

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 42021
Project Case Type (s) and Number(s): Tentative Tract Map No. 35058
Lead Agency Name: County of Riverside Planning Department – Desert Office
Address: 38686 Cerrito Road, Palm Desert, California 92211
Contact Person: Maurice Burrows
Telephone Number: (760) 863-8277
Applicant’s Name: Hunsaker and Associates, Inc
Applicant’s Address: 3 Hughes, Irvine, CA 92618
Engineer’s Name: Hunsaker and Associates, Inc.
Engineer’s Address: 3 Hughes, Irvine, CA 92618

I. PROJECT INFORMATION

A. Project Description:

The project proposes a land division of approximately 190 acres into 16 large lots for residential, commercial, mixed use developments, and related improvements. Mass graded super pads and/or rough graded building pads are presently anticipated to be graded by the land owner for sale to merchant builders or for further development by the owner. Approximately 54 acres for off-site work improvements (42 acres for the drainage channel improvements and Avenue 38 right-of-way), mostly for a drainage channel, increases the scope of work of disturbed areas to approximately 244 acres.

Project Location

Tentative Tract Map No. 35058 is located in the Western Coachella Valley, adjacent to the northeast portion of the City of Palm Desert, County of The project is located northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street.

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

C. Total Project Area: 190 gross acres

Residential Acres: 89	Lots: 7	Units: 1,756	Projected No. of Residents: 5,200
Commercial Acres: 37	Lots: 4	Sq. Ft. of Bldg. Area: 416,000	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Mix Us, 14 acres; Roads, Drainage and Open Space etc., 50 acres			

D. Assessor’s Parcel No(s): 626-140-003, 626-150-004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, and 025.

E. Street References: The project site is located northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street as shown on the Regional Location Map (Figure 3).

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 1, Township 5 South, Range 6 East, San Bernardino Base Meridian

Brief description of the existing environmental setting of the project site and its surroundings: The subject property is currently vacant and in a relatively natural state, although there has been some farming, importation of non-native vegetation and the construction of fences. The property is relatively flat, sloping east to west with a grade change of approximately 40 feet. Property to the east has an RV park and, further to the east, a business park. Property to the west is vacant and similar to the subject property. Property to the north is the Coachella Valley Preserve, a natural area set aside for the preservation of the fringe-toed lizard and desert flora and fauna.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Modifications to the types and patterns of proposed on-site land uses of Specific Plan No. 338 has amended the Riverside County General Plan. Adoption of the Mirasera Specific Plan constitutes a mandatory General Plan Land Use Map amendment to coincide with the Specific Plan Land Use Map. The General Plan land uses designations have undergone boundary adjustments according to the proposed layout of the Mirasera Specific Plan No. 338.
- 2. Circulation:** The project will add overall trips to the area. Circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** Six acres of open space was required as part of Specific Plan No. 338. The open space is located within Planning Area No. 6 (PA 6). The project proponent will be required to pay development impact fees pursuant to Riverside County Ordinance No. 659, which includes a component for the development of Regional Parks and Multipurpose Trails and will meet all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future business activities of this project. The proposed project will be built per building code regulations (Riverside County Ordinance No. 457) and will meet with all other applicable Safety Element policies.
- 5. Noise:** The proposed project is adjacent to an interstate highway and an urban arterial roadway. Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets with all other applicable Noise element policies.
- 6. Housing:** The proposed project meets all applicable Housing element policies. The proposed project will provide single family residences for approximately 5,200 people.
- 7. Air Quality:** The proposed project will have an effect upon air quality during construction and due to increases in traffic related to the project's commercial/retail, residential, and mixed uses. In mitigation measures all applicable Air Quality Element policies will be discussed. As the proposed project is consistent with the current land use designation of the site, the project will not conflict with or obstruct implementation of the Air Quality Management Plan for the Salton Sea Air Basin or the Coachella Valley State Implementation Plan.

- B. General Plan Area Plan(s):** Western Coachella Valley
- C. Foundation Component(s):** Community Development (CD)
- D. Land Use Designation(s):** Commercial Retail (CR), Commercial Office (CO), High Density Residential (HDR), Highest Density Residential (H'TDR), Mixed Use, Open Space-Water (OS-W), and Open Space-Recreational (OS-R).
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** N/A
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Community Development; Commercial Retail (CR), Commercial Tourist (CT), Light Industrial (LI), High Density Residential (HDR), Mix Use, and Open Space-Conservation (OS-CH)
- H. Adopted Specific Plan Information**
 - 1. Name and Number of Specific Plan, if any:** Mirasera Specific Plan (SP338)
 - 2. Specific Plan Planning Area, and Policies, if any:** PA 1 thru PA 6
- I. Existing Zoning:** Specific Plan
- J. Proposed Zoning, if any:** N/A
- K. Adjacent and Surrounding Zoning:** To the north, the land is zoned Natural Assets (N-A), to the south is Interstate 10 and City of Palm Desert; to the west is Controlled Development Areas (W-2), and to the east is Controlled Development Areas (W-2) and Industrial Park (I-P).

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 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 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 type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

I find that the proposed Project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed Project could have a significant effect on the environment **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.

	February 6, 2009
Signature	Date
Maurice Borrows	For Ron Goldman, Planning Director
Printed Name	

Figure 1- Aerial Map

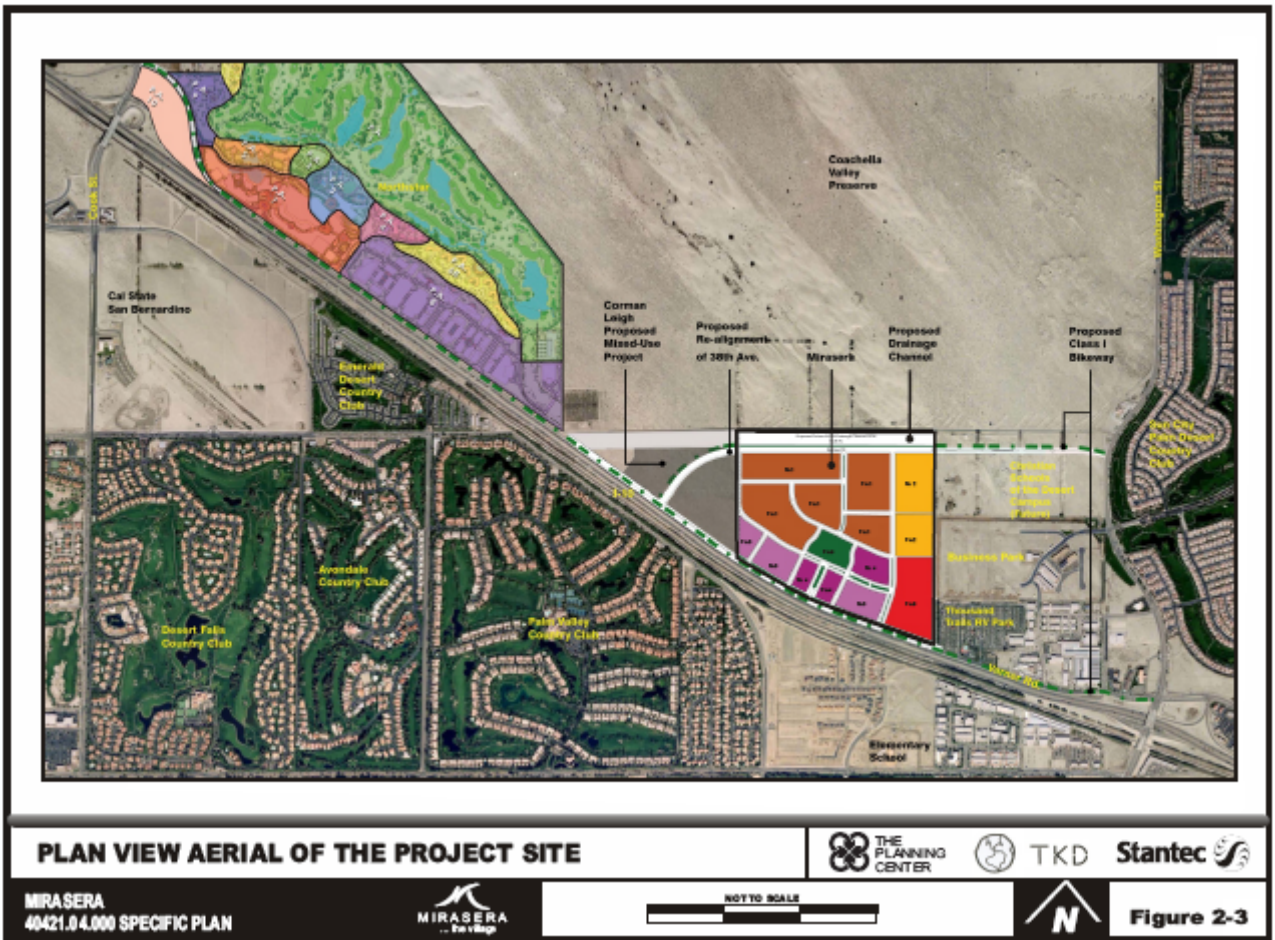
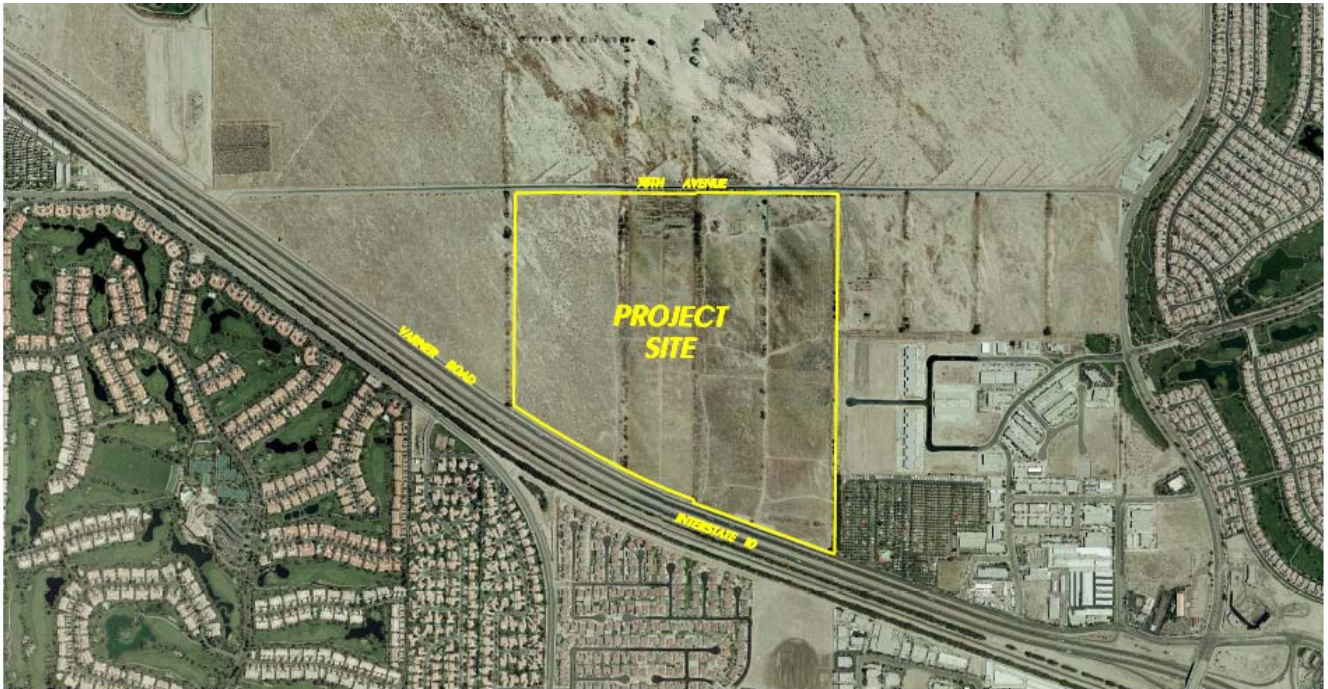


Figure 2- Vicinity Map

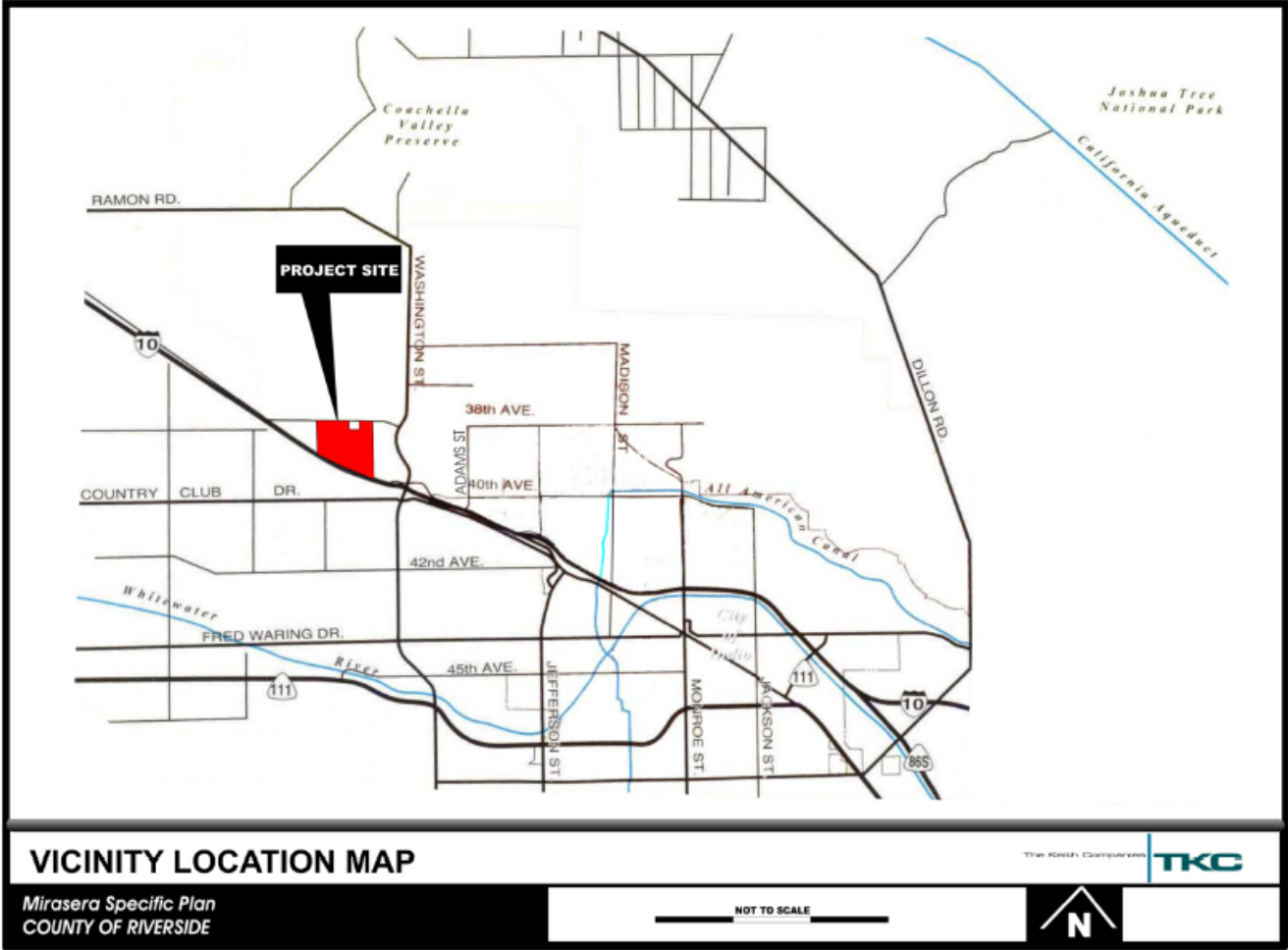


Figure 3 – Regional Location Map

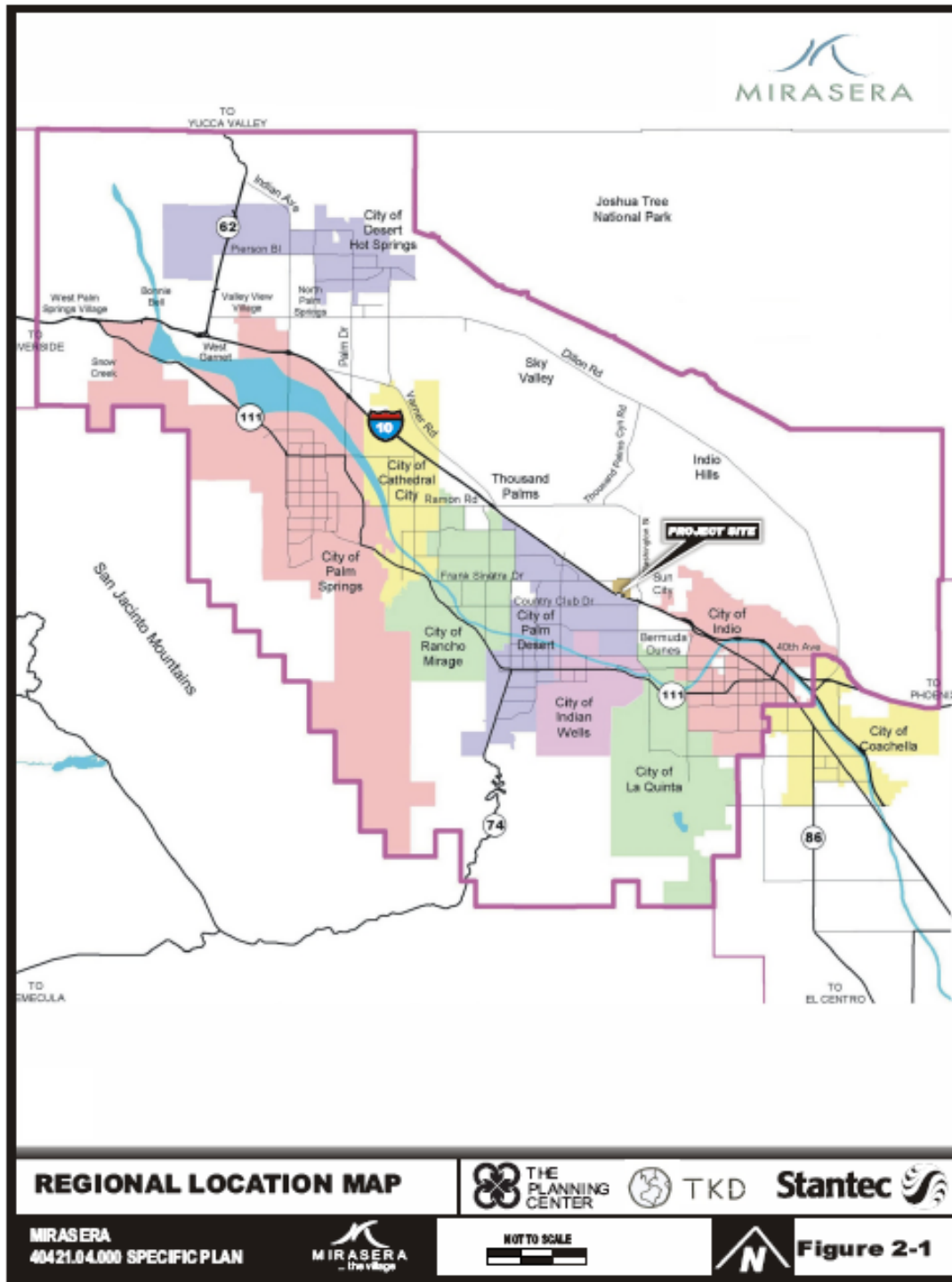
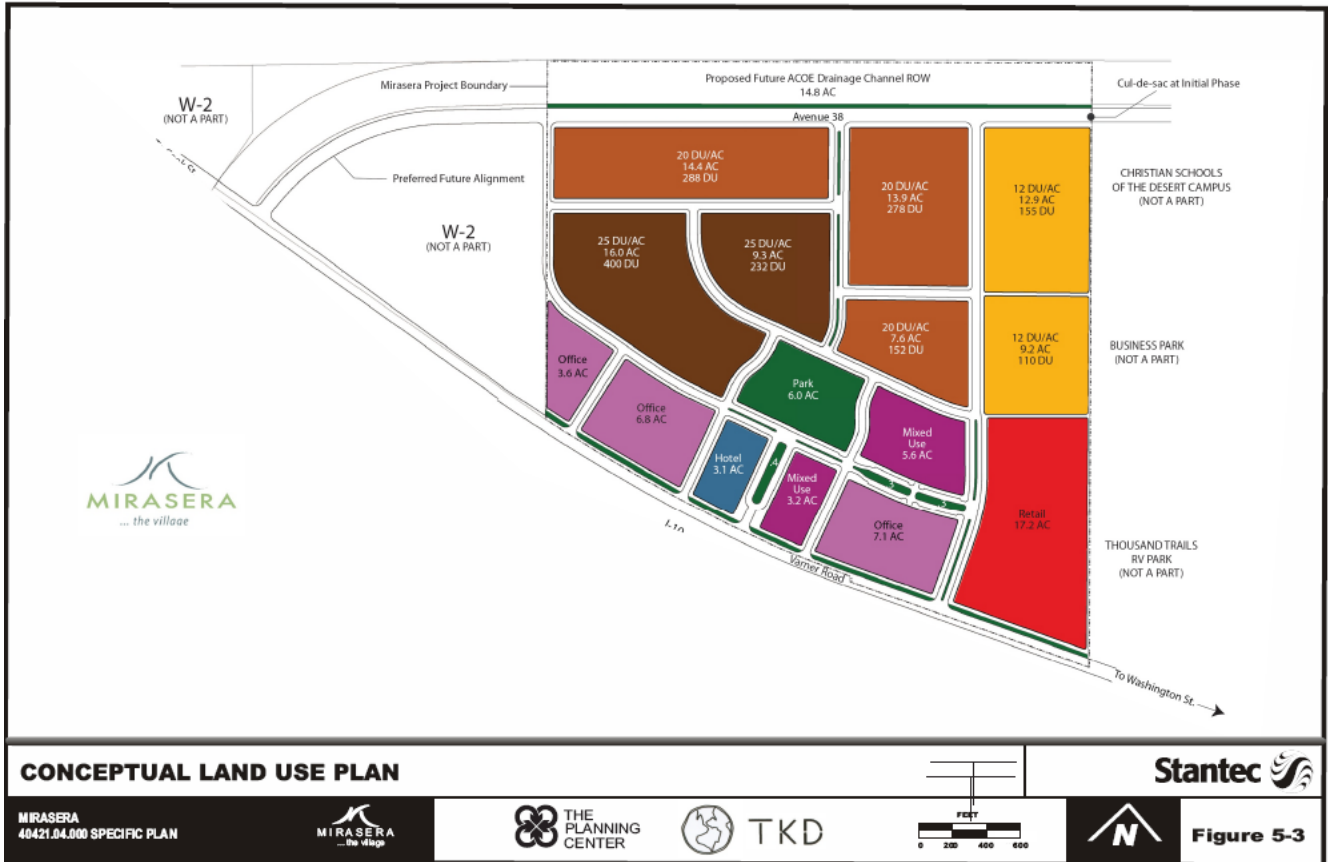


Figure 4 – Conceptual Land Use Plan



ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: RCIP Fig. C-7 "Scenic Highways"; SP338 and EIR486

Findings of Fact:

a) The property associated with the project is located adjacent to I-10, a County eligible scenic highway. As such, the property shall comply with the goals and policies contained in the Scenic Highway section of the Riverside County Integrated Project. The Land Use Element (LU 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8), the Circulation Element (C 19.1, 19.2), the Western Coachella Valley Area Plan (WCVAP 18.1), and the Multipurpose Open Space Element (OS 22.1, 22.2, 22.3, 22.4, 22.5). The above General Plan Elements contain policies that will affect development along scenic corridors.

The intent, as stated in the RCIP, is to "...conserve significant scenic resources along designated scenic highways for future generations and to manage development along scenic highways and corridors so as not to detract from the area's scenic quality."

Policies generally reflect that overriding statement by specifying development parameters such as requiring a 50-foot setback from scenic highways, ensuring compatible landscaping, structures, signs, and grading, placing utilities underground, limiting signs, avoiding solid walls, and generally preserving the scenic attributes along a corridor by balancing the objectives of maintaining scenic resources and accommodating compatible land uses.

b) No specific scenic resources such as rock outcroppings or unique features exist on the site and development of the project will not obstruct any prominent scenic vista or other views open to the public. The proposed project will change the appearance of the project site from the adjacent public roadways. The project will not create an aesthetically offensive site open to public view and impacts related to aesthetics are considered to be less than significant.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

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

Source: Ord. No. 655, GIS, EIR486

Findings of Fact:

According to the RCIP, the project site is located within 45 miles of the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

3. Other Lighting Issues	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GP, EIR 486, Project Materials

Findings of Fact:

a) The project will introduce new sources of nighttime light and glare into the area from street lighting, as well as outdoor lighting from industrial and other project-related uses. Spill of light onto surrounding properties, and "night glow" can be reduced by using hoods and other design features on light fixtures used within the proposed project. Inclusion of these design features in the project will be required through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Potential impacts associated with substantial light glare are reduced to below the level of significance through these standard County practices and procedures.

b) No residences currently exist near the project site. However, existing residential uses across Interstate 10 from the proposed project will be subject to additional nighttime light levels due to additional street lights and other outdoor lighting throughout the project. However, the proposed project will reduce light spill to surrounding areas through the use of hoods and other design features. Inclusion of these design features in the project will be required through implementation of standard County conditions of approval, plan check and permit procedures. With incorporation of appropriate design features to reduce light spill, it is expected that residential property would not be exposed to unacceptable light levels above those addressed within EIR No. 486, and no additional mitigation would be necessary.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AGRICULTURE RESOURCES Would the project:				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: RCIP Fig. OS-2 "Agricultural Resources," GIS database and Project Materials, NRCS, Ord. No. 625, FMMP

Findings of Fact:

a) According to the Riverside County GIS database, and the Riverside County General Plan, the project site does not contain Prime Farmland, Unique Farmland, or Farmland or Statewide Importance. Therefore, no impacts will occur to Farmland from the proposed project.

b) Currently the project site is undeveloped and vacant with no existing agricultural uses on the project site. The project site is not within a County of Riverside Agricultural Preserve area, nor is it subject to a Williamson Act Contract. There will be no impacts due to conflicts with exiting agricultural.

c) Construction of the proposed project will establish a mix use development. There is no agriculturally-zoned property in the project vicinity. There will be no impacts due to development of non-agricultural uses near agriculturally zoned property.

d) There is no Farmland on or in the vicinity of the project. For this reason, impacts involving the conversion of Farmland to a non-agricultural use will not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project:				
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input 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: EIR 486

Findings of Fact:

a) The Air Quality Management Plan (AQMP) for the Salton Sea Air Basin (SSAB) sets forth a comprehensive program that will lead the SSAB into compliance with all federal and state air quality standards. The 2007 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of South Coast Air Quality Management District (SCAQMD), and to return clean air to the region. Projects that are considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections used to formulate the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.

In addition to the AQMP, the SCAQMD also has a Coachella Valley State Implementation Plan (CVSIP) specifically for PM-10. The CVSIP includes control measures which will reduce the emissions of fugitive dust for construction, disturbed lands, unpaved roads/lots, paved roads, agriculture and over seeding. The proposed project will not conflict with any of these policies during construction or operation. Construction activities will be required to adhere to SCAQMD Rule 403 and 403.1 for the reduction of fugitive dust during construction activities. The project will comply with any operational control measures by paving project roads and parking areas and installing an eight-foot high wall around the project site, which will reduce the amount of windblown fugitive dust.

b) The criteria pollutant emissions from construction of this project are above the SCAQMD-recommended daily regional thresholds for NO_x and CO in 2008, NO_x in 2009x; NO_x and VOC during 2010 and 2011. Based on the localized significance threshold (LST) analysis of the proposed project, the short-term construction will not exceed the thresholds at the nearest sensitive receptor for NO_x, CO, PM-10, or PM-2.5.

Although the construction emissions from the project are over applicable thresholds at the regional level, the project is below thresholds at the localized level. These construction emissions are temporary and with the incorporation of the mitigation measures as listed in EIR486, the impact from construction emissions are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is located in a sparsely populated area that is occasionally impacted by windy conditions. This wind would aid in dispersal and dry deposition of emissions and particulates generated by project operations. The surrounding land uses are mainly industrial/commercial and the project is compatible with those surrounding land uses (see (a) above). Also, the project site is located less than 0.4 miles from the I-10 freeway. The air quality impacts to sensitive receptors within the vicinity of the project site are below localized significance thresholds for operations. With the incorporation of the mitigation measures as stated in EIR486, the impact from operational emissions is considered less than significant.

c) The Coachella Valley portion of the SSAB within which the proposed project is located is designated as a non-attainment area for ozone and PM-10 under both state and federal standards. The project will exceed regional thresholds for VOC, NO_x, and CO during construction, and exceeds the daily threshold for VOC, NO_x, CO, and PM-10 during the operational phase of the project.

The Riverside County Integrated Project General Plan Final Program Environmental Impact Report and Draft Program EIR ("RCIP EIR") certified by the Riverside County Board of Supervisors on October 7, 2003, evaluated the potential environmental impacts associated with a theoretical build-out of all unincorporated areas which is expected to occur in 2037, or possibly later. The projections developed and analyzed in this EIR estimated potential population, dwelling units, and employment for unincorporated areas of the County. The General Plan's land uses served as the basis for these projections. The Riverside County General Plan reflects the past, present, and probable future development for the area within which the proposed project is located and the GP EIR described and evaluated the conditions contributing to area-wide and regional cumulative impacts.

The Riverside County Board of Supervisors found that despite adoption of all feasible mitigation measures, implementation of the Riverside County General Plan would result in significant unavoidable and cumulative impacts, including those to air quality. The Board of Supervisors adopted the Riverside County General Plan because, "in its view, the economic, social, and other benefits that the project will produce and will render the significant effects acceptable" and issued a Statement of Overriding Considerations. (Resolution No. 2003-488) The project's impacts to air quality would not exceed the impacts that have already been addressed during the adoption of the RCIP EIR. Therefore, the project's impact to air quality standards is considered cumulatively less than significant.

d) The closest sensitive receptor is located approximately 425 feet south of the project site. The proposed project's short-term and long-term emissions were above regional thresholds for VOC, NO_x, CO, and PM-10, but were below all localized significance thresholds. Given the distance to sensitive receptors, and the results of the LST analysis for NO_x emissions, exposure of sensitive receptors to substantial concentrations of pollutants is not anticipated. Therefore, impacts are considered less than significant.

e) The proposed project would include the construction of approximately 1,756 dwelling units, all of which are considered to be sensitive receptors. However, there are no known substantial emitters within one mile of the project site. Impacts are expected to be less than significant.

f) It is anticipated that the major potential sources of odor from the project would occur during construction. Construction equipment exhaust would be the main source of odors that could occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, given the fact that the project and its roadways for access are not located within or adjacent to large residential areas, nor an area which would have land uses of large numbers of people that could be exposed to the odors (outdoor malls, schools), impacts related to odors during construction are considered less than significant.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS, EIR486, SP338, Biological Report prepared by BonTerra Consulting dated September 29, 2005

Findings of Fact:

a) The project site is located within the Coachella Valley Multi-Species Conservation Plan (CVMSHCP) fee area but is not located within designated conservation area. The MSHCP is a multi-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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agency, multi-municipality conservation planned that is designed to focus on the biological resources within the Coachella Valley and simplify compliance with laws and regulations related to endangered species and associated habitats. Development impact fees are required at a cost of \$5,730 per acre of development.

The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts associated with the project are less than significant.

b-c) A general reconnaissance field survey was conducted on August 18, 2002, by Consulting Biologist Michael C. Couffer to evaluate the potential of the project site to support special status plants and animals and determine the need for further focused biological surveys. An additional field survey was conducted on September 20, 2005, by Senior Biologists Sam Stewart and Stacie Tennant to identify the vegetation types and plant species present on the project site. All plant species observed were recorded in field notes.

Special status plant surveys were conducted on Area B in 2004 and 2005. Surveys were conducted on April 5, 2004, by Mr. Stewart, Ms. Pam De Vries, and Ms. Noreen Cabanting of BonTerra Consulting, and Consulting Biologist Mr. Fred Roberts. Surveys were conducted on February 24, 2005, March 17, 2005 and on March 22, 2005, by Sandra J. Leatherman, Ms. De Vries, and Andrea Warniment. All areas of Area B containing native habitats potentially suitable for special status species were sampled using meandering transect. Field notes were taken during the surveys.

According to the biological report for the project site, native and non-native vegetation types, including developed areas, would be impacted by the proposed project. A total of 41.3 acres of creosote bush scrub with disturbance would be directly impacted by implementation of the proposed project. Creosote bush scrub is the most abundant vegetation type in the Coachella Valley and impacts on this vegetation type on the project site would be considered less than significant given the small amount impacted relative to the amount present throughout the Coachella Valley.

Construction of the proposed project would result in the loss of up to approximately 230.5 acres of native and non-native habitats that provide foraging opportunities for a limited number of wildlife species. Removing or altering habitats on the project site would result in the loss of small mammals, reptiles, and other animals of slow mobility that live in the proposed project=s direct impact area. More mobile wildlife species now using the project site would be forced into remaining areas of open space, consequently increasing competition for available resources in those areas. This situation would result in the loss of individuals that cannot successfully compete. However, the loss of habitat, loss of wildlife, and wildlife displacement that would result from construction of the proposed project would not be considered significant because these impacts would not substantially diminish habitat for wildlife in the region nor reduce any specific wildlife populations in the region to below self-sustaining numbers.

Project implementation would result in impacts on habitat occupied by flat-tailed horned lizard, a state Species of Special Concern. Although considered adverse, impacts to this species would not be considered significant given the size of the area occupied by the population on the project site relative to the range of this species. Additionally, implementation mitigation measures listed in EIR486 would benefit this species, further reducing the adversity of project impacts.

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Project implementation would result in impacts on habitat occupied by the Coachella Valley fringe-toed lizard, a federally-listed “Threatened” and state-listed “Endangered” species. Impacts to this species would be considered significant according to the California Environmental Quality Act (CEQA); however, implementation of mitigation measures listed in EIR486 would reduce impacts to a level considered less than significant.

Project implementation would result in impacts on habitat with a low potential for Le Conte’s thrasher. Project implementation would eliminate marginally suitable foraging habitat for this species on the project site. The loss of foraging habitat on the project site is considered adverse, but less than significant due to the limited amount of project related habitat loss relative to the availability of foraging habitat for this species in the Coachella Valley.

Project implementation would result in impacts on habitat occupied by Palm Springs pocket mouse, a state species of special concern. Although considered adverse, impacts to this species would not be considered significant given the acreage of suitable habitat on the project site relative to the range of this species. Additionally, implementation of mitigation measures listed in EIR486 would benefit this species, further reducing the adversity of project impacts.

Impacts to sensitive species other than the burrowing owl and desert tortoise are less than significant as they are unlikely to occur in any quantity, if at all. With implementation of mitigation measures stated in EIR486 potential impacts to burrowing owl, desert tortoise and migratory birds are reduced to less than significant levels.

d) The project site is bound to the south by I-10 and does not currently connect any areas of open space as a wildlife movement corridor. The proposed flood control improvements involve the construction of a soft-bottomed channel that would allow wildlife movement to areas to the east and west of the project site. Therefore, potential for genetic exchange among both common and special status reptile and small mammal species populations on and in the vicinity of the project site would not be impacted by the project. Birds and larger mammal species, which are capable of crossing larger areas of inhospitable habitat, would also be expected to use the flood control improvements to move between areas of open space.

e-f) The project site does not contain riparian habitat, wetlands (as defined in Section 404 of the clean water act), or other sensitive natural community. The proposed project would not have an adverse effect on federally protected wetlands, riparian habitat, or other sensitive natural community. Ephemeral washes are located within the project site. If the on-site ephemeral washes meet the criteria of a “waters of the U.S.” under jurisdiction of the U.S. Army Corps of Engineers (Corps) or a “streambed” under jurisdiction of California Department of Fish and Game (CDFG), impacts to these washes would require permits or authorizations from these agencies. With implementation of mitigation measures as stated in EIR486, potential impacts to waters of the U.S. and streambeds are reduced to less than significant levels.

g) There are no local ordinances regarding biological issues that would need to be addressed as a result of the project. Therefore, the proposed project would not conflict with local policies or ordinances protecting biological resources.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

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CULTURAL RESOURCES Would the project:				
7. Historic Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Fig. OS-7 "Phase I Cultural Resources Investigation" prepared by Stantec, dated April 2004 and October 2005

Findings of Fact: a) & b) No prehistoric or historic-period cultural resources were found within the corridor during the intensive pedestrian survey performed by Stantec. Historical background research was conducted and Historic maps were consulted for the proposed project site. Because no significant artifacts, features, buildings, structures, or TCPs were found within the study area, the proposed project will not impact any known significant cultural resource. Stantec archaeologists recommend that the project should proceed without requiring additional archaeological work except for monitoring of initial mass grading activities (top three feet of soil removal) and deep trenching during the early phases of project construction. Initial monitoring is warranted for this project due to the potential for buried prehistoric deposits.

Site studies concluded that prehistoric cultural resources are "low" for the site; however, the project area has the potential to contained buried cultural resources. In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, State Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. The project will not result in impacts to historical resources.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

8. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: RCIP Fig. OS-6 "Archaeological Sensitivity", "Phase I Cultural Resources Investigation" prepared by Stantec, dated April 2004 and October 2005

Findings of Fact:

a) & b) The field survey performed by Stantec archaeologists produced negative results for potential cultural resources. The records search conducted at the Eastern Information Center found that no recorded cultural resource sites were found on the project site. Outside the project boundaries but within a one-mile radius, EIC records show nearly 30 other previous studies covering various tracts of

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land and linear features. As a result of these and other similar studies in the vicinity, eight historical/archaeological sites and isolates were previously recorded within the scope of the records search.

According to records on file at the Eastern Information Center, approximately half of the study area had been previously surveyed for cultural resources (Tables 1 and 2). The most recent survey was conducted in 2004, for a 182 acre parcel, just south of the corridor, known as the "Hatch" property (Goodman and Mouriquand: 2004) which included a portion of the corridor area. No cultural resources were found during that survey. When the property was previously surveyed, in July 2000, by CRM TECH, one pottery fragment and one small granitic groundstone fragment were observed on the property south of the corridor, but these artifacts were not mapped or recorded and were not observed in the 2004 survey. Within a one-mile radius of the corridor a total of nineteen (19) surveys have been conducted; four sites were found during these studies. The nearest recorded archaeological site; a light scatter of ceramics and fire affected rock, is located just east of the eastern end of the corridor (CA-RIV-4215). A large prehistoric occupation site is south of Interstate 10 (CA-RIV-3222). Southwest of the I-10/Washington freeway overpass is a historic site (CA-RIV-6383 H) consisting of the remains of a wooden structure. A prehistoric ceramic scatter (CA-RIV-5559) is one mile to the southwest.

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired." Since no "historical resources" as defined by CEQA, were discovered during the course of this study, the study recommended that:

- No historical resources exist within or adjacent to the project area, and thus the project as currently proposed will not cause a substantial adverse change to any known historical resources.
- No further cultural resources investigation is necessary for the proposed project unless development plans undergo such changes as to include areas not covered by this study.

c) There are no known human burials on the project site. The proposed project is not expected to disturb any human remains, including those interred outside of formal cemeteries. Due to the previously disturbed and developed condition of the project area the discovery of human remains is extremely unlikely. Therefore impacts to human remains are less than significant and mitigation is not necessary. However, in the unlikely event that during construction suspected human remains are uncovered, all activities in the vicinity of the remains shall cease and the contractor shall notify the County Coroner immediately pursuant to CA Health and Safety Code Section 7050.5 and CA RPC Section 5097.98.

d) A response was received on September 5, 2005, from the NAHC that a search of their files failed to indicate the presence of Native American cultural resources in the immediate project area. It was also noted that this absence of information in their files does not indicate an absence of cultural resources in any project area. The response letter from NAHC is found in Appendix B. A response was received from the Agua Caliente Band of Cahuilla Indians on July 27, 2005. The Bands' Cultural Resource Coordinator requested that the project site be monitored during ground disturbing activities. Mr. Nixon indicated that although the study area falls within the Agua Caliente Band's Traditional Cultural Use Area, no cultural resources were known to exist within the described study area.

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Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

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

Source: RCIP Fig. OS-8 "Paleontological Sensitivity",

Findings of Fact: According to the Riverside County General Plan, the proposed project site is designated as an area of low paleontological sensitivity.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project:				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Fig. S-2 "Earthquake Fault Study Zones," EIR486 and Geotechnical Engineering Report prepared by Earth Systems, dated November 5, 2002

Findings of Fact:

a & b) The site is located in a region of generally high seismicity, as is all of Southern California. The San Andreas Fault zone within the Coachella Valley includes the Garnet Hill, the Banning, and the Mission Creek Faults which traverse along the northeast margin of the valley. The Coachella Valley segment of the San Andreas Fault system may be capable of generating a magnitude seven or greater earthquake within the next 50 years. Therefore, during the life of the project, the site is expected to experience strong ground motions from earthquakes on regional and or local causative faults. The primary seismic risk at the site is a potential earthquake along the San Andres Fault.

The project will be required to implement the site-specific recommendations in the November 2002 Geotechnical Engineering Report. The proposed development must be designed in accordance with the requirements of the latest edition of the Uniform Building Code (UBC) or the California Building Code (CBC). The UBC/CBC provides procedures for earthquake resistant structural design that include considerations for on-site soil conditions, seismic zoning, occupancy, and the configuration of the structure including the structural system and height. The seismic design parameters presented in the Geotechnical Engineering Report prepared by Earth Systems, dated November 5, 2002 are based on the seismic zone, soil profile, and the proximity of know faults with respect to the subject site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: RCIP Fig. S-3 "Generalized Liquefaction", Uniform Building Code (UBC), Geotechnical Engineering Report prepared by Earth Systems, dated November 5, 2002

Findings of Fact:

a) Liquefaction is the loss of soil strength from sudden shock (usually earthquake shaking), causing the soil to become a fluid mass. In general, for the effect of liquefaction to be manifested at the surface, groundwater levels must be within 50 feet of the ground surface and the soils within the saturated zone must be susceptible to liquefaction. The potential for liquefaction to occur at the site is considered negligible because the depth of groundwater beneath the site exceeds 100 feet. The report stated that no free groundwater was encountered in the exploratory borings conducted at the site. Thus, liquefaction is not considered to be a design concern for this project. Impacts are expected to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: RCIP Fig. S-18 "Inventory of Facilities Storing Hazardous Materials", EIR486 and Geotechnical Engineering Report prepared by Earth Systems, dated November 5, 2002

Findings of Fact:

The project site would be subject to seismic ground shaking from a regional earthquake. The level of ground shaking that would be experienced at the project site from one of these faults or any other active faults in the region, would be a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, site topography, and site geology. To reduce the risks associated with seismically-induced ground shaking, engineered design and earthquake-resistant construction increases safety and allows development in seismic areas. The UBC requires the developer to take the location and type of subsurface materials into consideration when designing or retrofitting foundations and structures for a particular site. Because the proposed project is in Seismic Zone 4, structures are required to be designed in accordance with parameters of Chapter 16 of the current UBC. Therefore, adequate structural protection in the event of an earthquake would be provided, thus reducing impacts from strong seismic ground shaking to a less than significant level.

The project will be required to implement the site-specific recommendations in the November 2002 Earth Systemsy Geotechnical Investigation Report. The proposed development must be designed in accordance with the requirements of the latest edition of the Uniform Building Code (UBC) or the California Building Code (CBC). The UBC/CBC provides procedures for earthquake resistant structural design that include considerations for on-site soil conditions, seismic zoning, occupancy, and the configuration of the structure including the structural system and height. The seismic design parameters presented in the SoCal Preliminary Geotechnical Investigation Report are based on the seismic zone, soil profile, and the proximity of know faults with respect to the subject site.

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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

Source: RCIP Fig. S-4 "Earthquake-Induced Slope Instability Map, RCIP Fig S-5 "Regions Underlain by Steep Slopes"

Findings of Fact:

a) Topographically, the site is relatively flat and is not in an area susceptible to earthquake-induced landslides. Therefore, the project site is not subject to landslide, collapse, or rockfall hazards. There is no evidence of past landslides on site or in the project vicinity. The proposed project will adhere to the Seismic Zone 4 soil and foundation support parameters of the UBC, as required by County and state law. There are no impacts associated with landslides risk.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. 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: RCIP Fig. S-7, "Documented Subsidence Areas," EIR486 and Geotechnical Engineering Report prepared by Earth Systems, dated November 5, 2002

Findings of Fact:

a) Land subsidence associated with groundwater-level declines has been recognized as a potential problem in the Coachella Valley. However, the potential for seismically induced ground subsidence is considered to be moderate at the site. Removal and re-compaction of the near-surface soils is estimated to result in an average subsidence of about 0.6 to 1.4 inches in the upper 30 feet of soils.

Current UBC standards and the Geotechnical Report's recommendations for design and construction are intended to reduce the potential for major structural damage.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: USGS, RCIP Safety Element, Site Visit

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Findings of Fact:

a) Tsunamis and seiches do not pose hazards due to the inland location of the site and lack of nearby bodies of standing water at the site elevation. There are also no known active volcanoes in the project vicinity. Mudflows are usually associated with slopes and the project site is relatively flat.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: USGS, RCIP Fig. S-4, "Earthquake-Induced Slope Instability Map"

Findings of Fact:

a, b, & c) The project site is relatively level and will not be significantly modified as a result of the project. Minor surface grading and leveling will be required. No cut or fill slopes great than 2:1 or higher than 10 feet will be created. Compliance with Riverside County Building and Safety Ordinance No. 457 is required regardless of the project's proposed changes to topography. Ordinance No. 457 will assure cut or fill slopes are manufactured appropriately. Prior to the issuance of grading permits, the County of Riverside requires Building and Safety review of the grading plans to assure the grading plans will not affect or negate subsurface sewage plans. Compliance with Ordinance No. 457 and the Uniform Building Code (UBC) or California Building Code CBC) will reduce potential impacts due to changes in topography and cut and fill slopes as a result of the proposed project to a less than significant level. There are no known subsurface sewage disposal systems on site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR486 and Geotechnical Engineering Report prepared by Earth Systems, dated November 5, 2002

Findings of Fact:

a) According to the Geotechnical report, the near-surface soils generally consist primarily of variable loose to dense, sands, silty sand, and some silt. The project site is relatively flat; therefore, is not subject to significant erosion by water through surface drainage during construction. Earth-disturbing activities associated with demolition and construction would be temporary and would be regulated by the NPDES permitting process. Construction of the project would eliminate exposed, un-landscaped

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areas, which would tend to decrease erosion. Specific erosion impacts would depend largely on the effectiveness of the required erosion control programs for the site and the length of time soils would be subject to conditions that would be affected by erosion processes.

All construction activities would be required to comply with Chapter 33 of the UBC which regulates excavation activities and the construction of foundations and retaining walls, including drainage and erosion control. Compliance with the NPDES permit process and the UBC requirements would minimize effects from erosion.

Because the NPDES permit requirements of the RWQCB and the UBC must be satisfied prior to and during project construction, the potential hazards posed by substantial soil erosion or the loss of topsoil would be regulated and reduced to a less-than-significant level.

b) The on-site soils consist of sands, silty sand, and some silt that have been visually classified as very low to non-expansive. Therefore, no design considerations related to expansive soils are considered warranted for this site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: NRSC, Project location, SoCal

Findings of Fact:

a) The proposed project is in relatively flat terrain. The site is not adjacent to a river, stream, or lake bed. Therefore, the project will not result in a significant change in disposition, siltation or erosion. The County's SCA and BMPs in conjunction with the SWPPP will minimize the potential for erosion and siltation during construction.

b) As indicated in Section 17a above, the project site is greater than one acre in size, and, therefore, is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the SWRCB. The developer for the proposed project must comply with all applicable requirements of the above Permit, including the preparation of a SWPPP, applicable NPDES Regulations, and BMPs. The SWPPP must describe the site, the project, construction period erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of construction site before and after storms is required to identify stormwater discharge from the construction activity and to identify and implement controls where necessary.

In addition, all construction activities would be required to comply with Chapter 33 of the UBC, which regulates excavation activities and the construction of foundations and retaining walls, including drainage and erosion control. Compliance with the NPDES permit process and the CBC requirements would minimize effects from erosion.

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Because the NPDES permit requirements of the RWQCB and the UBC must be satisfied prior to and during project construction, any increase in water erosion, either on or off site, would be regulated and reduced to a less-than-significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site is located in a high to moderate wind erosion susceptibility area. The County requires a site-specific wind erosion study as a SCA and BMP in areas of very high to high wind erosion susceptibility and a disclosure about wind erosion susceptibility on property title, building design to resist wind loads, and builder education about the wind environment and design features. The grading contractor will need to secure an approved PM₁₀ plan and comply with the provisions contained therein. Continued compliance with the PM₁₀ plan will assure that there are no significant impacts associated with blowsand.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS	Would the project:			
20. Hazards and Hazardous Materials	<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?				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

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Source: Project proposal, Ord. 348, Phase 1 ESA

Findings of Fact:

a & b) Development of the proposed mixed use land uses will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies, etc. The proposed project buildings are to be used for residential and commercial uses under the existing Specific Plan zoning. The zoning designation allows certain land uses which might use hazardous materials. Such uses, if ever proposed on the site in the future, would be subject to standard Department of Environmental Health policies and permitting procedures. However, as proposed, the project will not involve transport, use or disposal of hazardous materials. The proposed project will not create a significant hazard to the public or environment; potential impacts are less than significant.

c) The proposed project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel. No impacts are expected.

d) The proposed project would not emit hazardous emissions or handle hazardous materials, substances, or waste. Furthermore, there are no existing or proposed schools within one-quarter mile of the project site. Therefore, the proposed project would not emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of a school. No impacts are expected.

e) A federal, state, and local Radius Profile Report from Environmental Data Resources, Inc. dated February 8, 2006 was reviewed for the property. The report contains records of registered sites in the vicinity of the property. Also, the property nor the adjacent properties were listed in the National Priority List (NPL) which is a database of uncontrolled or abandoned hazardous waste sites. This environmental regulatory database search reviewed all regulatory agency lists compiled pursuant to Government Code Section 65962.5, and revealed that the proposed project is not located on a site which is included on the Cortese list of hazardous materials sites. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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or heliport, would the Project result in a safety hazard for people residing or working in the Project area?

Source: RCIP Figure S-19 "Airport Locations," EIR486

Findings of Fact:

a) According to the General Plan, the project site is located within Zones C, D and E of the Bermuda Dunes Airport which is located approximately 2 1/4 miles to the southeast.

b) The entire project site is located within the Airport Master Plan boundary. The Airport Land Use Commission (ALUC) reviewed the proposed project for consistency with the adopted Airport Master Plan. EIR No. 486 evaluated impacts resulting from project implementation on the airport, and determined that the Specific Plan would not have any significant impacts upon airport development.

The proponent for the project worked on the overall design and marketing concepts for over three years. At the time that the final design was considered, the entire project site was well outside any compatibility zone for the Bermuda Dunes Airport. However, in late 2004, those zones were changed and the new Riverside County Airport Land Use Compatibility Plan (RCALUCP) was adopted. As a result of that rezoning, there are now inconsistencies within Zone C as it overlays the Mirasera property. However, because of the general nature of the RCALUCP, further analysis refined the potential impacts of the development of the project. Extensive examination of the project's affect on the airport and the airport's affect on the project were done by the project proponent and experts in the field. That analysis shows that the Mirasera project, as redesigned, has no impact on Airport operations and vice versa.

c) All land uses within Zones D and E, which overlay the Mirasera project, were found by the RCALUCP to comply with those compatibility zones. Some of the residential land uses initially proposed within zone C as shown in the RCALUCP did not comply with the density uses for the C zone.

To deal with those exceptions, the ALUCP first considered the alignment of the westerly end of the C zone as it overlays the Mirasera project. The configuration of that C zone's westerly boundary was determined by the alignment of Oasis Avenue south of the I-10 freeway. That alignment, while convenient for a general zone configuration on the ground, was in fact, not perpendicular to the axis of the flight corridor, and did not conform to the flight patterns around the Bermuda Dunes airport. The ALUCP, upon consideration of the distance of the Mirasera C zone site from the Bermuda Dunes airport, the arbitrary determination of the westerly end of the C zone by alignment with Oasis Avenue south of the I-10 freeway, the availability of alternative open space for aircraft in distress, together with other circumstances and considerations, determined that sufficient mitigating conditions existed to provide Mirasera with an exception under Section 3.3.6 of the ALUC compatibility guidelines for all of the Mirasera land uses proposed that lay west of a line perpendicular to the axis of the Bermuda Dunes Airport flight line as shown on Figure 5-3. Following that finding, final mitigation was achieved by amending the Mirasera Specific Plan land uses to move the one remaining multi-family residential site out of the C zone and replace it with park land. With those changes the project was found to be consistent with the ALUCP.

d) The project site is not located within the vicinity of a private airstrip or heliport, therefore no impacts relating to private airstrip or heliport is anticipated.

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Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

22. 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: RCIP Fig. S-11 "Wildfire Susceptibility", GIS

Findings of Fact:

a) According to the County General Plan (Figure S-11), the proposed development site is not located within a High Fire Area where wildlands are adjacent to urbanized areas or residences are intermixed with wildlands. The proposed project site is currently vacant, with vacant lands that abut the site to the north and west. The site is covered with scrub brush and wind blow debris. The proposed project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires; therefore, potential impacts are considered less than significant.

Mitigation: None required.

Monitoring: None required.

HYDROLOGY AND WATER QUALITY Would the project:

23. 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

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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)?

Source: Project design, RCIP Fig. S-9 "100- and 500- Year Flood Hazard Zone", FEMA,

Findings of Fact:

a) Implementation of the proposed project will result in the alteration of the site's use and will introduce structures which will impede percolation of storm water as it travels across the project site. This will result in the alteration of the existing drainage patterns on site as well as downstream from the site; the impervious surfaces proposed by the project will reduce infiltration of rainfall and increase storm water runoff volumes. In the existing condition a substantial amount of off site would sheet flow into the site.

The proposed facilities, with ultimate developments of the tributary areas, necessary connections, and adequate maintenance of the facilities, will convey flows safely through the region in accordance to Riverside County Flood Control, Riverside County Road Department, and the Coachella Valley Water District (CVWD) requirements. The construction of storm drain and/or other flood control devices are required by the County's regulatory requirements and are enforced through the project's conditions of approval. Impacts will be less than significant after mitigation is incorporated.

Construction activities would temporarily alter the existing drainage pattern of the project site as project grading exposes soils creating a potential impact on local drainage. Pursuant to the requirements of the State Water Resources Control Board (SWRCB), the proposed project is subject to the provisions of the General Construction Activity Stormwater Permit adopted by the SWRCB. The developer for the proposed project must comply with all applicable requirements of the Statewide General Construction Activity Stormwater Permit, including the preparation of a SWPPP, applicable NDPS Regulations, and BMPs. The SWPPP must describe the site, the project, construction period erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion, maintenance responsibilities, and non-stormwater management controls. Inspection of construction site before and after storms is required to identify stormwater discharge from the construction activity and to identify and implement controls where necessary. Conformance with the above requirements and standards, along with other federal, state, and county regulations will reduce potential impacts to drainage, erosion, and siltation from construction of the project to less than significant levels.

b) The Colorado River Regional Water Quality Control Board (CRRWQCB) sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the CRRWQCB are documented in the Basin Plan (2006). Beneficial uses consist of all the various ways that water can be used for the benefit of people and/or wildlife. Nineteen beneficial uses are recognized within the Colorado River Region.

c) The specific plan is located within the service area of the Coachella Valley Water District, which will provide water service to the project site. The proposed project would increase the amount of impervious surface located at the project site, thus reducing the amount of water infiltrating the soil

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into the groundwater. The Coachella Valley Water District's (CVWD) Water Management Plan (WMP) and Urban Water Management Plan (UWMP) assure the reliability of water supply from the aquifer and other sources. Therefore, impacts due to interference with groundwater recharge would be less than significant.

d) Run-off water will be collected and conveyed via a storm drain system that will flow to a proposed flood control channel on the northern project boundary along existing Avenue 38. The proposed channel follows the alignment of the U.S. Army Corps of Engineers (ACOE) Channel to its intersection with Washington Street. The channel crosses Washington Street via culverts, and then traverses southwards, exiting into the existing golf course east of Washington Street. The channel is designed to convey the 100-year storm of 23,200 cfs.

e) The project site is subjected to shallow flooding and is designated Zone OA, depth three feet on Federal Insurance Rate Maps. Thus, the project will place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map. However, structures will be protected through project design and the use of drainage facilities.

f) See response to item 23 (e), above.

g) Following construction, project development with structures, concrete, asphalt, and landscaping would reduce the potential for sediment discharges or erosion on the site. However, use and operation of the project would generate pollutants that could impact water quality. These pollutants could be washed from the project site into downstream receiving waters. The Coachella Valley Storm Drain (Whitewater River) is impaired for toxaphene and pathogens and the Salton Sea is impaired for nutrients, salinity, and selenium. The addition of pollutants for which the downstream receiving waters are impaired, would have a greater likelihood of resulting in impacts. Since the receiving water bodies are impaired for pathogens, nutrients, salinity and selenium, a Treatment Control BMP with a Medium or High effectiveness for treating these pollutants will be incorporated into the project design. Through compliance with NPDES permit requirements and implementation of BMPs outlined in the WQMP, impacts to water quality will be less than significant.

h) Pursuant to requirements of the State Water Resources Control Board, a State-wide general National Pollutant Discharge Elimination System (NPDES) construction permit shall apply to construction activities (clearing, grading, excavation, etc.) that results in the disturbance of five acres of land or activity that is part of a larger common plan of development of five acres or greater. Such permits shall be obtained prior to the start of grading activities. The project shall incorporate the current Best Management Practices and Best Available Technologies (BMPs and BATs) available at the time of application for pollution and erosion/siltation control permits.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

24. 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"/>
a) Substantially alter the existing drainage pattern of	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Fig. S-9 "100- and 500- Year Flood Hazard Zone," RCIP Fig. S-10 "Dam Failure Inundation Zone", USGS

Findings of Fact:

a) The Mirasera project lies within a 100-year flood plain. Accordingly, the property must be flood protected. For this proposal, two different methods of flood protection were contemplated; one that will protect only the subject property and the buildings on the property, the other is to construct a portion of a regional flood control system that will tie the project into other flood systems up and down stream. The latter alternative was chosen because it protects the subject property and surrounding areas including Avenue 38, Varner Road, I-10, and some homes within the Sun City project located to the east.

The flood protection channel for the Mirasera project will run along the site's northern property line extending west to Varner Road and east to the Sun City development. Water will be intercepted as it flows downhill (northwest to southwest) and directed to existing flood control structures east of the property. The channel will cross Washington Street via culverts and then traverses southward, exiting into the existing golf course east of Washington Street. The channel is designed to carry a 100-year peak flow of 23,200 cfs.

b) Development of the proposed project will result in the alteration of the existing drainage patterns of the project site by increasing the amount of impervious surfaces within the site. Construction activities would temporarily alter the existing drainage pattern of the project site as there would be areas of exposed soil during grading and excavation. Through compliance with the General Permit requirements and implementation of WQMP BMPs potential impacts from increased runoff are less than significant.

c) EIR 486 states that the proposed channel/levee project is designed to protect the Mirasera property from a 100-year storm event. Once specifically designed, a letter of map revision will be submitted to the Federal Emergency Management Agency (FEMA) to remove the property from the 100-year flood plain.

d) As discussed in Response No. 23 d) above, the project includes a drainage system to accommodate stormwater. Therefore, the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of water that would change the amount of surface water in any water body. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

LAND USE/PLANNING Would the project:				
25. Land Use	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: SP338 and EIR 486

Findings of Fact:

a) The proposed Specific Plan (SP) No. 338 comprises approximately 190 acres, has approximately two-thirds of a mile of frontage along the I-10/Varner Road roadway corridor, and includes various land use types designed to both take advantage of its prominence and respond to projected market conditions. Within the SP boundary are six Planning Areas containing Community Retail, Office, Business Park/Medical, Mixed Use (including a hotel), and a variety of dwelling units types including apartments, condominiums, town homes, and clustered detached single-family homes. The project also integrates numerous ancillary improvements into its overall design including parks, improved open space, flood control facilities, street improvements, transportation facilities, underground utilities, landscaping, signage, recreational facilities, and other amenities.

The existing land use designation for the site is Light Industrial (LI) Commercial Retail (CR), Medium Density Residential (MDR), High Density Residential (HDR), and Very High Density Residential (VHDR) in the Western Coachella Valley Area Plan (WCVAP). Specific Plan No. 338 is approved for the project site to allow development of the site into six planning areas which will allow for a mix use of residential and commercial development.

The Mirasera community will consist of up to 1,756 homes developed with an array of product types including single-family detached court homes, walk-up townhouses, condominiums, and flats. The mixed-use planning area allows up to 141 live/work residential units, 122,700 square feet of retail or office space and a 200-room hotel. The community also includes up to 228,700 square feet of business park/office development and up to 187,300 square feet of community retail space. In order to present the project in a comprehensive manner, the site was divided into 6 areas of development (Planning Areas). This process allowed for a precise discussion of the planning and design approach, taking into consideration constraints on and surrounding each planning area. The Planning Area designations for the proposed project are shown on Figure 4 on page 8 (Conceptual Land Use Plan). To provide for flexibility, a density transfer of up to 10% shall be allowed between residential Planning Areas. Density transfers between Planning Areas with commercial and or office uses within the Specific Plan shall not be permitted, except through the Specific Plan Amendment process.

b) The proposed project is located within the Sphere of Influence (SOI) of the City of Palm Desert whose boundary is located approximately 400 yards to the south and across Highway 10. To date, the City has not responded to request for comments.

Mitigation: See EIR 486 for applicable mitigation measures.

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Monitoring: See EIR 486 for applicable monitoring measures.

26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS, Ord. No. 348, RCIP Fig. LU-1 "General Plan Land Use", WCVAP, SP338 and EIR486

Findings of Fact:

a, b, c, d, and e) The project is currently zoned Specific Plan (SP338). This zoning designation is consistent with the land use designation within Specific Plan No. 338. The proposed project will be consistent because it proposes a mix use development of residential, commercial and business related uses. Surrounding zoning includes Controlled Development Areas (W-2) to the east and west; Manufacturing-Service Commercial (MS-C) and Industrial Park (I-P) to the east, Natural Assets (N-A) to the north and the City of Palm Desert is located across Interstate 10 to the south; with a general plan designation of Low Density (RL) and a zoning designation of Planned Residential (PL-3). The potential impacts of the Mirasera Specific Plan upon surrounding zoning were evaluated in EIR No. 486. TR35058 presents no impacts beyond those addressed in EIR No. 486, and no additional mitigation would be necessary. Impacts would be less than significant in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project:				
27. Mineral Resources	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Fig. OS-5 "Mineral Resources Area"

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Findings of Fact:

a & b) As indicated on Figure OS-5 of the General Plan, no mineral resources are known to exist on the project site. Therefore, the proposed project would not result in the loss or availability of a known mineral resource that would be of value to the region or residents of the state. No impacts are expected.

c & d) As indicated on Figure OS-5 of the General Plan, no state classified or designated areas, or mineral resources are known to exist adjacent to the project site. Additionally, no existing, proposed, or abandoned quarries or surface mines are adjacent to the project site. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in:				
Definitions for Noise Acceptability Ratings				
Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.				
NA - Not Applicable	A - Generally Acceptable	B - Conditionally Acceptable		
C - Generally Unacceptable	D - Land Use Discouraged			
28. Airport Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: Table N-1, "Land Use Compatibility for Community Noise Exposure"

Findings of Fact:

a) The proposed project is located approximately 2 miles to the northwest of the Bermuda Dunes Airport. The entire site is outside of the Bermuda Dunes 60 dB contour now and in the future as depicted in the Riverside County Airport Land Use Compatibility Plan (RCALUCP). Therefore, aircraft noise is not an issue for Mirasera. Due to the project's close proximity to the I-10 freeway and the Southern Pacific Railroad, a noise study was prepared for the project. The potential impacts of the TR35058 upon surrounding zoning were evaluated in EIR No. 486. TR35058 presents no impacts beyond those addressed in EIR No. 486, and no additional mitigation would be necessary. Impacts would be less than significant in this regard.

b) The Mirasera site is not located within the vicinity of a private airstrip, and therefore implementation would not expose people residing or working in the project area to excessive noise levels. No impact is expected in this regard.

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Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

29. Railroad Noise

NA A B C D

Source: RCIP Fig. S-21 "Rail Facilities" and EIR No. 486

Findings of Fact:

The railroad is located on the south side of I-10, which is approximately 400 feet south of the project. TR35058 presents no impacts beyond those addressed in EIR No. 486 and no additional mitigation would be necessary. Impacts would be less than significant in this regard.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

30. Highway Noise

NA A B C D

Source: EIR No. 486

Findings of Fact:

The nearest freeway to the proposed project site is I-10, approximately 200 feet to the south. EIR No. 486 included an in-depth noise analysis for the proposed on-site roadways and roadways close to the project. It was determined that all of the proposed roadways would be in compliance with the 65 CNEL County standard. Implementation of TR35058 would not result in additional highway noise beyond that evaluated in the EIR. Impacts would be less than significant, and no additional mitigation is required.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

31. Other Noise

NA A B C D

Source: EIR486

Findings of Fact:

There are no other known sources of noise in the project area that present the potential for significant impacts upon the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the project

a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels

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existing without the project?				
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Ch. 7, Table N-1, "Land Use Compatibility for Community Noise Exposure", County of Riverside Ordinance No. 457, Noise Study

Findings of Fact:

a & b) The project site is currently vacant. The project site is largely surrounded with vacant land and limited to commercial development to the south, adjacent to I-10, and residential to the north. The General Plan classifies noise levels as "Normally Acceptable" for residential, commercial, and industrial land uses as less than or equal to 60dBA, 70dBA and 75dBA, respectively. The construction truck traffic associated with the project may increase noise levels on streets to a level greater than the County's 65 dBA standard. Due to construction activities, the proposed project site may have temporary or periodic increases in ambient noise levels. It is estimated that there could be significant short-term noise impacts during construction and incremental long-term impacts from project occupancy, primarily due to vehicular noise. With implementation of mitigation measures identified below, potential impacts from increased noise levels will be reduced to less than significant levels.

c) Mixed use developments can create various synergies that can provide employment, commercial, recreational and residential opportunities in very close proximity. Such uses can also create noise conflicts, however, at the interface between noise-sensitive residences and less sensitive non-residential uses. Without specific development proposals, the magnitude of such conflicts can not be anticipated. However, site planning needs to consider the provision of adequate distance buffers or physical barriers to optimize mixed land use benefits with creating noise conflict situations. With implementation of mitigation measures identified below, potential impacts from increased noise levels will be reduced to less than significant levels.

d) Given the nature of the construction activities that will be required for the project, some vibration may be perceived by off-site receptors within approximately 100 feet of the site during the construction phase. However, this impact will be short term and will not be of a magnitude to become severely unpleasant or potentially damaging to property. Therefore, project construction and operation would not generate significant levels of ground-borne vibration or ground-borne noise.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

POPULATION AND HOUSING Would the project				
33. Housing	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the County's median income?				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project description, GIS, GP

Findings of Fact:

a & c) The project site is a vacant parcel. Therefore, the proposed project would not displace any existing housing or people.

b) The proposed project will result in the development of mix uses within a region that currently supports this type of development. The project will provide new employment opportunities and potential impacts are less than significant.

d) The project site is located outside of a County Redevelopment Project Area, therefore, the proposed project would not affect a Redevelopment Project Area.

e) The project does not indirectly induce population growth because, as analyzed in the General Plan, the proposed project will provide employment opportunities for the existing population growth in Riverside County, impacts are expected to be less than significant.

f) See Item 33e, above.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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:				
34. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Fig. S-13 "Inventory of Emergency Response Facilities"

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable standards. This project has been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.
Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

Source:
 RCIP General Plan Safety Element, Riverside County Ordinance No. 659

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

Source: RCIP Fig. S-14, "Inventory of School Locations"

Findings of Fact:

The project site is located within the boundaries of the Desert Sands Unified School District. The requirements of state law provide for the mechanism for mitigation of school service impacts. The payment of school fees at issuance of building permits, as noted in the conditions of approval on file in the LMS, including 80. PLANNING. 5 – School Mitigation, has been provided for with this approval action.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

Source: GP

Findings of Fact:

Library services are provided by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Fig. S-12 "Inventory of Hospital Locations"

Findings of Fact:

The use of the approximately 7.0-acre site would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION				
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39. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a 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"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Sources: RCIP Fig. OS-3 "Parks, Forest, and Recreation Areas"; Ord. No. 460

Findings of Fact: TR35058 presents no impacts beyond those addressed in EIR No. 486 and no additional mitigation would be necessary. Impacts would be less than significant in this regard.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

40. Recreational Trails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Sources: RCIP Fig. C-7, "Riverside County Trails and Bikeway System"; RCIP Fig. C-8, "Multipurpose Recreational Trails Details"; WCVAP Fig. 8, "Trails and Bikeway System"

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

The proposed project is required to provide a 20-foot Regional Trail along the north side of Avenue 38. TR35058 presents no impacts beyond those addressed in EIR No. 486 and no additional mitigation would be necessary. Impacts would be less than significant in this regard.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Circulation	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Sources: Project proposal, Webb TIA 2008 with updates available for inspection at Transportation Department offices located at 4080 Lemon street, 8th Floor, or 3525 14 th Street, Riverside, CA 92501.

Findings of Fact: To be added

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

42. Bike Trails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Sources: GP Fig. C-7, "Riverside County Trails and Bikeway System"; RCIP Fig. C-8, "Multipurpose Recreational Trails Details"; WCVAP Fig 8, "Trails and Bikeway System"

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

The proposed project is required to provide a 20-foot Regional Trail along the north side of Avenue 38. TR35058 presents no impacts beyond those addressed in EIR No. 486 and no additional mitigation would be necessary. Impacts would be less than significant in this regard.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: CVWD Letter dated November 20, 2008, EIR 486

Findings of Fact: The project will be affected by the domestic water programs and land use standards of the RCIP. The Coachella Valley Water District shall provide water services to the proposed project site. The project may result in the construction of new water treatment facilities or expansion of existing facilities. TR35058 presents no impacts beyond those addressed in EIR No. 486 and no additional mitigation would be necessary. Impacts would be less than significant in this regard.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

44. Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: MSWD, Water Report

Findings of Fact: The project may result in the construction of new water treatment facilities or expansion of existing facilities. TR35058 presents no impacts beyond those addressed in EIR No. 486 and no additional mitigation would be necessary. Impacts would be less than significant in this regard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

45. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GP

Findings of Fact: The Riverside County Waste Management Department (RCWMD) permits Waste Management of the Desert Inc. (WM), the franchise-owned water management/hauler, to provide waste management services for the communities of Cathedral City, Coachella, Indian Wells, Indio, La Quinta, Palm Desert, Rancho Mirage, Salton Sea, Twenty-nine Palms, Yucca Valley, and areas of unincorporated Riverside and San Bernardino Counties. WM provides collection, recycling, and disposal services.

TR35058 presents no impacts beyond those addressed in EIR No. 486 and no additional mitigation would be necessary. Impacts would be less than significant in this regard.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

46. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GP, Project design

Findings of Fact: TR35058 presents no impacts beyond those addressed in EIR No. 486 and no additional mitigation would be necessary. Impacts would be less than significant in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE				
47. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Phase 1, Staff review, Application materials, above checklist

Findings of Fact:

The preceding analyses do not reveal any significant un-mitigable impacts to the environment. Based on these findings, the proposed project is not expected to substantially degrade the quality of the environment. As discussed previously in Section 6, Biological Resources, the proposed project would not substantially reduce the habitat of fish, cause a fish to drop below self-sustaining levels, or restrict the range of a rare or endangered plant or animal. As discussed in Sections 7 through 8, no known cultural or historical resources exist onsite. As discussed in Section 9, there are no known paleontological resources on the project site. However, project-related geologic sediments with a high paleontological sensitivity may occur at a depth of ten (10) feet or greater below the surface. Any impacts to paleontological resources would be mitigated to less than significance with the mitigation specified in Section 9.

48. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project application

Findings of Fact:

The project as proposed would have cumulative, but non-significant, impacts on Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hazards /Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Recreation, Transportation/Traffic, and Utilities/Service Systems. These items are discussed elsewhere in the initial study.

The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. All identified impacts have been mitigated to levels considered less than significant.

49. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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probable future Projects as defined in California Code of Regulations, Section 15130.)

Source: Above checklist, Staff review, project application

Findings of Fact: The potential for cumulative impacts occurs when the independent impacts of the proposed project are combined with the impacts of related projects in proximity to the project site such that impacts occur that are greater than the impacts of the project alone. As discussed in the preceding analysis, for the majority of the environmental topics covered in this EA, it has been determined that the proposed project would have less than significant cumulative impacts. All cumulative impacts would be reduced to a less than significant level with implementation of the proposed mitigation measures. Because many of the mitigation measures for these topics are project-specific, no cumulative impacts would occur. Furthermore, any similar impacts from development of related projects would also implement similar mitigation measures so impacts would not be cumulatively considerable.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Above checklist Staff review, Project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. As discussed in the preceding analysis, all potentially significant impacts can be reduced to less than significant levels with the incorporation of appropriate SCA, BMPs, and mitigation measures.

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: EIR486

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

County of Riverside Planning Department
38-686 El Cerrito Road, Palm Desert, CA 92211