reduction in the amount of open space and parks of approximately 55.7%. It should be noted, however, that in the overall, the project would still retain over 50% of total lands in open space.

Village F, Equestrian Village, would decrease by approximately 46.7%, from 366 acres to 195 acres. Without the inclusion of BLM lands in the project site, acreage allotted to residential development in Village F would decrease approximately 54.2%, from 277± acres to 127± acres. Acreage allotted towards commercial development, open space and parks, equestrian center and hotel would remain the same. No middle school would be constructed in Village F under this alternative, however one elementary school would be developed.

***Preliminary Land Use Plan Without BLM Land Exchange***

Please see Exhibit E: Preliminary Land Use Plan Without BLM Lands

**2. Infrastructure Systems**

***Sanitary Sewer Service***

As previously noted, the project site is not located within any established water district, and will be annexed into the Coachella Valley Water District (CVWD) to provide sanitary sewer services. Sanitary sewer services will be provided by an independent gravity-fed wastewater collection system and a wastewater treatment facility capable of generating reclaimed water for irrigation of golf courses and other common landscaped areas. Approximately 10 acres are currently designated for the wastewater treatment plant site for the project with or without BLM lands. All wastewater collection and treatment facilities will be

designed and maintained in accordance with the latest requirements of the Regional Water Quality Control Board and State Health Department. Wastewater infrastructure will be sized to serve only buildout of the proposed community and will not accommodate further expansion beyond the project boundaries.

### ***Water Supply***

The Paradise Valley project site is located just outside and east of the current boundaries of the CVWD. The project applicant has entered into an agreement with CVWD to manage artificial recharge of the Shaver's Valley groundwater basin, which underlies the project site, which will serve as the primary water source for the community. Under a separate agreement, the Paradise Valley proponent has purchase a firm water supply, on behalf of CVWD, from Rosedale-Rio Bravo Water District in Kern County. In-kind water will be transferred to the Metropolitan Water District (MWD), which will release an equal volume of water from the Colorado River Aqueduct, which passes through the northerly portion of the Paradise Valley site. Water from the aqueduct will be conveyed to 38± acres of on-site percolation ponds on the project site to be located north and south of the Interstate-10 on the project site (see Exhibit D, Preliminary Land Use Plan). It is anticipated that the MWD aqueduct will deliver approximately 10,000 acre-feet per year to the percolation ponds. Recharge water will be percolated into and stored within the groundwater basin. Over the long-term, no net loss of groundwater in storage is anticipated. Water supply and distribution facilities will be designed and sized to serve only buildout of the proposed community and will not accommodate further expansion beyond the project boundaries.

Upon final CVWD Board review and approval, CVWD has agreed to annex the Paradise Valley community and manage its water supply. All water supply infrastructure, including storage reservoirs, pumping facilities, pressure regulating stations and pipelines, will be designed in accordance with the requirements and standards of CVWD.

The proposed community is envisioned as a desert oasis, with three championship golf courses and water-efficient landscaping. The water distribution system will be designed to facilitate and maximize water conservation efforts. Reclaimed water from the community wastewater treatment plant will be used for irrigation of golf courses and common landscaped areas. Drought-tolerant plant materials and water-efficient irrigation systems will be utilized to minimize irrigation requirements. Low-flow showerheads, low-flush toilets and other water-efficient technologies are planned for buildings throughout the community.

### **Project Without BLM Lands**

As has been noted, the project without BLM lands would result in construction of 12,078 dwelling units and one less golf course on the project site. However, the project without BLM lands would result in approximately 100,000 square feet of additional commercial development. The project without BLM lands would allot approximately 24 acres towards on-site percolation ponds, compared with approximately 38 acres for the project with BLM lands. The project EIR will analyze potential water usage for the project both with and without the inclusion of BLM lands.

### ***Electrical Power***

Imperial Irrigation District (IID) is the electric purveyor for the project area. IID and Southern California Edison (SCE) power corridors pass through the site. Details concerning the provision of electrical power services for the project with and without BLM lands are being evaluated at this time and will be addressed in the project EIR.

### ***Natural Gas***

A Southern California Gas Company/Sempra Energy natural gas transmission line passes through the subject property, and gas service may be provided to the proposed community through a turnout and pressure regulating station. The applicant has entered into discussions with the Gas Company regarding the provision of natural gas to the site, and details for the project with and without BLM lands will be addressed further in the project EIR.

### ***Telephone Service***

A number of regional telephone trunk lines cross the subject property; however, at this time, it is unclear whether local service can be obtained from these facilities. Telephone services to the site will most likely be provided by AT&T transcending service linked into its microwave relay sites located in the region. It is anticipated that broadband telecom and data services will also be provided and are being planned.

### ***Stormwater Management***

The principal natural drainage feature on the subject property is the Pinkham Wash, a broad floodplain, which drains a portion of the Cottonwood Mountains to the northwest and generally extends from the northwestern to the south-central portion of the site. The proposed project has been designed to maintain the functionality and natural qualities of Pinkham Wash and other major washes, to the greatest extent feasible. Within the developed portions of the site, tributary storm flows and project-generated runoff will pass through the community via a system of channels and detention basins that is integrated into the overall land use plan. Wherever possible, these facilities will be naturally landscaped to provide multiple benefits, including enhanced riparian and wildlife habitat opportunities and natural groundwater recharge. These facilities may also serve as enhanced open space amenities. The project will implement all water quality control measures required by the Regional Water Quality Control Board and will comply with all applicable NPDES requirements. Detailed management plans will be developed for on-site golf courses to identify measures to minimize and control runoff of fertilizers and other potential groundwater contaminants.

Upon final CVWD Board review and approval, CVWD has agreed to annex the Paradise Valley community and provide stormwater management services to the project. All stormwater management infrastructure, including channels and detention basins, will be designed in accordance with the requirements and standards of CVWD.

### ***Traffic and Circulation***

The subject property straddles Interstate-10, an east-west trending four-lane divided highway. The east-central portion of the property is connected directly to I-10 via an existing interchange that includes on and off-ramps in both directions and a connecting underpass. A traffic impact analysis is being prepared to determine whether the existing interchange is adequate for buildout of the project, and this issue will be discussed further in the EIR. The project's internal circulation network will consist of major and secondary roads that provide access to individual neighborhoods and community facilities.

Based on 2003-2004 data from CalTrans, existing Average Daily Traffic (ADT) along U.S. Interstate 10 in the project vicinity is approximately 35,355. This figure is based on Passenger Car Equivalents (PCE), and accounts for all motor vehicle traffic, including heavy trucks. The current main line is four lanes grade separated. Based on Riverside County standards for capacity and Level of Service, this segment of I-10 is at approximately 50% of capacity.

### ***Police, Fire and Administrative Services***

A joint-use police, fire and administrative center is envisioned for the entire community. Prior to and during Phase I, it is anticipated that a provisional fire station will be housed within the golf course maintenance facility. Riverside County Fire Department personnel will provide staffing services. Provision of these services will be further discussed in the EIR.

## **3. Project History**

Joshua Tree Village, LLC is the current owner of 5,400± acres of the Paradise Valley site and is in the process of negotiating a land exchange with the U.S. Bureau of Land Management (BLM) for the remaining acreage. Offered and selected lands are identified in Exhibit B, Project Vicinity Map.

There are currently no existing structures on the subject property. A Southern California Gas Company pumping station is located immediately adjacent to the site near the I-10 corridor. This facility consists of a 50' x 75' one-story, unoccupied building, and it will remain intact during development of the proposed

project. The subject property has not been subject to any serious development proposals in the past and is not located within any specific plan, community plan, or special study zones.

**B. Type of Project:** Site Specific ; Countywide ; Community ; Policy   
 Master Parcel Map ; Development Agreement

**C. Total Project Area:** 6,397± acres (With BLM Lands)

<b>Residential Acres:</b> 2,133±	<b>Lots:</b> EIR**	<b>Units:</b> 15,047 (single and multi-family)	<b>Projected No. of Residents:</b> 42,132 (based on estimated average 2.8 persons per household)
<b>Commercial Acres:</b> 156± <sup>1</sup>	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> EIR*	<b>Est. No. of Employees:</b> EIR*
<b>Industrial Acres:</b> See Commercial, above	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> EIR*	<b>Est. No. of Employees:</b> EIR*
<b>Mixed Use Acres:</b> 166±		<b>Sq. Ft. of Bldg. Area:</b> EIR*	<b>Est. No. of Employees:</b> EIR*
<b>Institutional Acres:</b> 205±		<b>Sq. Ft. of Bldg. Area:</b> EIR*	<b>Est. No. of Employees:</b> EIR*
<b>Other (Utilities, Roadways, etc.):</b> 320±			
<b>Natural and Recreational Open Space Acres:</b> 3,417±			

<sup>1</sup>Commercial acres includes 42± acres of Business Park/Light Industrial

\*Indicates EIR will further analyze this information.

Please see Table 1, Preliminary Acreage Tabulation, for a detailed, categorical breakout of land use for the Preferred Alternative.

**Total Project Area:** 5,356± acres (Project Without BLM Lands)

<b>Residential Acres:</b> 1,746±	<b>Lots:</b> EIR**	<b>Units:</b> 12,078 (single and multi-family)	<b>Projected No. of Residents:</b> 33,818 (based on estimated average 2.8 persons per household)
<b>Commercial Acres:</b> 156± <sup>1</sup>	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> EIR*	<b>Est. No. of Employees:</b> EIR*
<b>Industrial Acres:</b> See Commercial, above	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> EIR*	<b>Est. No. of Employees:</b> EIR*
<b>Mixed Use Acres:</b> 167±		<b>Sq. Ft. of Bldg. Area:</b> EIR*	<b>Est. No. of Employees:</b> EIR*
<b>Institutional Acres:</b> 167±		<b>Sq. Ft. of Bldg. Area:</b> EIR*	<b>Est. No. of Employees:</b> EIR*
<b>Other (Utilities, Roadways, etc.):</b> 340±			
<b>Natural and Recreational Open Space Acres:</b> 3,180±			

<sup>1</sup>Commercial acres includes 42± acres of Business Park/Light Industrial

\*Indicates EIR will further analyze this information.

Please see Table 2, Preliminary Acreage Tabulation Without BLM Lands, for a detailed, categorical breakout of land use for this alternative.

**D. Assessor’s Parcel No(s):** The following parcels are owned by GLC and constitute the private lands proposed for development under the Paradise Valley Specific Plan: 713-040-002-7, 713-040-003-8, 713-040-004-9; 713-040-005-0; 713-040-006-1; 713-040-007-2; 713-031-004-1; 713-031-005-2; 713-031-006-3, 713-032-001-1; 713-050-002-8; 713-060-004-1; 713-072-001-5; 713-060-002-9; 713-060-003-0; 713-060-001-8.

The following parcels are owned by BLM and constitute the “selected parcels” that GLC seeks to acquire in the proposed land exchange for development under the Paradise Valley Specific Plan: 714-031-013; 713-032-002; 713-071-004; 713-071-005; 713-072-003.

The following parcels are owned by BLM and constitute the “offered parcels” that BLM would acquire in the proposed land exchange: 715-260-003, 006, 011, 012, 013, 015, 016, 017, 018, 019, 020, 021, 022; 715-150-005, 009, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020; 715-170-009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024; 713-170-025, 026, 027, 028; 715-271-001.

**E. Street References:** The property is located along U.S. Interstate-10, just east of the Cactus City rest area, approximately seven miles east of the City of Coachella. The property is located on both sides of I-10, with approximately 2/3rds of the site occurring south of the freeway. Access to the site is available from an existing I-10 freeway interchange and underpass that connect to a frontage road.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 6 South, Range 10 East, (all or portions of) Sections 1, 2, 3, 9, 10, 11, 13, 14, and 15. These are lands currently owned by GLC and constitute approximately 5,400 acres. A portion of Section 4 and all of Section 12 are currently owned by BLM and constitute approximately 1,100 acres.

**G. Brief description of the existing environmental setting of the project site and its surroundings:**

***Location and Environs***

Paradise Valley is located in unincorporated Riverside County, along U.S. Interstate-10, just east of the Cactus City rest area and approximately 7 miles east of the City of Coachella. The property straddles I-10, with approximately 2/3rds of the site occurring south of I-10. The northerly edges of the property occur in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The property affords views of the Cottonwood, Santa Rosa, and San Bernardino Mountains, as well as the Salton Sea approximately 9 miles to the south.

***Land Use***

The subject property consists of predominantly undisturbed open space that is designated by the Riverside County Integrated Plan as “Open Space-Rural” (RUR). Permitted land uses on RUR lands include limited single-family residential (1 dwelling unit per 20 acres) and compatible resource development and associated uses. No community plans or specific plans have been adopted for the area; however, the area is included in the Eastern Coachella Valley Plan update adopted by the County in 2003.

The subject property is included within the planning area of the Eastern Coachella Valley Area Plan (ECVAP), which is an integral component of the recently adopted update to the Riverside County General Plan. Under the Eastern Coachella Valley Area Plan, the Paradise Valley site is designated as “Open Space – Rural.” The proposed project is consistent with policies established in the ECVAP for planned communities, or “new towns,” which the General Plan recognizes as important in the growth and development of the eastern County, including the eastern Coachella Valley. The ECVAP sets forth policies for such developments and specifies that they are exempt from the 5-year limit placed on Foundation Component amendments established in the Administrative element of the General Plan, subject to all applicable development criteria set forth in the ECVAP. Policy ECVAP 2.3 refers to the proposed project site and vicinity.

Existing land uses on the subject property include high voltage electricity transmission lines, high pressure natural gas pipelines and pump station facilities, fiber optic telephone lines, a well and water conveyance utility easements, and public rights-of-way along Interstate-10. An existing I-10 interchange and frontage road that provides direct access to the Paradise Valley site.

### ***Topography***

Elevations on the subject property range from approximately 2,000 feet above sea level along the northerly property boundary to about 1,080 feet in the southeast corner of the property (Cottonwood Basin Quadrangle Map, U.S. Geological Survey, 1988). The northern property boundary is characterized by moderately steep terrain in the foothills of the Cottonwood Mountains. The site ground surface slopes gently to the south and southeast. The Pinkham Wash extends from the northwesterly to the south-central portion of the site, draining a portion of the Cottonwood Mountains to the north. Elevations within proposed development areas generally range from 1,130 feet in the southeast corner of the site to 1,900 feet in the northeast corner of the site.

### ***Geology***

The project site is located within the Transverse Range geomorphic province of California. The geology of the site can be divided into three areas: 1) Cottonwood Mountains, 2) Shavers Valley, and 3) Mecca Hills. The Cottonwood Mountains, located along the northern edge of the subject property, comprise the topographic high point and consist of resistant granitic rock. The Shavers Valley, which comprises the central and southern portions of the site, is an active alluvial plain upon which sediment from the adjacent hills and mountains is deposited. These materials consist of fine to coarse sand with a large amount of cobbles and boulders. The southwesterly portion of the site consists of older alluvial deposits of the Mecca Hills.

Motion of the San Andreas Fault, approximately five miles to the south, controls the geologic conditions within the project area and the Coachella Valley to the west. Although no active or potentially active faults have been identified on-site, the San Andreas and several smaller faults (Painted Canyon, Grotto/Hidden Springs, Eagle Canyon, and Clemens Well Faults) are located close enough to cause moderate to intense ground shaking on-site. Seismic activity on more distant faults, including those in the San Jacinto Fault Zone, may also generate strong groundshaking. The site does not appear to be subject to liquefaction, given that groundwater levels are at least 150 feet below the ground surface (GeoSoils Consultants, Inc., December 1999 and July 2000) However, where loose soils occur on-site, future development may be susceptible to seismically induced settlement. Development adjacent to steep slopes of the Cottonwood Mountains and Mecca Hills may be susceptible to slope instability. A detailed program of subsurface exploration, laboratory testing, and engineering analyses will be required to further evaluate on-site geologic conditions and their affect on the proposed project. These issues will be discussed in the EIR.

### ***Drainage and Flood Control***

The subject property is located in the Sonoran Desert, a subtropical desert environment characterized by extremely high summer daytime temperatures and very low mean annual rainfall (4 to 6 inches per year). The region is susceptible to occasional high-intensity thunderstorms and tropical storms, which can result in flash flooding and significant sheet flows. The Pinkham Wash, the major drainage within the project area, is a broad plain that drains the Cottonwood Mountains and other land to the north and conveys its runoff to the southeast end of the Mecca Hills where it enters Box Canyon. It is possible that Pinkham Wash and other on-site ephemeral washes may be classified as "waters of the United States." If so, federal Clean Water Act Section 404 permits from the Army Corps of Engineers may have to be obtained for project-related dredging and/or filling activity. Additionally, a Department of Fish and Game Code Section 1602 streambed alteration agreement may also have to be obtained from the California Department of Fish and Game.

The project site is currently designated by the Federal Emergency Management Agency (FEMA) as Zone D, "undetermined but possible flood hazard." Detailed hydrologic evaluation will be required to further determine the on-site flooding potential. The proposed project will be designed to mitigate flooding hazards to acceptable levels and to limit Zone A designations (areas prone to 100-year flood) to natural and improved drainages. The impact of existing on-site facilities on local hydrology will also need to be evaluated. These include: 1) MWD's Colorado River Aqueduct, which at Pinkham Wash is a 55-foot wide canal, buried but roughly at grade, 2) U.S. Interstate-10, which has culverts under the roadway that allow Pinkham Wash flows to pass from north to south, and 3) various small dikes, levees and culverts training flows originating north of I-10 and conveying them under the highway.

### ***Water Resources***

The Paradise Valley site overlies the Shavers Valley groundwater basin. One well (operated by Southern California Gas Company) has been drilled on the subject property, and two others are located in proximity to the site (CVWD well data logs). The maximum groundwater level reported in the area is approximately 20 feet below the ground surface at the lowest topographic pint in the basin, near at the mouth of Box Canyon. The total amount of groundwater in storage is estimated at 2,300,000 acre-feet. Based on local and regional topography and groundwater levels, it is assumed that groundwater in the vicinity of the site moves southwesterly and southerly from the Little San Bernardino and the Cottonwood Mountains into Box Canyon and possibly through the Mecca Hills. (Source: Water System Summary, prepared by PSOMAS, August 2005). Pre-design field investigations will be conducted to further assess on-site hydrogeology and groundwater conditions (quality and quantity).

The project site is located outside of any established water district boundaries. The Coachella Valley Water District (CVWD) is the primary water purveyor in the area, but the westernmost edge of the subject property is located approximately one mile east of CVWD's current district boundaries. Groundwater pumped from the Shavers Valley groundwater basin will serve as the principal water source for the Paradise Valley community. The applicant has entered into an agreement with CVWD to facilitate artificial recharge of the groundwater basin with water imported via the Colorado River Aqueduct, which passes through the northerly portion of the site. Over the long-term, no net loss of groundwater in storage is anticipated. Upon final CVWD Board review and approval, CVWD has agreed to annex the Paradise Valley community and manage its water supply.

### ***Biological Resources***

The project site is located in the Colorado division of the Sonoran Desert, which is characterized by mountain-basin topography with sparse vegetation. Numerous desert washes cross the site, roughly in a north-south trending direction. No wetlands have been observed, but some of the on-site dry washes may fall under federal jurisdiction as "waters of the United States" and state jurisdiction as "streambeds."

Two broad vegetation communities occur on-site: 1) Creosote-Bursage Scrub, and 2) Palo Verde-Ironwood Woodland and Scrub. No threatened, endangered, or sensitive plant species were observed on-site, but two sensitive plant species, Parish's desert thorn and foxtail cactus, have medium potential to occur (Biological Resources of Paradise Valley, PSOMAS, December, 2002). Two sensitive wildlife species were observed on the site: desert tortoise (federal and state listed as "threatened") and rosy boa (BLM sensitive). Sign for desert bighorn sheep (*Ovis canadensis nelsoni*) was tentatively identified based on observed scat and tracks at the northeastern project boundary. Other species of concern observed on-site include the loggerhead shrike, summer tanager, Southern California rufous-crowned sparrow, and Cooper's Hawk.

That portion of the site north of I-10 is within an area designated as the Joshua Tree Desert Wildlife Management Area, and that portion south of I-10 is within an area designated as the Chuckwalla Desert Wildlife Management Area. The entire site is within the Chuckwalla Unit of Desert Tortoise Critical Habitat, as designated by the U.S. Fish and Wildlife Service. Several conservation alternatives for the area are being evaluated as part of the Bureau of Land Management's (BLM) Northern and Eastern Colorado Desert

Coordinated Management Plan (NECO) and the Coachella Valley Association of Government's (CVAG) Draft Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP), which is currently underway.

### ***Sewage Treatment***

The project area is located outside of any established sanitation district boundaries and is not connected to any sanitary sewer system. Pending board approval, CVWD will annex the project site and provide sanitary sewer services. All wastewater collection and treatment facilities will be designed and maintained in accordance with the latest requirements of the Regional Water Quality Control Board and State Health Department. Sanitary sewer services will be provided by a independent gravity-fed wastewater collection system and a wastewater treatment facility capable of generating reclaimed water for irrigation of golf courses and other common landscaped areas.

### ***Utilities***

Natural Gas – The Southern California Gas Company has an existing transmission line that passes through the property. Gas service can be provided from this line through a turnout and pressure regulating station.

Telephone – The subject property is located in “unfiled” territory, meaning that no telephone company has committed to serve the area. At this time, any telephone company could file with the Public Utilities Commission to provide service to the proposed community. The nearest points of connection are Verizon facilities in Indio. Southern California Telephone, Pac Bell, and U.S. Sprint easements are located on the property.

Electric – Imperial Irrigation District (IID) is the electric power purveyor for the project area and has a single-phase power line in an existing easement serving the Southern California Gas Company pump station on-site. However, this facility is inadequate to handle future project-generated electricity requirements. The nearest location with sufficient load capacity is near the City of Indio. Southern California Edison (SCE) has high-voltage transmission lines crossing the site. However, costs to obtain power from this line would be extremely high. These issues are being evaluated at this time and will be further addressed in the project EIR.

Cable Television – Time Warner is the local cable television service provider and is currently assessing various options for providing service to the project.

### ***Traffic and Circulation***

The project site is bisected by U.S. Interstate-10, which provides two lanes of travel in each direction. Direct access to the easterly portion of site is provided by an existing freeway interchange and frontage road. The I-10 interchange at Cottonwood Springs Road/Box Canyon Road (State Route 195), which provides access to Joshua Tree National Park and the Mecca Hills wilderness, is located approximately 6 miles to the east.

Other than the existing interchange and underpass, the Paradise Valley site has no improvements that provide for the circulation needs of the proposed project. The lack of an existing roadway system on both the north and south sides of I-10 ensures that future development will be unconstrained by existing infrastructure. This optimizes design and planning opportunities for the on-site circulation network.

Analysis of recent traffic data obtained from Caltrans indicates that existing peak hour traffic volumes in the project vicinity represent approximately 50% of the capacity of this facility (Caltrans, 2003-2004). It appears, therefore, that I-10 is capable of accommodating a significant increase in local traffic. A traffic impact analysis is being prepared and project-related traffic impacts will be discussed in detail in the EIR.

*Noise*

The predominant noise source in the project area is vehicular traffic utilizing I-10. Otherwise, the existing noise environment is relatively quiet and characteristic of undeveloped desert open space. The nearest urban noise sources occur in the City of Coachella approximately 7 miles to the west, and the North Shore community approximately 8 miles to the south.

**II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING**

**A. General Plan Designation(s):** Open Space - Rural

**B. Land Use Planning Area Information**

- 1. **Subarea, if any:** N/A due to adoption of RCIP
- 2. **Policy Area, if any:** N/A due to adoption of RCIP

**C. Area Plan Land Use Allocation Map Information**

- 1. **Area Plan, if any:** The site is within the planning area of the Eastern Coachella Valley Plan of the RCIP, adopted October, 2003.
- 2. **Area Plan Land Use Designation, if any:** Open Space-Rural

**D. Adopted Specific Plan Information: N/A**

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

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

**F. Proposed Zoning, if any:** Specific Plan

**G. Adjacent and Surrounding Zoning:** W-2 and N-A

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Land Use/Planning	<input checked="" type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Utilities/Service Systems
<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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
- 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

December 1, 2005  
\_\_\_\_\_  
Date

R. James Fagelson  
\_\_\_\_\_  
Printed Name

For, Robert C. Johnson, Planning Director  
\_\_\_\_\_

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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
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**AESTHETICS** Would the project

**1. Scenic Resources**

a) Have a substantial effect upon a scenic highway corridor within which it is located?

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

Source: Project Description, Riverside County Integrated Plan, Figure C-7.

Findings of Fact:

The proposed project site is located in the Shavers Valley region of Riverside County, which occurs east of the Coachella Valley. U.S. Interstate 10 runs generally east to west and bi-sects the site, with approximately 1/3 of the site north of the freeway and 2/3 to the south. The subject property commands views of the Cottonwood and Santa Rosa Mountains, Mecca Hills, and, at its highest elevations, the Salton Sea. Portions of the Pinkham Wash flow through the western portion of the project site. Elevations on the site range from about 2,000 above mean sea level (MSL) in the northeastern and northwestern portions of the site, to approximately 880 feet above MSL in the southern portion of the site.

U.S. Interstate-10 is an eligible scenic highway corridor. Development planning includes commercial, business park and residential uses, as well as groundwater recharge basins along the I-10 corridor. Buildings along the I-10 corridor are expected to be limited to one and two-stories in height. Significant impacts to designated scenic highway corridors may be anticipated south of Interstate 10, however, the EIR will further assess the potential for significant impacts are incorporate mitigation measures if warranted.

The preliminary development plan does not propose to impact large trees, rock outcroppings, or unique or landmark features. Project buildout will result in the development of buildings, roads, and other elements of the built environment, which may have the potential to contribute to the deterioration of existing scenic resources. It should be noted that approximately 50% of the subject property will be preserved as natural or improved open space, including high-elevation slopes which will remain undisturbed.

Project Without BLM Lands

BLM lands proposed for exchange comprise one section of land (approximately one square mile) along the east-central portion of the project site, north and south and of U.S. I-10, and a portion of one section in the northwestern-most portion of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the site, also north and south of the freeway. The project site's frontage along U.S. I-10 would be reduced by about 1.5 miles with the exclusion of the BLM lands. Impacts discussed above would be similar should the project develop without these lands, except that the distance between project development on the eastern-most portion of the site and U.S. I-10 would increase, thus potentially decreasing impacts to viewsheds along this portion of I-10. Development along this portion of the site would still be visible from I-10. Business park and residential uses planned for lands adjacent to U.S. I-10 further east would still be developed as noted above and in the project description, even with the exclusion of BLM lands.

**Mitigation:** The project provides for conservation of substantial open space areas, including the foothills and steep slopes of the Cottonwood Mountains, portions of the Mecca Hills which occur on site, and the Pinkham Wash. Buildings planned for development are currently planned to consist of relatively low-profile structures with complementary desert architectural elements and colors. Building height restrictions or adequate setbacks from the highway corridor will be considered. Potential impacts to scenic resources will be further evaluated, and appropriate mitigation measures established in the EIR.

**Monitoring:** Monitoring shall be determined after the mitigation measures have been established in the EIR.

**2. Mt. Palomar Observatory**

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

**Source:** Riverside County Integrated Plan, Eastern Coachella Valley Plan, Figure 7; Riverside County Ordinance No. 655.

**Findings of Fact:** The subject property is located outside the zones defined by County Ordinance No. 655 and is in an area that has only limited night sky impacts from the Cactus City rest stop and development at Chiriaco Summit. The project site is located in proximity to and south of Joshua Tree National Park, although the project site is physically separated by the Cottonwood Mountains. In consultations with Park staff, they have indicated a concern for maintenance of dark skies in the vicinity. Issues associated with potential light pollution should be further assessed in the Draft EIR.

**Mitigation:** Although the project is outside the zones defined by County Ordinance No. 655, the project EIR will address issues related to potential impacts of light and glare and will provide for mitigation of any potential impacts. A variety of viable mitigation measures are available for application to development of the project, as noted in Item 3, Mitigation, below. These issues will be further addressed in the EIR.

**Monitoring:** Monitoring procedures shall be determined after mitigation measures have been established

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

**Source:** Paradise Valley project description and land use plan

**Findings of Fact:** Currently the proposed project site is largely undeveloped, with the exception of existing on-site improvements related to utility and transportation corridors, and the Colorado River Aqueduct. No lighting is associated with these existing improvements. Limited security lighting is associated with the natural gas pumping station located on site. The proposed project will generate new light and glare from street lights, vehicular traffic lights, outdoor signage and security lighting, and to a lesser extent, indoor lighting. The land use plan reserves approximately 50% of the site as natural or improved open space, which will be entirely or mostly devoid of lighting. The subject property is located outside the zones defined by County Ordinance No. 655 (see Item 2, above) and is in an area that has only limited night sky impacts from the Cactus City rest stop and development at Chiriaco Summit. As noted above, the project site is located in proximity to and south of Joshua Tree National Park. Park staff has indicated a concern for maintenance of dark skies in the vicinity. The Draft EIR will further address issues associated with potential light pollution.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Project Without BLM Lands**

The exclusion of BLM lands would result in development of fewer residential dwellings, but a slight increase in commercial development overall. As with the land use scenario including BLM lands, approximately 50% of the site would be retained as natural or improved open space. Potential impacts discussed above would be roughly similar with or without inclusion of BLM lands, and mitigation discussed below would be provided. These issues will be further addressed in the EIR.

**Mitigation:** In addition to conservation of approximately 50% of the site as open space, the use of low-level lighting and shielding in sensitive areas will help reduce lighting intrusions. Nonetheless, the existing rural environment could be altered to a substantial degree. A variety of viable mitigation measures are available for application to development of the project, including shielding of light fixtures, limitation of commercial/industrial, interchange and intersection lighting to the lowest levels needed to provide safety and security. Low-pressure sodium or other longer wave length lighting elements should also be considered. Street lighting in residential areas may be significantly limited or precluded entirely in some areas, consistent with safety and security considerations.

**Monitoring:** Monitoring is expected to include review of the Specific plan and Conditions of Approval over the course of approving/permitting individual development components of the project. Monitoring procedures shall be determined after mitigation measures have been established.

**AGRICULTURE RESOURCES** Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Agriculture</b>				
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 use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County Integrated Plan, Open Space Element, Figure OS-17; Farmland Mapping and Monitoring Program, Division of Land Resources Protection, California Department of Conservation, 2001.

**Findings of Fact:** The subject property is not currently farmed, and the site is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the State of California. Project buildout will not conflict with an existing agricultural use or a Williamson Act contract or result in conversion of farmland to non-agricultural use.

**Mitigation:** None required.

**Monitoring:** None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY</b> Would the project				
<b>3. Air Quality Impacts</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Paradise Valley project description and land use plan. Coachella Valley PM10 2003 SIP and the SCAQMD AQMP.

**Findings of Fact:** The proposed project site is located in the Salton Sea Air Basin (SSAB), a geographic area regulated by the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for establishing air quality measurement criteria and relevant management policies for the SSAB and neighboring basins, and for leading the regional effort to attain state and national air quality standards. The regional Air Quality Management Plan (AQMP), developed by SCAQMD, is a multi-tier effort to regulate pollutant emissions from a variety of sources. The 2003 AQMP, which updated earlier AQMPs, is intended to satisfy planning requirements of the federal Clean Air Act and the California Clean Air Act and demonstrate attainment of the South Coast Air Basin with federal and state standards. SCAQMD has also adopted a Coachella Valley State Implementation Plan for the Coachella Valley (2003 CV-SIP) to provide “reasonably available control measures” for PM 10 (see below).

The two criteria pollutants of particular concern in the Coachella Valley are ozone and ozone precursors, and PM10, particulate matter of 10 microns or smaller in diameter. The Coachella Valley is currently classified as a “severe-17” non-attainment area for ozone. Local monitoring for ozone indicates that federal ozone exceedances in the Coachella Valley are largely the result of pollutants transport from the South Coast Air Basin into the Coachella Valley. Under current regulatory plans, the area must comply with federal ozone standards by 2007. The Coachella Valley is currently classified a “serious” non-attainment area for PM10.

It is important to note that the subject property occurs east of the geographic boundaries of the Coachella Valley but is impacted by valley air quality. Prevailing winds are from the west, although seasonal southerly and northerly winds are associated with subtropical and Santa Ana wind patterns, respectively. Construction of the project, either without or without inclusion of the BLM lands, will result in the generation of fugitive dust and moving emissions from construction vehicles, which will be short-term in nature but will be periodic over a buildout period of approximately 20-years. Project buildout will also result in commercial, business park, medical, institutional, resort, and residential development, which will consume electricity and natural gas, and will emit stationary source pollutants into the atmosphere both on-site and elsewhere. The project will also result in increased vehicular traffic, which will emit pollutants into the atmosphere. The project without BLM lands would result in construction of approximately 2,969 fewer dwelling units, however commercial development would be slightly increased. Overall, the proposed project, with or without the inclusion of BLM lands, may have impacts related to a net increase of criteria pollutants and contribute to regional air quality deterioration.

No sensitive receptors are currently located within one mile of the project site, and implementation of the project is not expected to adversely impact any existing sensitive receptors. The project will involve the construction of single and multi-family residences, primary/secondary schools, college and medical facilities, which are considered sensitive receptors. However, these facilities will not be constructed within one mile of an existing point source emitter, and the current land

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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use plan appears to be sensitive to the placement of these facilities in relation to potential on-site point source emitters. Impacts to sensitive receptors are expected to be less than significant. The proposed project does not involve development of heavy industry, animal husbandry, or any other land use that would create objectionable odors.

**Mitigation:** Construction-related emissions may be controlled through a variety of methods, including site watering and stabilization of disturbed areas, phased development, use of fuel-efficient equipment and the application of a variety of emission control technologies and Best Management Practices (BMPs). A wide range of mitigation measures may also be applied to project-related development to assure that emissions are limited to acceptable levels. Such measures may include implementation of fugitive dust control plans, use of alternative modes of transportation, phasing/staging of development projects, and the use of high-efficiency appliances and street lighting. The project will be required to comply with all applicable air quality regulations. Potential air quality impacts shall be quantified and further evaluated in the project EIR.

**Monitoring:** Monitoring shall be determined after impacts have been fully assessed and mitigation measures have been established in the EIR.

**BIOLOGICAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source:** Biological Resources of Paradise Valley, PSOMAS, December 5, 2002; Draft Coachella Valley Multiple Species Habitat Conservation Plan, October, 2004; Final Northern and Eastern Colorado Desert Coordinated Management Plan, 2004.

**Findings of Fact:**

Site-specific biological studies were conducted in 2000, 2001 and 2002. A biological resources report, referenced herein, was prepared for the proposed project by PSOMAS in December of 2002. PSOMAS biologists surveyed the main private properties currently owned by the project proponent, the "selected" properties currently owned by BLM, adjacent and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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contiguous to the proposed project site, and the “offered” properties currently owned by the project proponent and offered to BLM in the proposed land exchange discussed in the Project Description.

That portion of the property north of I-10 is within an area designated as the Joshua Tree Desert Wildlife Management Area, and that portion south of I-10 is within an area designated as the Chuckwalla Desert Wildlife Management Area. The entire site occurs within the Chuckwalla Unit of Desert Tortoise Critical Habitat, as designated by the United States Fish and Wildlife Service. The subject property also occurs within the boundary of two habitat management plans: 1) BLM’s Northern and Eastern Colorado Desert Coordinated Management Plan (NECO), and 2) the Coachella Valley Multiple Species Habitat Conservation Plan, currently being developed by the Coachella Valley Association of Governments (CVAG) and regulatory agencies.

NECO Plan:

The NECO Management Plan EIS designates lands according to ecological value within a range of 1 to 6, with 6 representing the highest degree of ecological value. The proposed project site is located in an area designated as a Class 2 “Ecological Hot Spot.” These designations are based on a variety of factors, such as total numbers of species, number of sensitive species, habitat heterogeneity, potential for bighorn sheep, desert tortoise density, special habitats, and insect “hotspots.” NECO identifies and addresses six (6) planning issues, including 1) Recovery of Desert Tortoise, 2) Management of Special Status Plants and Animals and Natural Communities, 3) Designation of Routes of Travel, 4) Land Ownership Pattern, 5) Access to Resources for Economic/Social Needs, and 6) Management of Wild Horses and Burros.

The proposed Paradise Valley preliminary land use plan (see Exhibit D) is expected to facilitate recovery of tortoise (Issue 1) by limiting access to Pinkham and other washes passing through the site that are preserved by the proposed development plan. As noted in the biological resources study (PSOMAS, December 2002), consolidation of BLM lands through the land exchange will also assure larger blocks of habitat for protection. Finally, Paradise Valley biological resources management program will protect the species and its habitat through participation in regional habitat conservation and management plans.

The proposed land exchange (see Project Description) is expected to enhance the BLM land use pattern (Issue 4) by providing pristine habitat that is contiguous to existing BLM ownership, thereby augmenting the contiguous BLM holdings in the area of the exchange east of the Paradise Valley development site.

Finally, the proposed land exchange is expected to provide access to a consolidated development holding (Issue 5) that takes advantage of direct access to an existing interstate highway, major domestic water and energy infrastructure. The Paradise Valley development has the potential to provide a new town with definitive urban limit boundaries. It is designed to incorporate an efficient mix of land uses, and opportunities for innovative economic and social development. It proposes sustainable community concepts that will provide an important model for sustainable development elsewhere.

Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP)

The subject property is located within the Tortoise and Linkage Conservation Area as delineated by the Draft MSHCP, which encompasses most of the land between the Mecca Hills and Orocopia Mountains Wilderness and Joshua Tree National Park. Primary covered species and plant communities proposed for conservation include desert tortoise, LeConte’s thrasher, Coachella Valley round-tailed ground squirrel, Palm Springs pocket mouse, and desert dry wash woodland. Biological corridors in this area focus on large I-10 underpasses that link the Mecca Hills and Orocopia Mountains Wildernesses with Joshua Tree National Park.

The project proponent has consulted extensively with Coachella Valley Association of Governments, U.S. Fish and Wildlife Service, and California Department of Fish and Game regarding potential project impacts to species covered by the MSHCP. Mitigation for impacts to covered species and habitat may include acquisition of off-site lands, payment of impact fees for use in land acquisition and management, and by other means. The currently proposed, the project will preserve more than 3,000 acres of riparian wash, desert scrub and mountainous habitat in perpetuity. Issues related to the MSHCP will be further discussed in the EIR.

Site Specific Biological Resources

The on-site biological resources surveys indicated that the project area is ecologically distinct from the Coachella Valley,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with higher elevations, and lower temperatures in summer and winter. No sand dunes, sand fields or springs, which provide habitat to support a number of rare species in the Coachella Valley, occur on the subject property.

A wide range of wildlife species was observed during field surveys of the subject property, including various reptiles, insects, birds, and mammals. Project buildout, particularly the grading and construction process, can be expected to impact biological resources occurring on-site. Sensitive species, including the desert tortoise (federal and state threatened) and rosy boa (BLM sensitive), were identified on-site during biological field reconnaissance. A third sensitive species, desert bighorn sheep was tentatively identified through scat and tracks. This species is classified as “BLM sensitive.” It should be noted that this is a separate subpopulation from the federal and state listed Peninsular bighorn sheep, which occurs approximately 25 miles to the southwest on the western margins of the Coachella Valley in the Santa Rosa and San Jacinto Mountains.

Direct removal of vegetation and indirect impacts of project buildout, such as human disturbance, the introduction of predatory pets, and subsidized predators such as ravens have the potential to reduce the numbers of sensitive species occupying the site. These potential impacts should be thoroughly evaluated in the EIR.

The subject site has been and continues to be impacted by large utility and transportation corridors, which include U.S. I-10, gas pipeline and pumping station, electrical lines/towers/service roads, the Colorado River aqueduct, and a network of dirt roads, which have resulted in site disturbance and interruption of wildlife movement. Off-road vehicle use and unauthorized camping is also in evidence on the subject property.

*Impacts to Sensitive Species*

Two broad categories of vegetation associations occur on the subject property: 1) Creosote-Bursage Scrub, and 2) Paloverde-Ironwood Woodland (microphyll) and Scrub. No sensitive plant species were observed on the subject property; however, there is a moderate potential for two sensitive species, Parish’s desert thorn and foxtail cactus, to occur on-site, although these species were not detected during site plant surveys. Impacts to sensitive plant species are expected to be less than significant. The grading and construction phases of the proposed project will result in the direct removal of plants from developable areas and could reduce the overall diversity of plant species on-site. These impacts would result from development of the project site with or without the BLM lands, although impacts would be expected to be slightly reduced if BLM lands are excluded.

*Other Sensitive Species*

Non-listed, special status species that occur in the project planning area are generally those associated with washes and desert dry wash (microphyll) woodland. These include migrant bird species, the Palm Springs round-tailed ground squirrel, and the Palm Springs pocket mouse.

*Desert Tortoise*

Only one federal or state threatened endangered species, desert tortoise, was identified during on-site biological surveys that had potential to be impacted by the proposed project. On-site focused protocol surveys for desert tortoise were conducted in consultation with U.S. Fish & Wildlife Service. The surveys indicated that desert tortoise occurs in low density on the proposed project site. Based on mapping prepared for the project biological resources surveys, desert tortoise sign was observed only on portions of the project site outside of the BLM lands selected for the land exchange.

*Other Issues*

Project buildout has the potential to introduce unregulated domestic pets to the area. Through the construction of new roads and buildings, it can also be expected to create barriers to the movement of animals. The land use plan has been designed to preserve major on-site washes on the western portion of the site as undisturbed open space, which will minimize impacts to wildlife travel corridors. Substantial movement corridors will remain south of the subject property and to the north across the Cottonwood Mountains and within the extensive lands of Joshua Tree National Park. It should also be noted that existing US Interstate-10 is already a significant barrier to wildlife movement. Nonetheless, the potential of the project to affect wildlife movement in the area will be further discussed in the EIR.

The subject property contains mountainous slopes, hillsides, and woodland washes, which provide suitable habitat for a wide range of wildlife species. Project buildout, particularly surface disturbances during grading and construction, will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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result in the deterioration of some of this existing habitat. These impacts will be minimized, to some extent, by the preservation of approximately 40% of the site as undisturbed open space, and approximately 10% of the site as improved open space (golf courses, parks, water features).

**Project Without BLM Lands**

Development of the project without BLM lands would result in an overall reduction in developable area (approximately 2,526 acres, as compared with approximately 2,980 acres with the inclusion of BLM lands) and would therefore be expected to result in a generally proportionate reduction of impacts to biological resources. However, without the BLM land exchange, the beneficial impacts of the exchange discussed above under “NECO Plan” would not occur. These issues will be further discussed in the EIR.

**Mitigation:** The proposed project has been designed to minimize impacts to sensitive habitat areas, including mountainous slopes and large expanses of natural washes, to the greatest extent practical. As currently designed, the project will conserve approximately 40% of the site as undisturbed natural open space. The potential exist for electric power corridors and drainages integrated into development areas to serve as wildlife habitat and movement corridors. If necessary to further offset impacts to sensitive biological habitat, the project proponent has investigated the possibility of providing funding for the management of on-site and nearby off-site wildlife habitat, and to acquire lands off-site for permanent conservation. The substantial areas of natural or improved open space the project will conserve on-site will continue to provide habitat and movement corridors for many species. Golf courses, parks, the aforementioned utility easements and other natural and landscaped areas may also provide nesting, foraging and cover for species capable of adapting to some human disturbances. The project proponent has also indicated an intent to use a landscape palette comprised of native, drought-tolerant non-native and non-invasive plants. Nonetheless, implementation of the proposed project will result in the loss and/or degradation of habitat in some areas, and its relationship to adopted habitat management plans needs to be thoroughly evaluated in the EIR.

**Monitoring:** Monitoring programs should be developed to assure that mitigation measures applied to the project are adequately and appropriately applied.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Historic Resources</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Project Description, Riverside County Integrated Plan, Figure OS-7; Historical/Archaeological Resources Survey Report for the Paradise Valley Specific Plan, CRM Tech, 2005.

**Findings of Fact:** Based on mapping prepared for the Riverside County General Plan, historical resources dating from two historic periods occur in the Shaver’s Valley region of the eastern Coachella Valley, wherein the project site is located. These include resources from the periods 1869 through 1919, and 1920 through 1945. The Shaver’s Valley region was part of a World War II training center established by the U.S. Army in the 1940’s in portions of Southern California and Arizona. Cultural resources surveys were conducted in the Fall 2004 and Winter 2005, which identified disturbance areas associated with desert training activities of General Patton’s US Army divisions based at Chiriaco Summit in the early 1940s. One of these sites has potential historical significance. Based on the proposed land use plan, the potentially significant historic site occurs on lands which are to be conserved as open space and would not be impacted by the project. Further discussion of the findings of the cultural resources study will be included in the EIR. Portions of historic trails also occur in the project vicinity. Prehistoric resources associated with Native American cultures were also identified on the proposed development site, and are further discussed under Item 7, below. It is possible that additional cultural resources could be uncovered during site development. Further evaluation of potential cultural resources and consultations with local Native American Tribes will be further discussed in the project EIR.

**Mitigation:** Potential impacts to any significant historical resources that may occur on-site will be analyzed, and mitigation set forth in the EIR. These may include additional site surveys or on-site monitoring during grading activities.

**Monitoring:** Monitoring shall be determined after the mitigation measures have been established in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Integrated Plan, Figure OS-6; Historical/Archaeological Resources Survey Report for the Paradise Valley Specific Plan, CRM Tech, 2005.

Findings of Fact: The subject property occurs in an area classified by the County General Plan as having an “undetermined” or “low” archaeological sensitivity, however, recent cultural resource surveys indicate that the likelihood of encountering potentially important prehistoric resources occur on-site are low. As previously noted, site-specific cultural resources surveys were conducted in fall 2004 and winter 2005. Three archaeological sites with potential significance were identified on the project site. These include two Native American trails with associated artifacts and scatters, and one site containing rock cairn features, which may have been used in hunting bighorn sheep. These three sites are located in areas that are expected to be preserved as open space in the Paradise Valley preliminary land use plan. A fourth site with potential significance was identified on the “offered” properties, where no development is proposed. Based on the land use plan, no significant adverse impacts are expected for these sites. Nonetheless, mitigation measures will be set forth in the EIR to ensure that these sites are not impacted. The results of the recent cultural surveys and Native American consultations will be fully presented in the project EIR.

Mitigation: The potential significant adverse impacts to archaeological resources caused by this project will be further evaluated in the EIR for this project, and any necessary mitigation measures will be established therein.

Monitoring: Monitoring shall be determined after the mitigation measures have been established in the EIR.

<b>7. Paleontological Resources</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Paradise Valley project description and land use plan. Riverside County Integrated Plan, Open Space Element, Figure OS-8; Paleontological Resources Assessment Report prepared by CRM TECH, February 11, 2005.

Findings of Fact: The County General Plan characterizes the project vicinity as having “Undetermined” or “Low” paleontological sensitivity. Fossil-bearing deposits have been identified elsewhere in the Coachella Valley, and it is unclear whether such deposits occur on the subject property. A site-specific paleontological resources survey, which identified potentially sensitive resources and appropriate mitigation measures, was conducted during Fall 2004 and Winter 2005. Based on the results of this study, ground disturbance associated with grading and construction for this project has potential to impact Pleistocene-age and Eocene-age sediments. However, site-specific sub-surface soil testing is recommended to determine whether or to what extent the project may impact these sediments. These issues will be further discussed in the EIR, and appropriate mitigation set forth to reduce any potential impacts to less than significant levels.

Mitigation: Impacts to potentially sensitive resources will be evaluated in the EIR and any necessary mitigation measures will be established.

Monitoring: Monitoring shall be determined after the mitigation measures have been established in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GEOLOGY AND SOILS</b> Would the project				
<b>8. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Geological and Geotechnical Feasibility Study, Proposed Villages at Joshua Tree, GeoSoils Consultants, Inc., December 1999 and July 2000; Riverside County Integrated Plan EIR, Existing Setting, Figure 5.2.2.

Findings of Fact: The subject property is not located within an Alquist-Priolo Special Studies Zone or a County Fault Hazard Zone, and no evidence of faulting was observed during a preliminary on-site geotechnical investigation. Additional geotechnical analysis is currently underway. However, the site may be subject to strong ground shaking during a seismic event on the nearby San Andreas Fault, which could result in rockfalls within and at the margins of the Cottonwood Mountains. This potential hazard is further discussed below. Development of the site without the BLM lands would result in an overall reduction in total developed area and construction of fewer structures, thereby decreasing potential adverse impacts to people or structures. However, with the implementation of mitigation measures discussed in the EIR, these impacts are expected to be reduced to less than significant levels regardless of whether project development includes BLM lands.

Mitigation: None required. See rockfall hazard discussion below.

Monitoring: None required. See rockfall hazard discussion below.

<b>9. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Geological and Geotechnical Feasibility Study, Proposed Villages at Joshua Tree, GeoSoils Consultants, Inc., December 1999 and July 2000. Phase I Environmental Site Assessment for Paradise Valley and Offered and Selected Lands, Terra Nova Planning & Research, Inc, March 2005. Water System Summary prepared by PSOMAS, Inc., August 2005. Riverside County Integrated Plan, Safety Element, Figure S-3.

Findings of Fact: The subject property is located in an area characterized by the Riverside County Integrated Plan as having “low” to “moderate” liquefaction potential. The site overlies the Shavers Valley groundwater basin, which is bounded by impermeable rocks associated with the Cottonwood Mountains to the north and the Orocopia Mountains to the south, and by semi-permeable rocks associated with the Mecca Hills to the west. The basin’s easterly boundary is formed by a bedrock constriction near Chiriaco Summit. Conditions in the groundwater basin are apparently unconfined, with groundwater movement under gravity through saturated water-bearing alluvial deposits. Based on groundwater level elevations, it appears this movement is according to the slope of the groundwater table, generally southwesterly and southerly from the Little San Bernardino and Cottonwood Mountains into Box Canyon, possibly through the Mecca Hills.

The project vicinity and the subject site vary in elevation, with depth to groundwater levels expected to vary accordingly. Historical groundwater level data has been collected over time and is expected to be representative of current conditions, given that lands overlying the groundwater basis are largely undeveloped. Groundwater depths at the western edge of the basin near Cactus City have been reported at depths of 540 feet below ground surface (bgs), at 170 feet bgs in the central part of the basin, and at about 20 feet bgs at the lowest topographic point in the basin, which occurs near the mouth of Box Canyon several miles south of the site. On-site groundwater depths have been measured at between 329 and 331 feet bgs by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Department of Water Resources, based on data collected from an on-site well located in the east-central portion of the subject site.

Based on the preliminary site-specific geotechnical study, soils conditions and depth to ground water on-site are not conducive to liquefaction. Although the density of on-site alluvium has yet to be determined, groundwater levels in the area appear to be at least 150 feet below the ground surface. Further site-specific geotechnical analyses are currently being conducted and findings will be incorporated into the project EIR. Additional geotechnical analysis is also expected in advance of construction of each major project component.

**Mitigation:** Site-specific foundation investigations are expected to be required prior to issuance of building permits and construction. The geotechnical analysis being conducted for the EIR will be used to determine if additional mitigation is required, and any such mitigation will be set forth in the EIR.

**Monitoring:** Monitoring shall be determined after the mitigation measures have been established in the EIR.

<b>10. Ground-shaking Zone</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?				

**Source:** Geological and Geotechnical Feasibility Study, Proposed Villages at Joshua Tree, GeoSoils Consultants, Inc., December 1999 and July 2000. Riverside County Integrated Plan, Safety Element, Figure S-18.

**Findings of Fact:** The subject site is located in a region known to be seismically active and in proximity to several active known faults. The closest active known fault is within the San Andreas Fault Zone, which occurs approximately 7 miles southwest of the subject site. This fault is estimated to be capable of generating a 7.4 magnitude Maximum Credible Earthquake (MCE). Although there are no known active or potentially active faults mapped on the site, there are faults in close enough proximity to cause moderate to intense groundshaking during the lifetime of the proposed development. The County Integrated Plan indicates that the subject property occurs within an area subject to high levels of groundshaking. As previously noted, development of the project without BLM lands would result in construction of fewer dwelling units and other structures that would be exposed to groundshaking. Further geotechnical analysis is being conducted for the project and will be presented in the EIR.

**Mitigation:** Further analysis shall be conducted in the EIR to assess all potential impacts associated with groundshaking, and a series of mitigation measures shall be provided in the EIR to address such impacts.

**Monitoring:** A monitoring program will be developed based upon findings of the EIR.

<b>11. Landslide Risk</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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:** Geological and Geotechnical Feasibility Study, Proposed Villages at Joshua Tree, GeoSoils Consultants, Inc., December 1999 and July 2000; Riverside County Integrated Plan EIR Safety Element, Figure S-4.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The northern portion of the project site is located along the base of the Cottonwood Mountains, which comprise the steepest slopes on the subject property. While these slopes are composed of granitic rocks, which are generally more resistant to slope failure, project development will involve mass and fine grading, and the construction of manufactured slopes. Development within or at the base of the Cottonwood Mountains, where bedrock is severely jointed or fractured, may be vulnerable to rockfall hazards, especially during earthquake groundshaking. Development occurring on manufactured slopes may also be susceptible to slope failure during strong seismic events if these slopes are not adequately consolidated. Additional geotechnical analysis currently being conducted will further assess the potential for off-site landslide, lateral spreading, collapse, or rockfall hazards.

**Mitigation:** Development of the project site will alter the existing topography of the ground surface and may place improvements in proximity to possibly unstable rocky slopes. As currently proposed, these activities are not expected to significantly alter the existing landscape. Steep mountain slopes of the Cottonwood Mountains and natural drainages and washes in the western portion of the site will be largely preserved as open space and undisturbed by grading activity. Grading plans will be required to incorporate proper grading techniques to minimize the potential for the creation of unstable slope conditions. Drainage facilities and heavily irrigated areas should be located away from foundations and other structural supports to the greatest extent practical. Additional site-specific geotechnical studies are currently being conducted to further evaluate potential slope failures. Where the potential for such hazards is considered moderate to high, development shall be avoided or appropriate setbacks shall be implemented. Manufactured slopes shall be constructed according to the recommendations to be provided in forthcoming geotechnical reports, and best available grading techniques to minimize potential failures shall be required. These issues will be further evaluated in the project EIR.

**Monitoring:** Additional geotechnical and soils analyses and monitoring of grading and trenching activities are expected to be required during the construction phase of the project. Appropriate monitoring measures shall be included in the project EIR.

**12. 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:** Geological and Geotechnical Feasibility Study, Proposed Villages at Joshua Tree, GeoSoils Consultants, Inc., December 1999 and July 2000. Water System Summary prepared by PSOMAS, Inc., August 2005. Riverside County Integrated Plan EIR, Existing Setting Figure 5.6.5, 2003.

**Findings of Fact:** The subject property is located in an area characterized by the County General Plan as being susceptible to ground subsidence, due to the area’s sensitivity to withdrawal of groundwater. As has been noted, the Shavers Basin underlies the project vicinity and the subject property. Basin recharge occurs from percolation of precipitation on the valley floor and from surface runoff from the surrounding mountains and hills. Surface inflow from the surrounding mountains and hills also contributes to recharge of the basin. Inflow is estimated at between 1,400 and 3,000 acre-feet per year. Outflow, which appears to primarily occur through subsurface outflow through Box Canyon Wash and through sedimentary deposits of the Mecca Hills, is also estimated at between 1,400 and 3,000 acre-feet per year. However, a preliminary site-specific geotechnical feasibility study indicates that the project site is not highly susceptible to ground subsidence. Nonetheless, shallow, loose soils may be subject to seismically-induced settlement. Additional geotechnical analysis is currently being conducted and will further assess this potential.

**Mitigation:** The proposed project will import groundwater through water transfer agreements, which will be implemented under the management of CVWD. The imported groundwater will be used to augment the alluvial aquifer system on an equal exchange basis. Proper site grading techniques, including but not limited to the removal and recompaction of soils, may effectively limit the potential for settlement to occur. Further geologic and soils investigations beyond those conducted for the EIR will be required to determine where these soils occur and will provide recommendations for proper foundation preparation. These issues will also be further addressed in the EIR.

**Monitoring:** Monitoring shall be determined after mitigation measures have been established in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>13. Other Geologic Hazards</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				

Source: Paradise Valley project description and land use plan; Geological and Geotechnical Feasibility Study, Proposed Villages at Joshua Tree, GeoSoils Consultants, Inc., December 1999 and July 2000.

Findings of Fact: The subject property is located far inland and is not susceptible to tsunamis, nor is it located near an active volcano. However, given its proximity to active and potentially active faults, elevated water storage tanks constructed on-site may be subject to seismically-induced seiches. While stormwater detention and debris basins are planned within the development, these are not expected to contribute significantly to mudflow or similar geotechnical risks.

Mitigation: Elevated water storage tanks on-site will be adequately baffled and braced in accordance with the requirements of the Coachella Valley Water District to provide protection from seismic damage. This potential hazard will be further discussed in the EIR and additional mitigation measures provided as necessary.

Monitoring: Monitoring shall be determined after mitigation measures have been established in the EIR.

<b>14. Slopes</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Paradise Valley project description and land use plan; Geological and Geotechnical Feasibility Study, Proposed Villages at Joshua Tree, GeoSoils Consultants, Inc., December 1999 and July 2000; USGS Cottonwood Basin Quad Sheet. Riverside County Integrated Plan, Safety Element, Figure S-5.

Findings of Fact:

The northern portion of the subject site is located at the base of the Cottonwood Mountains. These mountains are the highest topographic point on the site. The Mecca Hills are located along the southwest portion of the site. Slopes associated with these formations are generally stable due to the massive nature of the bedrock, although development at the base of slopes may be susceptible to rockfall (see Item 11, above). Development of the project site will involve mass and fine grading, which will alter the existing topography of the ground surface. However, these activities are not expected to significantly alter the existing landscape. Steep mountain slopes of the Cottonwood Mountains and Mecca Hills and natural drainages and washes in the western portion of the site, including most of BLM Section 4, which is included in the proposed land exchange, will be preserved as open space and undisturbed by grading activity. Manufactured slopes are expected to be associated with construction of debris basins, ground water recharge basins, flood protection levees, and possible landscape architectural features associated with golf course and urban development areas. As noted below in the Mitigation discussion, the grading plan is expected to avoid cut or fill slopes greater than 2:1 or higher than 10 feet, although this issue will need to be further assessed in the project EIR.

There are currently no subsurface sewage disposal systems on the subject property nor are subsurface sewage disposal systems planned for the development.

Mitigation: Additional geotechnical analysis is currently being conducted and mitigation measures and recommended engineering protocols will be incorporated in the project EIR. Where urban development is proposed, proper excavation or over-excavation, compaction and foundation design techniques will be employed to minimize significant alterations to the ground surface. The grading plan should be designed work to emulate existing topography to the greatest extent practicable. The plan should also avoid excessive cut or fill slopes greater than 2:1 or higher than 10 feet. All grading activity should be conducted in a manner that complement the project master drainage plan and avoids impacts to the future community sewer system. These issues shall be further addressed in the EIR and additional mitigation provided to address potential impacts.

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

15. Soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Geological and Geotechnical Feasibility Study, Proposed Villages at Joshua Tree, GeoSoils Consultants, Inc., December 1999 and July 2000; U.S.D.A. Soil Conservation Services Soil Surveys.

Findings of Fact:

Soils in the northern portion of the project site are primarily granitic bedrock associated with the Cottonwood Mountains, with older alluvium occurring along the base of the mountains. The majority of the Shavers Valley in the central, southern and eastern portions of the site is composed of alluvium and alluvial fan deposits, which contain fine to coarse-grained sand and gravel and are somewhat susceptible to wind erosion. Older alluvial deposits associated with the Mecca Hills occur along the southwestern portion of the site. The proposed project will involve mass and fine grading, disruptions, displacements, compaction and overcovering of the soil. These activities will alter the existing ground surface; however, impacts will be limited to developable portions of the site.

Mountainous slopes on the subject property are composed of granitic bedrock, and the central, southern and eastern portion of the property largely consists of alluvium and alluvial fan deposits. Given that none of these soil types contains significant amounts of clay, the shrink/swell potential of on-site soils is considered less than significant.

Mitigation: Approximately 40% of the site, including mountainous slopes and natural washes and drainages, will stay in or be restored to its natural state and will not be disturbed by grading or other soil disruptions. The potential for wind and/or water soil erosion, loss of soils and hazards associated with expansive soils will be further evaluated in the EIR.

Monitoring: Monitoring shall be determined after mitigation measures have been established in the EIR.

16. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Paradise Valley project description and land use plan; Project Vision for Paradise Valley, PSOMAS, December 2004; U.S.D.A. Soil Conservation Services Soil Surveys.

Findings of Fact:

The Pinkham Wash traverses the site's western portion. As previously noted, the central, southern and eastern portions of the project site in the Shavers Valley are primarily comprised of alluvium and alluvial fan deposits consisting of fine to coarse sand with large amounts of cobbles and boulders, which may be subject to erosion. Project buildout will result in mass and fine grading and the construction of buildings, roads, parking lots, freeway interchanges, drainage channels and retention basins, lakes and other elements of the built environment. These activities will result in changes to deposition and erosion that could impact the Pinkham Wash and other natural drainages on and off-site. The proposed land use plan is expected to preserve major washes in their natural or re-naturalized state, to the greatest extent practical, regardless of whether BLM lands are included in the project site.

Mitigation: The project may be required to obtain a 404 permit from the US Army Corps of Engineers, Streambed Alteration Agreement from the California Department of Fish and Game, and a 401 water quality certification from the California Regional Water Quality Control Board. The preparation of a Stormwater Pollution Prevention Plan (SWPPP), which includes BMPs to address pollutant control, erosion and runoff will also be required. The EIR will include a variety

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of mitigation measures to address potential impacts associated with erosion. These issues will be further evaluated in the EIR.

Monitoring: Monitoring shall be determined after mitigation measures have been established in the EIR.

<b>17. Wind Erosion and Blowsand from project either on or off site.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Geological and Geotechnical Feasibility Study, Proposed Villages at Joshua Tree, GeoSoils Consultants, Inc., December 1999 and July 2000; RCIP Figure S-8, Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The subject is located in an area characterized as having a Low to Moderate Wind Erodibility rating, as delineated in the County General Plan EIR. Nonetheless, the central, southern and eastern portions of the site are composed of alluvium and alluvial fan deposits, which contain fine to coarse-grained sand and gravel. Fine, sandy deposits are particularly susceptible to wind erosion and will be disrupted during the grading and construction process. These impacts may be reduced, albeit slightly, should BLM lands be excluded from the project, since this would result in a reduction in overall developed area. However, it should also be noted that compliance with applicable blowsand mitigation requirements will minimize these impacts regardless of whether BLM lands are included in project development.

Mitigation: The project will comply with all applicable local, state and federal blowsand mitigation requirements to assure that these impacts are minimized. These issues should be further described in the EIR.

Monitoring: Monitoring shall be determined after mitigation measures have been established in the EIR.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>18. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Paradise Valley project description and land use plan, DTSC's Hazardous Waste and Substances Site List (Cortese List), accessed August 16, 2005; Phase I Environmental Site Assessment for Paradise Valley and Offered and Selected Lands, prepared by Terra Nova Planning & Research, Inc, March 2005.

Findings of Fact: A site-specific Phase I Environmental Site Assessment was conducted in March 2005. The proposed project site is currently in a largely natural and undeveloped state, with the exception of a number of existing on-site improvements associated with utility and transportation corridors, and the Colorado River Aqueduct, which crosses the northerly portion of the subject property. No hazardous material sources, including utility pole transformers, and/or releases

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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were encountered beneath or adjacent to utility corridors. A water well enclosure was noted in the east-central portion of the site. Minor amounts of nuisance debris such as empty food and beverage containers were observed on site, primarily adjacent to U.S. I-10. No hazardous material sources and/or releases or potentially hazardous debris. No mounds or depressions suggesting trash or other solid waste disposal/burial were encountered on-site or surrounding areas.

Portions of the site were apparently used by allied forces during World War II as a training ground for operations in North Africa. These training areas were abandoned in 1944. The survey did not encounter structures or related debris associated with these camps during the surveys, although Jeep trails, which have traversed the site since around the 1940s, were observed. These activities are discussed in the Historical Resources discussion, above, and will be further discussed in the EIR.

A review of potential on-site hazardous materials sources or releases, and databases reviewed indicated that the subject property has a low probability of soil or groundwater contamination from off-site sources.

Although the proposed project does not involve the overt use or storage of large quantities of hazardous materials, the commercial, golf course, and medical components of the project have the potential to utilize materials that may be considered hazardous, including gasoline, oil, pesticides, fertilizers, and other chemicals. The project will involve the construction of primary/secondary schools, a retreat center and a college. However, the land use plan appears to be sensitive to the placement of these facilities in relation to potential hazardous materials use or storage. Project reviewers will include the Riverside County Fire Department to ensure compliance with the County’s emergency response plan and ensure adequate emergency access. The project is not included on the Department of Toxic Substances Control (Cortese) List.

Mitigation: Mitigation measures such as proper transport, storage, use, and disposal of these substances will minimize potential risks of explosion or release. However, these issues should be further evaluated.

Monitoring: Monitoring shall be determined after mitigation measures have been established in the EIR.

<b>19. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Integrated Plan, Figure C-6.

Findings of Fact: The subject site is located approximately 15 miles from the Jacqueline Cochran Regional Airport (formerly Desert Resorts Regional Airport) in Thermal. The Chiriaco Summit Airport is located approximately 12 miles west of the project site. The subject property is not located within an “Airport Influence Area” as designated by the RCIP. The proposed project is envisioned as a destination resort community, and it is anticipated that a percentage of its visitors and patrons will travel by air to reach the region. This will increase, to some extent, the usage of regional airports, especially the Palm Springs International Airport. However, the project is not expected to be inconsistent with any Airport Master Plan, nor will it require review by the Airport Land Use Commission.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**20. 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?

Source: Paradise Valley project description and land use plan. Riverside County Integrated Plan, Eastern Coachella Valley Area Plan, Figure 13

Findings of Fact: The subject property is located in an area designated by the RCIP as having “Low” susceptibility to wildfire. The site is primarily comprised of wash woodlands and upland mesas that are sparsely vegetated, but nevertheless, occur within a dry climate with low humidity. Project development will result in construction of approximately 15,047 dwelling units, as well as commercial, hotel and institutional structures. The project will also include construction of on-site fire protection services to further minimize risk of wildland fires.

Mitigation: The project will provide for on-site fire protection services prior to or in the early stages of Phase I construction. Mitigation measures to further minimize these hazards will be established in the EIR.

Monitoring: Monitoring shall be determined after the mitigation measures have been established in the EIR

**HYDROLOGY AND WATER QUALITY** Would the project

**21. 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?

b) Violate any water quality standards or waste discharge requirements?

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)?

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?

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?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

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 and odors)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Paradise Valley project description and land use plan; Project Vision for Paradise Valley, PSOMAS, December 2004; Drainage System Summary prepared by PSOMAS, August 2005.

Findings of Fact:

The subject site lies in the Salton Sea watershed in an alluvial plain. There are eight major sub-basins within the approximately 61 square miles of watershed that are tributary to the project site. Elevations within the watershed range from approximately 4,425 feet above sea level at the highest point, to 1,080 feet at the outlet of the project site. The project vicinity is characterized by extreme variations in temperature and precipitation. Vegetation is generally sparse and consists of grasses, annuals, shrubs and small trees. The project site is currently designated Zone D – “undetermined but possible flood hazard” by the Federal Emergency Management Agency (FEMA). Soil types in the tributary drainage areas are primarily those with low to moderate infiltration rates.

The Pinkham Wash is the major drainage on the subject property, passing through the western portion of the project site. Surface water on and in the vicinity of the subject property is limited to intermittent, ephemeral flows within the Pinkham Wash and other natural drainages. The proposed project would retain approximately 50 percent of the site as natural and improved open space, much of which would remain as relatively permeable surfaces. Development associated with the proposed project has the potential to discharge runoff into these washes and alter the quality of water flowing in them.

The proposed project will result in groundwater pumping from the Shavers Valley groundwater basin, which underlies the subject property. The project proponent has secured a long-term source of water to serve the planned development. An agreement between the project proponent and CVWD will provide for the management of artificial recharge of the groundwater basin with water imported via the Colorado River Aqueduct, which passes through the northerly portion of the site. The MWD aqueduct is expected to deliver approximately 10,000 acre-feet per year to on-site percolation ponds; therefore; no net loss of groundwater in storage is anticipated over the long term.

Project development has the potential to discharge pollutants and contaminants that could percolate into groundwater resources. The percolation of biological waste materials will be minimized through the construction and use of a community-wide sewer system. Best management practices shall be implemented for all golf courses and other facilities using fertilizers and chemical applications. The project is not expected to generate or utilize unhealthful water supplies, and project buildout will not expose a project sensitive to water quality to such hazards.

Mitigation: Project-related development will be required to comply with all applicable water quality standards to assure that adverse impacts are minimized. The project will be required to obtain a 401 Water Quality Certification, and will include preparation of a Stormwater Pollution Prevention Plan (SWPPP). To minimize project-related water consumption rates, a variety of water conservation measures shall be employed throughout the life of the project, including the use of drought-tolerant landscaping materials, the use of reclaimed water for irrigation of golf courses and public landscaped areas, and the use of water-efficient appliances and plumbing fixtures. Issues related to water quality and potential water consumption will be addressed in more detail in the EIR, and mitigation measures will be established to further reduce impacts.

Monitoring: Monitoring shall be determined after mitigation measures have been established in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**22. Floodplains**

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

	NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	No Impact <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Paradise Valley project description; Project Vision for Paradise Valley, PSOMAS, December 2004. Riverside County Integrated Plan Figures S-9 and S-10.

Findings of Fact:

As noted above, the project site is currently designated Zone D – “undetermined but possible flood hazard” – by the Federal Emergency Management Agency (FEMA). The project will be designed to mitigate impacts to people and property and to limit Zone A (100-year) flooding to natural and improved drainage areas. The project site is not shown as being within a dam failure inundation zone in the Riverside County Integrated Plan.

Upstream from the project site, the Metropolitan Water District Colorado River Aqueduct (CRA) crosses the Pinkham Wash as a 55-foot canal, which is covered but essentially at grade. Existing culverts under U.S. Interstate 10 provide for north to south flows from Pinkham Wash. There are also several small dikes and training levees upstream that direct smaller flows to culverts under I-10. These facilities apparently do not retain or detain flows.

Project buildout could contribute additional, but limited, runoff to the Pinkham Wash and other ephemeral washes which are dry throughout much of the year. Project-related runoff will be controlled through an on-site stormwater management system, which will include detention/retention basins and other improvements, and any changes to the amount of surface water contained in natural washes will be less than significant.

Grading and construction of the proposed project will alter, to some extent, the course and flow of flood waters conveyed through the smaller on-site washes. Pinkham Wash flows are not expected to be significantly affected by the proposed project inasmuch as this wash is planned to remain largely undisturbed. The land use plan is designed to conform to existing natural drainage patterns and to preserve, to the greatest extent practical, the functionality and capacity of these washes, regardless of whether BLM lands are included. To the greatest extent practicable, most on-site drainages will remain in or be restored to a natural state.

Project buildout will result in the construction of new roads, sidewalks, and other impervious surfaces, which will reduce absorption rates and generate additional surface runoff. The construction of on-site stormwater management improvements, including retention/detention basins and catch basins, and the preservation of more than 50% of the subject property as natural and improved open space and drainages will help minimize these impacts.

Based on preliminary hydrologic data, the project is not expected to result in any net increase in flows leaving the project site compared to existing conditions. Existing and proposed conditions for peak discharges (100-year frequency) have been calculated at various concentration points. These include five concentration points that occur at approximately 0.5-mile intervals along U.S Interstate 10. For existing conditions, it is expected that all existing freeway crossings would have adequate capacity to convey their corresponding peak discharges under the freeway. The model also identifies three concentration points at which flows leave the project site, as follows:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- **C6:** conveys flows from point C4 along the Pinkham Wash. This point occurs along the south-central project boundary. Total watershed for this point is approximately 46.7 square miles, which includes approximately 41.3 square miles north of U.S. I-10 and approximately 5.4 square miles south of U.S. I-10. Peak 100-year discharges leaving the project site at point C6 are estimated at 20,700 cubic feet per second (cfs).
- **C11:** flows from points C7, C8 and C9 are conveyed along existing flow lines south of U.S. I-10, converging at point C11 to exit the project. Point C11 occurs approximately 0.75 miles east of point C6 at the southern edge of the project site. Point C11 drains a watershed of 11.3 square miles, of which approximately 3.2 square miles are south of I-10. Peak 100-year discharges leaving the project site at point C11 are estimated at 11,700 cfs.
- **C12:** conveys flows along existing flow lines from the eastern most portion of the project site, and includes a total watershed of approximately 3.3 square miles. Point C12 is approximately 0.5 miles northeasterly of point C11. Peak 100-year discharges leaving the project site at point C12 are estimated at 2,800 cfs.

In general, it is expected that for proposed conditions, flows leaving the site will be reduced or unchanged from existing conditions. A minor flow increase of approximately 400 cfs is expected at point C6. This increase will be offset through the use of detention basins within proposed golf course development, and will be further addressed in the EIR. It is anticipated that a spreading basin and long weirs will be constructed at the southerly project boundary to spread flows into the existing alluvial drainage area downstream. Detailed hydrologic analysis will be presented in the EIR. The EIR will also analyze proposed conditions without BLM lands as part of the project.

**Mitigation:** Implementation of the proposed Paradise Valley land use plan is expected to result in preservation or restoration of the functionality and capacity of on-site washes to the greatest extent feasible. The project will also include construction of on-site stormwater management improvements and to minimize or avoid exposure of people and property to flood hazards. Detailed hydrologic analyses will be conducted, and these issues will be further addressed in the EIR, with appropriate mitigation measures set forth.

**Monitoring:** Monitoring shall be determined after mitigation measures have been established in the EIR,

**LAND USE/PLANNING** Would the project

<b>23. Land Use</b>	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County Integrated Plan Eastern Coachella Valley Plan; Biological Resources of Paradise Valley, PSOMAS, December 5, 2002; Paradise Valley project description and land use plan

**Findings of Fact:** As has been noted, the subject site is currently in an undeveloped state, with the exception of utility and transportation corridor improvements and the Colorado River Aqueduct, which crosses the northerly portion of the subject property. The proposed project will result in the development of a mixed-use “new town” community in an area currently characterized by undeveloped desert open space. The proposed land use plan is consistent with policies set forth in the Riverside County Integrated Plan Eastern Coachella Valley Plan (Plan) for Planned Communities in the region. The Plan acknowledges the important role that self-sustaining communities and “new towns” will play in the growth and development of Riverside County. While the nature of the site will be altered substantially from its existing conditions, as set forth in the RCIP/ECVP, more than 50% of the acreage will be preserved as natural, restored or improved open space, including wildlife corridors, drainages and washes, parks, water features, and golf courses, regardless of whether the project includes BLM lands.

The subject property does not occur within any city’s sphere-of-influence and is not adjacent to any city.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** Public facilities and infrastructure, including water and sewer systems, will be sized to serve only the proposed project and will not accommodate additional development beyond the project boundaries. The project will comply with County requirements for planned “new town” developments as set forth in the RCIP. Additional mitigation measures that minimize potential land use and environmental plan conflicts will be addressed in the EIR.

**Monitoring:** Monitoring shall be determined after the mitigation measures have been established in the EIR.

<b>24. Planning</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County Integrated Plan Eastern Coachella Valley Plan; Biological Resources of Paradise Valley, PSOMAS, December 5, 2002; Paradise Valley project description and land use plan

**Findings of Fact:**

The project site is designated by the County General Plan as “Open Space – Rural,” which allows for 1 dwelling unit per 20 acres, and is zoned W-2-10 (Controlled Development, 10-acre minimum lot size) and N-A (Natural Assets). The proposed project involves the construction of single and multi-family dwelling units, hotel/conference facilities, commercial and business park uses, schools, parks, and recreation areas on approximately 50% of the site. A General Plan Amendment and Zone Change through a Specific Plan will be required to implement the project. As noted in Item #23, the proposed land use plan is consistent with RCIP/ECVP policies for Planned Communities in the region. The proposed land use plan is designed to maximize compatibility with surrounding land uses. It retains approximately 50% of the subject site as natural (40%) and improved open space, and restricts or avoids development on natural hillsides and within washes.

The entire project site is located within the Chuckwalla Unit of Desert Tortoise Critical Habitat. That portion north of I-10 is located in the Joshua Tree Desert Wildlife Management Area, and that portion south of I-10 is contained within the Chuckwalla Desert Wildlife Management Area. The site is also located within the Tortoise and Linkage Conservation Area as delineated by the Draft MSHCP. Impacts of the proposed project on these environmental designations could be significant and should be further assessed in an EIR. The EIR will also analyze the potential impacts associated with the project should BLM lands not be included.

The subject property consists of and is surrounded by undeveloped open space. Project implementation will not disrupt or divide the physical arrangement of an established community.

**Mitigation:** Public facilities and infrastructure, including water and sewer systems, will be sized to serve only the proposed project and will not accommodate additional development beyond the project boundaries. The project will comply with County requirements for planned “new town” developments as set forth in the County General Plan. Additional mitigation measures that minimize potential land use and environmental plan conflicts will be addressed in the EIR.

**Monitoring:** Monitoring shall be determined after the mitigation measures have been established in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES</b> Would the project				
<b>25. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Integrated Plan, Figure MS-5.

**Findings of Fact:**

The subject property does not occur within or adjacent to a State designated MRZ-2 zone or an existing surface mine, and therefore, project buildout will not affect the use of such resources.

The subject property is not known to contain any existing or abandoned mines or quarries, and therefore, the proposed project would not expose people or property to hazards associated with mining. Nonetheless, the project has potential to develop a temporary, portable on-site sand and gravel operation. The potential impacts of this operation on people and property should be further assessed in the EIR.

**Mitigation:** Mitigation for potential impacts associated with future on-site sand and gravel quarries shall be addressed in the EIR.

**Monitoring:** Monitoring shall be determined after the mitigation measures have been established in the EIR.

<b>NOISE</b> Would the project result in				
<b>Definitions for Noise Acceptability Ratings</b>				
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			
<b>26. Airport Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County Integrated Plan, Figure C-6.

**Findings of Fact:** The nearest airports to the subject property are the Jaqueline Cochran Regional Airport (formerly Desert Resorts Regional Airport) in Thermal, approximately 15 miles to the southwest, and the Chiriaco Summit Airport, approximately 12 miles to the southeast. The project will not be impacted by noise from aircraft overflights or ground operations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: None required.

**27. Railroad Noise**

NA     A     B     C     D                

Source: Riverside County Integrated Plan, Figures C-1 and S-21.

Findings of Fact: The nearest rail facilities are located adjacent to State Highway 111, approximately 10 miles to the south. The subject property will therefore not be impacted by railroad noise.

Mitigation: None required.

Monitoring: None required.

**28. Highway Noise**

NA     A     B     C     D                

Source: Paradise Valley project description and land use plan; RCIP EIR Existing Settings Report, Figure 8.14; Preliminary Traffic Data and Analysis (includes Caltrans Data), Urban Crossroads.

Findings of Fact: The subject property is bisected by U.S. Interstate-10, which is a 4-lane, grade separated facility. Currently (2003-2004), I-10 is estimated to carry an average of approximately 22,500 vehicles per day (ADT). When adjusted for heavy truck traffic, this figure is approximately 35,355 (see Item No. 39, Circulation, below). The RCIP EIR estimates that major highways and freeways in the RCIP planning area generate noise contours of approximately 70 dBA at 70 feet from the centerline. The RCIP estimates that noise contours decrease by approximately 5 dBA per distance doubled (65 dBA at 155 feet, 60 dBA at 315 feet, etc.) Future development in close proximity to this corridor will be impacted by traffic noise, particularly during AM and PM peak hours. Installation of noise attenuation mechanisms such as earthen berms or walls, as well as adherence to applicable noise standards and land use planning that is sensitive to surrounding uses, will help minimize potential adverse impacts. The project will be subject to noise standards set forth in the RCIP. The EIR will analyze potential noise-related impacts for the proposed project, and will provide a comparative analysis for the project with and without BLM lands as part of the project site.

Mitigation: A detailed, site-specific noise study shall be conducted as part of the EIR process to determine the extent of potential noise impacts, and to identify appropriate mitigation measures to mitigate them.

Monitoring: Monitoring shall be determined after mitigation measures have been established in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>29. Other Noise</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Paradise Valley project description and land use plan.

Findings of Fact: The noise environment of the project vicinity and site is relatively quiet. The primary noise source in the project vicinity is traffic on U.S. Interstate 10, which runs east to west and bi-sects the subject site, as described in Item No. 28, above. Project buildout will generate noise from a wide range of sources, including temporary grading and construction activities, local traffic operations, and the operation of stationary mechanical equipment, such as heating, cooling, and ventilation units. These impacts may be reduced, albeit slightly, should BLM lands be excluded from the project site, since the overall developable area would be reduced. As noted above, the EIR will include an analysis of these impacts.

Mitigation: The installation of noise attenuation mechanisms such as earthen berms, masonry walls, adherence to applicable noise standards, and land use planning that is sensitive to surrounding uses, will help minimize potential adverse impacts. These issues should be further analyzed in the EIR.

Monitoring: Monitoring shall be determined after mitigation measures have been established in the EIR.

<b>30. Noise Effects on or by the Project</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Paradise Valley project description and land use plan; RCIP EIR Section 4.13, RCIP EIR Figure 8.2.

Findings of Fact: The RCIP has incorporated standards for community noise set forth in the State General Plan Guidelines, to define noise compatible land uses (shown in Figure 8.2 of the EIR). Additional land use standards set forth in the RCIP that discourages the siting of land uses considered sensitive to noise in proximity to land uses where noise levels exceed 65 dBA CNEL. These sensitive land uses include residential and group home development, hospitals, schools and other learning institutions, and parks and open space. Businesses and professional offices which require effective communication must mitigate interior noise levels to 45 dBA. Finally, noise levels for land uses adjacent to major roadways are determined by the roadways design capacity rather than existing or projected traffic volumes.

As described above, buildout of the proposed project will increase existing noise levels in the area resulting from increased population and vehicular traffic, as well ventilation systems and heating/air conditioning systems associated with structures. These impacts may be slightly less without inclusion of BLM lands, due to the reduction in developable area; these issues will be further analyzed in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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During the grading and construction phase, the project could expose people to a variety of potentially intense noises, including noise from mechanical equipment, including ground surface scraping and grading. However, these noise intrusions will be temporary, short-lived, and limited to least sensitive times of the day.

Mitigation: Noise impacts associated with the proposed project will be mitigated through thoughtful land use planning, which protects sensitive receptors from excess noise sources, compliance with applicable noise standards, the construction of noise attenuation improvements, and other measures, as necessary. A project-specific noise study will be prepared and these issues will be described in more detail in the EIR. Appropriate mitigation measures will be provided.

Monitoring: Monitoring shall be determined after mitigation measures have been established in the EIR.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>31. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Paradise Valley project description and land use plan.

Findings of Fact:

The subject property does not contain any existing dwelling units, and therefore, the project will have no impact on existing housing.

Buildout of the project will involve the development of commercial, institutional, resort, and medical facilities, all of which will generate additional jobs and a commensurate demand for housing. The land use plan has been designed to include 2,133± acres of single and multi-family residential development, as well as within mixed-use development areas in the Welcome Center and Town Center, and will include a wide range of housing products. Densities are expected to range from 3.5 to 30 dwelling units per acre; at these rates, the land use plan will accommodate approximately 15,047 units. This will help alleviate the need for additional housing outside the project boundaries. Nonetheless, these impacts should be further evaluated.

The project is envisioned as a “new town” and will result in the creation of a new community in a currently undeveloped area, thereby increasing the density of the human population east of the Coachella Valley. The subject property is not located within a County Redevelopment Project Area.

Although the project will contribute to a cumulative increase in the regional population, it is not expected to exceed regional or local population projections. Buildout is expected to occur in five phases over a period of several years, and population growth will occur gradually.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project buildout will result in the development of new residences, commercial, institutional, and resort facilities, as well as the expansion of public services and utilities to a currently undeveloped area. Therefore, it may have a limited potential to induce additional growth both directly and indirectly east of the Coachella Valley. However, new infrastructure, such as the water and sewer systems and other infrastructure, will be sized and designed to serve only the proposed project and will not be capable of supporting additional development beyond the project boundaries.

Project Without BLM Lands

Without the BLM lands project buildout would result in construction of approximately 12,078 single and multi-family dwelling units over 1,746± acres, as well as within mixed-use development areas in the Welcome Center and Town Center. The project without BLM lands would also include a range of commercial, industrial, institutional and resort facilities and the extension of public services and utilities to serve the project.

Mitigation: Buildout of the proposed land use plan is expected to provide for a wide range of housing products that limit the need for additional housing beyond project boundaries. Hard urban limit lines are established in the plan to assure that development is contained in accordance with the approved site plan. Potential growth-inducing impacts and mitigation measures will be further addressed in the EIR.

Monitoring: Monitoring shall be determined after the mitigation measures have been established in the EIR.

**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:

**32. Fire Services**

Source: Source: Paradise Valley project description and land use plan.

Findings of Fact: The nearest County fire stations are located approximately 15 miles west in Indio and approximately 15 miles southwest in Mecca. Buildout of the proposed project, either with or without BLM lands, will create a new demand for fire protection services in the immediate project area and will require the construction of a new fire station on-site. The proposed project has planned for construction of provisional fire station facilities to serve the project during Phase I. These facilities will be expanded incrementally to serve the project through buildout.

Mitigation: These issues should be further addressed in the EIR.

Monitoring: Monitoring shall be determined after the mitigation measures have been established in the EIR.

**33. Sheriff Services**

Source: Paradise Valley project description and land use plan

Findings of Fact: The subject property falls under the jurisdiction of the Indio Station of the Riverside County Sheriff's Department, which is located approximately 15 miles to the west. Buildout of the project will increase the demand for police protection, including additional personnel, equipment and services. Demand may be slightly less should BLM lands not be included, however, it is not expected that the exclusion of BLM lands would result in a substantial reduction in demand. The proposed project has planned for construction of fire station facilities to serve the project during Phase I. These facilities will be expanded incrementally to serve the project through buildout.

Mitigation: These issues should be further addressed in the EIR.

Monitoring: Monitoring shall be determined after the mitigation measures have been established in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Schools</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Telephone correspondence between Terra Nova Planning & Research and Coachella Valley Unified School District, Facilities Department, May 30, 2002.

Findings of Fact: The subject property is located within the boundaries of the Coachella Valley Unified School District, and the closest schools are located in Indio and Mecca, approximately 15 miles west and southwest, respectively, of the project site. Project buildout will increase the demand for additional educational facilities and services. The preliminary site plan includes on-site primary/secondary schools. The project proponent also hopes to attract a community college/technical institute, which is envisioned as a two-year accredited community college program. The EIR will analyze potential student generation based on inclusion and exclusion of BLM lands from the project site.

Mitigation: The need for and provision of adequate educational services should be further addressed in the EIR.

Monitoring: : Monitoring shall be determined after the mitigation measures have been established in the EIR.

<b>35. Libraries</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Paradise Valley project description and land use plan

Findings of Fact:

The nearest libraries to the project site are Riverside County libraries located in Indio and Mecca, which are approximately 15 miles west and southwest, respectively, of the site. Buildout of the proposed project will increase the demand for library services and facilities.

Mitigation: The preliminary land use plan includes primary/secondary schools, which along with proposed the two-year college, will satisfy some community library needs. A community library may also be included as part of Town Center development during the course of project buildout. These issues should be further evaluated.

Monitoring: Monitoring shall be determined after the mitigation measures have been established in the EIR.

<b>36. Health Services</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Paradise Valley project description and land use plan

Findings of Fact:

The John F. Kennedy Memorial Hospital in Indio is the closest existing medical facility, approximately 15 miles west of the subject property. Other medical facilities in the Coachella Valley include Eisenhower Medical Center in Rancho Mirage, and Desert Regional Medical Center in Palm Springs.

Buildout of the proposed project will increase the regional demand for health services. The preliminary land use plan includes a 20-acre site planned for a state-of-the-art medical facility, which is expected to serve the day-to-day health care needs of Paradise Valley residents and visitors.

Mitigation: Issues associated with provision of health services to the proposed project will be further addressed in the EIR.

Monitoring: Monitoring shall be determined after the mitigation measures have been established in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>RECREATION</b>				
<b>37. Parks and Recreation</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Paradise Valley project description and land use plan

Findings of Fact:

Development of the project will create a demand for new parks and recreation facilities. The project is envisioned as a destination resort community which offers a wide range of fully-integrated recreational facilities and programs, including three 18-hole championship golf courses, tennis and basketball courts, swimming pools, exercise facilities, pedestrian and bicycle paths, and nature trails. Over 200± acres of on-site neighborhood and community parkland will be provided to satisfy the active and passive recreational needs of residents and visitors. These facilities will minimize project-related impacts on other regional park and recreation facilities.

Although project buildout will likely increase, to some extent, the usage of existing parks and recreational facilities in the region, including Joshua Tree National Park, impacts to existing recreational sites are expected to be less than significant. The proposed project is designed as a comprehensive destination resort community that offers a full range of active and passive on-site recreational amenities (see above).

The subject property is not located within an existing County Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan.

Mitigation: Issues related to recreational facilities will be further evaluated in the EIR.

Monitoring: Monitoring shall be determined after the mitigation measures have been established in the EIR.

<b>38. Recreational Trails</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Paradise Valley project description and land use plan.

Findings of Fact: The proposed project will increase the use of local and regional recreational trails, including those located in Joshua Tree National Park (JTNP) immediately north of the project site. However, the project is physically separated from most easily accessible portions JTNP by the Cottonwood Mountains, which lie north of the project site. The preliminary site plan includes a network of multi-use trails that will satisfy most or all of the trail needs of Paradise Valley residents and visitors.

Mitigation: Potential impacts to other regional trail facilities will be further addressed in the EIR, and mitigation measures will be included to address any such impacts.

Monitoring: Monitoring shall be determined after the mitigation measures have been established in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>39. Circulation</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) 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"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Description and Land Use Plan; written correspondence, Urban Crossroads, August 17, 2005.

Findings of Fact:

Year 2004 CalTrans data indicates that average daily traffic (ADT) along US I-10 in the project vicinity is approximately 22,500 vehicles per day. CalTrans (2003) estimates that heavy trucks account for 8,570 (38 percent) of the total 22,500 ADT. Using a passenger car equivalent (PCE) factor of 2.5 to account for the trucks yields an ADT of 35,355. Currently, US I-10 in the project vicinity is a 4-lane, grade separated facility. Based on Riverside County standards this segment is capable of accommodating approximately 76,500 at Level of Service (LOS) E. Existing conditions therefore represent approximately 50% of the operating capacity of this roadway segment.

Buildout of the proposed project will generate additional traffic on-site, as well as on Interstate-10, the existing freeway interchange, and other regional roads. A traffic impact analysis is being prepared to evaluate potential project-related impacts, including the adequacy of the existing freeway interchange to serve the proposed development. The traffic study will also analyze the project without BLM lands to determine potential traffic impacts.

Development of the project will increase the demand for new parking facilities, particularly in the business park, hotel/conference center, and other public areas. The provision of sufficient parking facilities will be addressed as the land use plan is refined and specific project components are designed.

Interstate-10 will serve as the primary access corridor for the proposed project, connecting it with the Coachella Valley to the west and more distant communities to the east. Project-generated traffic is also expected to utilize, to a lesser extent, State Route 195 (Cottonwood Springs Road/Box Canyon Road) and other existing regional roadways.

No emergency response facilities currently exist on or in proximity to the subject property, and emergency access to the site in its initial development phases, may not occur in a timely or efficient manner. Buildout of the proposed community will necessitate the development of new on-site emergency facilities, which will be capable of providing enhanced levels of service to the project site and surrounding lands. Emergency access to specific buildings and other improvements will be provided through the site planning process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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It is unclear whether the proposed project will conflict with adopted policies supporting alternative modes of transportation. Measures to implement these policies, such as the inclusion of bicycle lanes or racks and the construction of a multi-modal trail system, will be addressed as the circulation plan is refined.

Mitigation: Mitigation may include thoughtful planning and sizing of the internal roadway network, and the construction of multi-use trails to encourage the use of alternative modes of transportation. The number of parking spaces provided shall meet or exceed the County’s parking standards. Potential impacts related to increased hazards can be mitigated through thoughtful planning and design of roadway, trail, and sidewalk networks. Impacts related to circulation will be further evaluated in an EIR.

Monitoring: Monitoring shall be determined after the mitigation measures have been established in the EIR.

<b>40. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Integrated Plan, Figure 9.

Findings of Fact: There are currently no existing County-designated bike trails in the project vicinity. The preliminary circulation plan for Paradise Valley includes a multi-use trails system, which is expected to facilitate various modes of transportation, including bicycle use.

Mitigation: None required.

Monitoring: None required.

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>41. Water</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: Written correspondence from Glorious Land Company to Jerry Jolliffe, Riverside County Transportation and Land Management Agency, November 27, 2001.

Findings of Fact:

There are currently no domestic water treatment or delivery facilities on the subject property or in the vicinity. The site is currently outside the boundaries of an existing water district. Buildout of the proposed community will require the development of a new water delivery system. The principal water source will be water pumped from the Shavers Valley groundwater basin, which underlies the project site. Impacts to this resource will be mitigated through artificial recharge with imported water transported via the Metropolitan Water District’s (MWD) Colorado River Aqueduct, which crosses the northerly portion of the subject property. The project proponent has contracted for annual delivery of up 10,000 acre-feet of supplemental water, which will recharge the groundwater basin.

Development of the project will require the construction of new water lines in an undeveloped area. Buildout of the proposed community will necessitate the formation of a public water system, as described above. Upon further review and approval, the Coachella Valley Water District (CVWD) has agreed to annex and manage the community water system. The details of this arrangement should be further evaluated. A Water Supply Assessment will also be prepared in compliance with the requirements of Senate Bill (SB) 610, and will be discussed in the EIR. Water consumption will also be estimated for the project without BLM lands.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** In addition to supplemental groundwater recharge discussed above, additional mitigation measures may include the use of drought-tolerant landscaping materials, the use of reclaimed water for irrigation of golf courses and other public areas, and the use of water-efficient appliances in buildings. Although no net loss of groundwater resources is expected, potential groundwater consumption and related issues should be quantified and further assessed in an EIR. The community water delivery system will be self-contained and self-sufficient. It will be sized to serve only the proposed project and will not accommodate additional development beyond the project boundaries. These issues will also be further evaluated in the EIR.

**Monitoring:** Monitoring shall be determined after the mitigation measures have been established in the EIR.

c) <b>Sewer</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Paradise Valley project description and land use plan.

**Findings of Fact:**

The subject property is located outside of any sanitation district boundaries, and buildout of the proposed project will require the construction of new sewer infrastructure. The project will be served by a self-contained community sewer system, including an 11-acre on-site wastewater treatment plant that is capable of generating reclaimed water for irrigation of golf courses and other public landscaped areas. Pending Board approval, it is expected that the project will be annexed into CVWD boundaries; should this occur, CVWD will manage the on-site sewer and wastewater treatment facilities.

As described above, development of the proposed project will require the construction of a new sewer system in a currently undeveloped area. However, impacts to surrounding lands are expected to be less than significant. The system will be self-contained and will be sized to serve only the proposed project.

**Mitigation:** Impacts associated with the construction, operation and maintenance of the sewer system should be further assessed in the EIR.

**Monitoring:** Monitoring shall be determined after the mitigation measures have been established in the EIR.

<b>42. Solid Waste</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source:** Paradise Valley project description and land use plan.

**Findings of Fact:**

Buildout of the proposed project will result in a new, substantial source of solid waste and contribute to the regional demand for additional landfill space and solid waste management services. Waste Management of the Desert provides solid waste collection and disposal services to other communities in the eastern Coachella Valley and may be capable of facilitating solid waste removal from the project site. With the recent closure of the Edom Hill Landfill, there is a continuing regional need to identify alternative landfill space. The nearest landfills to the project site are the Mecca Landfill

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and the approved, but as yet undeveloped, Eagle Mountain Landfill. The El Sobrante and Lambs Canyon County landfills may also serve this development.

The collection and disposal of project-related solid waste will be conducted in compliance with applicable local, state and federal statutes and regulations.

**Mitigation:** Impacts to landfills will be mitigated, to some extent, by on-site recycling and source reduction programs. However, potential solid waste generation needs to be quantified, and the provision of solid waste services needs to be further addressed. More refined details about the proposed solid waste management and source reduction program should be described in the EIR.

**Monitoring:** Monitoring shall be determined after the mitigation measures have been established in the EIR.

**43. Utilities**

a) 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"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Findings of Fact:**

Buildout of the proposed project will increase the demand for a full range of utilities and public services, including electricity, natural gas, communication systems, stormwater drainage, street lighting, and governmental services. Two electrical power corridors (IID and SCE) already exist on-site, and the Southern California Gas Company has an existing natural gas transmission line on-site. Major telecommunications lines also pass through the site. Details about the provision of services to the proposed community need to be addressed in the EIR. The functionality of Pinkham Wash and other major washes will be preserved, to the greatest extent practical, and supplemented by additional stormwater management improvements, including detention/retention basins and catch basins. New public facilities, including roads, will require routine and ongoing maintenance.

Although buildout of the proposed project will increase the demand for energy resources, it is not expected to conflict with adopted energy conservation plans. The project is planned as a sustainable community, which plans to utilize alternative energy sources, including solar energy, as well as energy-efficient building materials.

**Mitigation:** Details about the provision of utilities services and facilities will be secured prior to project approval and will be further addressed in the EIR. New buildings and facilities will be constructed in compliance with all applicable energy conservation requirements, including Title 24 of the California Code of Regulations. Energy efficient design shall be incorporated into project design wherever possible. Other mitigation measures will be identified in the EIR.

**Monitoring:** Monitoring shall be determined after the mitigation measures have been established in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>44. Other:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: N/A

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

**MANDATORY FINDINGS OF SIGNIFICANCE**

<b>45.</b> 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 to eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Paradise Valley project description and land use plan; Biological Resources of Paradise Valley, PSOMAS, December 5, 2002; Draft Coachella Valley Multiple Species Habitat Conservation Plan, October, 2004; Final Northern and Eastern Colorado Desert Coordinated Management Plan, 2004; Riverside County Integrated Plan, Figure OS-6; Historical/Archaeological Resources Survey Report for the Paradise Valley Specific Plan, CRM Tech, 2005.

Findings of Fact: The subject property is currently undeveloped. Approval and buildout of the proposed project has the potential to degrade on-site wildlife resources and reduce the number or restrict the range of several sensitive wildlife species, most notably the desert tortoise and desert bighorn sheep. These issues will be further discussed in the EIR.

Based on the cultural resources surveys conducted in 2004 and 2005, the project has a limited potential to harbor potentially significant historic and pre-historic resources, which should be further evaluated. The project EIR will discuss these further and provide for mitigation to reduce impacts to less than significant levels.

<b>46.</b> Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Paradise Valley project description and land use plan.

Findings of Fact: The proposed site is currently undeveloped, and is surrounded by undeveloped lands. On build-out, the proposed Paradise Valley development will constitute an integrated "new town". The project has the potential to result in both short-term and long-term impacts to the environment. Grading and related site preparation activities are expected to cause short-term impacts, while long-term impacts may affect biological resources, scenic resources, water and energy resources, and others. The proposed land use plan is sensitive to the need to protect valuable natural resources on-site and preserves approximately 40% of the site as natural or restored open space, and 10% of the site as improved open space (water features, parks, golf courses). Nonetheless, these impacts will be further discussed in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Does the project have impacts, which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Paradise Valley project description and land use plan.

Findings of Fact: The project will contribute to regional air quality deterioration, the long-term depletion of non-renewable resources, and the loss or degradation of wildlife habitat and open space. Although project-related impacts are expected to be individually limited, when evaluated in combination with other development proposals in the region, they could be considered cumulatively significant. These issues may require additional mitigation to address otherwise significant cumulative effects, and therefore will be assessed and discussed in depth in the EIR.

48. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Paradise Valley project description and land use plan.

Findings of Fact: Future build-out of the proposed project may result in direct and indirect adverse impacts to human beings, such as exposure to hazards associated with strong seismic ground-shaking, increased traffic, threats to limited water sources, and impacts to air quality. Although some of these impacts are not expected to be significant or can be mitigated to a substantial degree, some impacts have potential significance and will be addressed further in the EIR.

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- RCIP: Riverside County Integrated Project and Program Final EIR (2003)  
 Coachella Valley Multiple Species habitat Conservation Plan and EIR/EIS (2004)  
 Northern and Eastern Colorado Desert Coordinated Management Plan EIS (2002)  
 California Desert Conservation Area Plan Amendment for the Coachella Valley EIS (2002)

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

Location: County of Riverside Planning Department  
 4080 Lemon Street, 9th Floor  
 Riverside, CA 92505

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