

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

732B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

March 30, 2010

**SUBJECT: SPECIFIC PLAN NO. 338, SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT MAP NO. 35058** – Addendum to EIR No. 486 – Applicant: Mirasera, LLC/Hunsaker & Associates, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan - Community Development: Specific Plan (CD:SP) – Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street – 190 Gross Acres – Zoning: Specific Plan (SP338), Controlled Development Areas (W-2-10), and Scenic Highway Commercial (C-P-S) – **REQUEST:** The specific plan substantial conformance proposes to amend Specific Plan No. 338 in order to re-align a portion of Avenue 38 to accommodate an approximate 7,330 foot drainage channel and adjust the circulation (roadway) system, including elimination of five (5) secondary community entry points, the addition of a two (2) acre park, and adjustment of planning area boundaries. The Schedule C tentative tract map proposes to divide approximately 190 acres into 16 lots ranging in size from two (2) acres to twenty (20) acres and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road; off-site improvements approximately 1,960 feet west and 2,627 feet east of the project site on Avenue 38 for a sixty (60) foot right-of-way access road section; and off-site portions of the drainage channel extending approximately 1,639 feet west and 2,686 feet east of the project boundary as well as the culvert crossing beneath Washington Street and flood control improvements within a portion of the Sun City Palm Desert golf course just east of Washington Street from approximately the Washington Street culvert outlet to Del Webb Boulevard. APN(s): 626-140-003, 626-150-004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, and 025. (Quasi-Judicial)

Ron Goldman  
Planning Director

RG: jed

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: May 18, 2010  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

1.5

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on February 3, 2010.

The Planning Department recommended Approval with Modifications; and,

**THE PLANNING COMMISSION:**

**REVIEWED AND CONSIDERED ENVIRONMENTAL IMPACT REPORT NO. 486** and **ADDENDUM NO. 1** to **ENVIRONMENTAL IMPACT REPORT NO. 486** prior to making a decision on the project in accordance with State CEQA Guidelines Section 15164, subsection (d).

**APPROVED SPECIFIC PLAN NO. 338, SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,

**APPROVED TENTATIVE TRACT MAP NO. 35058**, subject to the attached conditions of approval, with modifications as presented by the Planning Department and agreed to by applicant, and based upon the findings and conclusions incorporated in the staff report.

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

132B

**DATE:** May 3, 2010

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Desert Office

**SUBJECT:** SPECIFIC PLAN NO. 338, SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT MAP NO. 35058 – Addendum to EIR No. 486

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <b>**SELECT Advertisement**</b>   |
| <input type="checkbox"/> Place on Consent Calendar   | <input type="checkbox"/> Addendum to earlier Environmental Document                             |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                           | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                                     | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|  | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(4th Dist) Desert Sun and Press Enterprise

**Please schedule on the May 18, 2010 BOS Agenda**

**Documents to be sent to County Clerk's Office for Posting:**

Notice of Determination  
Fish & Game Receipt (CFG02841)

5/18/10 1.5

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

pmj  
5.3.10

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson - Agency Director  
Planning Department  
Ron Goldman - Planning Director

Final Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

5/27/10  
Date

RB  
Initial

TO: ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☐ 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☒ 38686 El Cerrito Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

### ADDENDUM to EIR No. 486 - SPECIFIC PLAN NO. 338, SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT MAP NO. 35058

Project Title/Case Numbers

Judy Deertrack, Planner IV, Desert Office  
County Contact Person

(760) 393 - 3410  
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Mirasera, LLC/Hunsaker & Associates, Inc  
Project Applicant

Post Office Box 13803, Palm Desert, California 92255  
Address

Palm Desert, California, Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street  
Project Location

The specific plan substantial conformance proposes to amend Specific Plan No. 338 in order to re-align a portion of Avenue 38 to accommodate an approximate 7,330 foot drainage channel and adjust the circulation (roadway) system, including elimination of five (5) secondary community entry points, the addition of a two (2) acre park, and adjustment of planning area boundaries. The Schedule C tentative tract map proposes to divide approximately 190 acres into 16 lots ranging in size from two (2) acres to twenty (20) acres and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road; off-site improvements approximately 1,960 feet west and 2,627 feet east of the project site on Avenue 38 for a sixty (60) foot right-of-way access road section; and off-site portions of the drainage channel extending approximately 1,639 feet west and 2,686 feet east of the project boundary as well as the culvert crossing beneath Washington Street and flood control improvements within a portion of the Sun City Palm Desert golf course just east of Washington Street from approximately the Washington Street culvert outlet to Del Webb Boulevard. APN(s): 626-140-003, 626-150-004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, and 025. (Quasi-Judicial)

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on February 3, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to an earlier EIR was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EIR and Addendum to the EIR with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211.

Judy Deertrack  
Signature

Judy Deertrack, Planner IV,  
Title

February 8, 2010

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj

Revised 8/25/2009

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

MAY 18 2010 1.5



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R0622674

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: MIRASERA LLC  
paid by: CK 1572

\$2,500.00

EIR486

paid towards: CFG02841  
at parcel:  
appl type: CFG3

CALIF FISH & GAME: DOC FEE

By \_\_\_\_\_ Dec 27, 2006 14:49  
MGARDNER posting date Dec 27, 2006

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,500.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* I0802316

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
~~(951) 955-3200~~

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
~~(951) 694-5242~~

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: HUNSAKER & ASSOCIATES INC \$64.00  
paid by: CK 1778  
CFG FOR EA42021 (TR35058)  
paid towards: CFG05371 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Aug 13, 2008 16:04  
KHAFLIGE posting date Aug 13, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
<del>658353120100208100</del>	CF&G TRUST: RECORD FEES	<del>\$64.00</del>

Overpayments of less than \$5.00 will not be refunded!

**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 3, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.1: SPECIFIC PLAN NO. 338, SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT MAP NO. 35058** - Addendum to EIR No. 486 - Applicant: Mirasera, LLC/Hunsaker & Associates, Inc. - Fourth Supervisorial District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan - Community Development: Specific Plan (CD:SP) - Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street - 190 Gross Acres - Zoning: Specific Plan (SP338), Controlled Development Areas (W-2-10), and Scenic Highway Commercial (C-P-S) (Legislative)

**II. PROJECT DESCRIPTION**

The specific plan substantial conformance proposes to amend Specific Plan No. 338 in order to re-align a portion of Avenue 38 to accommodate an approximate 7,330 foot drainage channel and adjust the circulation (roadway) system, including elimination of five (5) secondary community entry points, the addition of a two (2) acre park, and adjustment of planning area boundaries. The Schedule C tentative tract map proposes to divide approximately 190 acres into 16 lots ranging in size from two (2) acres to twenty (20) acres and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road; off-site improvements approximately 1,960 feet west and 2,627 feet east of the project site on Avenue 38 for a sixty (60) foot right-of-way access road section; and off-site portions of the drainage channel extending approximately 1,639 feet west and 2,686 feet east of the project boundary as well as the culvert crossing beneath Washington Street and flood control improvements within a portion of the Sun City Palm Desert golf course just east of Washington Street from approximately the Washington Street culvert outlet to Del Webb Boulevard.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Judith Deertrack, Ph: (760) 393-3410 or E-mail [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org)

The following spoke in favor of the subject proposal:

Doug Snyder, Applicant's Representative

No one spoke in a neutral position or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**  
NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

**RECIRTIIFIED ENVIRONMENTAL IMPACT REPORT NO. 486**, based on the findings incorporated in the EIR; and,

**CERTIFIED ADDENDUM NO. 1 to ENVIRONMENTAL IMPACT REPORT NO. 486**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist;

**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 3, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

**APPROVED SPECIFIC PLAN NO. 338, SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,

**APPROVED TENTATIVE TRACT MAP NO. 35058**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

Agenda Item No.: 5.1  
Area Plan: Western Coachella Valley  
Zoning District: Bermuda Dunes  
Supervisory District: Fourth  
Project Planner: Judy Deertrack  
Planning Commission: February 3, 2010  
Continued From: TR- 2/18/09 & 4/29/09

SPECIFIC PLAN NO. 338, SUBSTANTIAL  
CONFORMANCE NO. 1; TENTATIVE TRACT  
MAP NO. 35058  
E.A. Number: 42021 (Addendum No. 1 to EIR  
No. 486)  
Applicant: Mirasera, LLC  
Engineer/Rep.: Hunsaker & Associates, Inc.

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

Specific Plan 338, Substantial Conformance No. 1 (SP338S1) proposes to make modifications to certain text, tables and figures within the adopted Specific Plan No. 338 document in order to realign a portion of Avenue 38 to accommodate an approximate 7,330 foot long drainage channel and adjust the circulation (roadway) system, including elimination of five (5) secondary community entry points, the addition of a two (2) acre park, and adjustment of planning area boundaries. The Schedule C tentative tract map is a land division of approximately 190 acres into 16 large lots ranging in size from two (2) acres to twenty (20) acres for future residential, commercial, mixed use developments, and related improvements pursuant to the Mirasera Specific Plan. A more detailed description of the specific plan modifications and tract map improvements follows.

### **ISSUES OF POTENTIAL CONCERN:**

The Specific Plan's circulation improvements originally anticipated an immediate expansion of Varner Road to six lanes adjacent to the project site and off-site easterly along Varner Road to Washington Street, in order to accommodate the traffic volume generated primarily from the Desert Classic Golf Tournament just northwesterly of the subject property. Upon the cancellation of that tournament at that location, the project applicant renegotiated the triggering events to the Varner roadway expansion, which will now expand from four lanes to six lanes upon reaching certain level of service (LOS) thresholds rather than residential build-out thresholds, as originally anticipated. Owners of the developed properties fronting on Varner Road and east of the subject property have indicated that they will oppose giving up any of their lands for right-of-way dedication needed for Varner Road to become a six lane highway close to Washington Street. Because of multiple considerations, the Transportation Department has phased improvements over time to the new criteria.

### **FURTHER PLANNING CONSIDERATION:**

**February 3, 2009**

At the February 18, 2009 Planning Commission hearing for the tentative tract map, the map was continued to April 29, 2009, and was subsequently continued off calendar so the applicant could file an application for a substantial conformance to the adopted specific plan which would modify the document in such a manner that the proposed Tentative Tract Map could be determined to be consistent with the adopted specific plan.

Varner Road has been conditioned to six lanes between the westerly boundary of Mirasera and Washington Street. However, prior to the issuance of a building permit for any implementing project, Varner Road shall be improved to four lanes between the western boundary of the Specific Plan and Washington Street. Once the trip generation within the Specific Plan hits a specific amount, (described in the Riverside County Transportation Department conditions) Varner Road shall be improved to six lanes. If condemnation is required to obtain off-site right-of-way on Varner Road, Ordinance 460, section 3.2.j. shall apply. The improvements to Varner Road may be made in phases and each implementing project within the Specific Plan shall bear financial responsibility for on-site and off-site

improvements to Varner Road. The financial responsibility is in proportion to the number of trips for the project (30. TRANS 6).

The realignment of Avenue 38 affecting this project Mirasera (TR35058 / SP338S1) and the adjacent Valante project (TR34651 / SP360A1) has been finalized. The property owners submitted a letter of intent and agreement stating that they are in agreement with a common alignment acceptable to both parties. Both projects are currently addressing the traffic study which indicated that Varner Road along the project's boundary could be four lanes instead of six lanes as previously suggested.

**SUMMARY OF FINDINGS:**

- |                                   |  |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1):    | Vacant   |
| 2. Surrounding Land Use (Ex. #1): | Vacant to the north, and west; vacant, RV park and industrial development to the east; and Interstate 10 and City of Palm Desert to the south.   |
| 3. Existing Zoning (Ex. #3):      | Specific Plan (SP338)  |
| 4. Surrounding Zoning (Ex. #3):   | Natural Assets (N-A) to the north; City of Palm Desert (PL-3) to the south; Controlled Development Areas (W-2-10) and Industrial Park (I-P) to the east; and W-2 to the west                 |
| 5. General Plan Land Use          | Land Use: Open Space, Recreation (OS: R), Community Development: Highest Density Residential (HHDR), High Density Residential (HDR), Commercial Office (CO), and Mixed Use Planning Area     |
| 5. Surrounding Land Use           | Open Space-Conservation Habitat (OS-CH), High Density Residential (HDR) ( <i>Adopted Specific Plan No. 360</i> ), Commercial Retail (CR), Light Industrial (LI), and Commercial Tourist (CT) |
| 6. Project Data:                  | Total Acreage: 190 acres<br>Proposed Min. Lot Size: 2 acres<br>Schedule: C   |
| 7. Environmental Concerns:        | See attached environmental documentation   |

**RECOMMENDATIONS:**

**RECERTIFICATION** of ENVIRONMENTAL IMPACT REPORT NO. 486, based on the findings incorporated in the EIR; and,

**CERTIFICATION** of ADDENDUM NO. 1 to ENVIRONMENTAL IMPACT REPORT NO. 486, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist;



**APPROVAL** of **SPECIFIC PLAN NO. 338, SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,

---

**APPROVAL** of **TENTATIVE TRACT MAP NO. 35058**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is consistent with all elements of the Riverside County General Plan and Specific Plan No. 338 and with the related SP Zone of Ordinance No. 348.
2. The public's health, safety and general welfare are protected through project's design and required improvements.
3. The proposed project is conditionally compatible with the present and future logical development of the area.
4. An ADDENDUM to previously certified EIR No. 486 has been prepared and the project is in accordance with Specific Plan No. 338.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental documentation, which is incorporated herein by reference.

1. The project site is designated Open Space: Recreation (OS: R), Community Development: Highest Density Residential (HHDR), High Density Residential (HDR), Commercial Office (CO), and Mixed Use Planning Area on the Western Coachella Valley Area Plan land use designation.
2. The zoning for the subject site is Specific Plan (SP338). The proposed use for mixed use development is consistent with the uses permitted and the development standards set forth in the Specific Plan (SP338) zone.
3. The project site is surrounded by properties, which are designated Open Space-Conservation Habitat to the north, High Density Residential (HDR) to the west; Commercial Retail (CR), Commercial Tourist (CT), and Light Industrial (LI) to the east; and the City of Palm Desert and Interstate 10 Freeway to the south.
4. The project proposes to divide approximately 190 acres into 16 parcels for sale to merchant builders or for further development by the owner.
5. The project is compatible with surrounding zoning and uses through project design measures outlined in Specific Plan No. 338 such as:
  - a. ~~Community Design~~—the project will create a signature mixed-use community appropriate for the Coachella Valley, where residents and employees can live, work and shop in the same urban village while reducing the need for the use of automobiles. The project will provide a variety of housing choices that give an opportunity for residents with diverse income levels to live and work in the same community, enhancing their ability to reallocate their time to be spent with their families as opposed to commuting.

- b. Landscaping – Master planned landscape treatments will play a pivotal role in establishing an overall theme for the Mirasera project. Landscaping will provide unification and continuity among the various land uses. Landscape treatments are designed to reflect and enhance the character of the proposed development. The intent of the Conceptual Landscape Plan is to describe and illustrate how community unification can be achieved. The project will introduce thematic elements into the manmade environment and complement the natural beauty of the surrounding desert landscaping.
6. Domestic water and sewer will be provided by the Coachella Valley Water District as stated in their letter dated November 20, 2008. Domestic water and sanitation shall be provided in conformance with the water and sewer policies of the General Plan.
7. The project is approximately 2 miles from a fire station and will provide additional on-site fire protection improvements, such as water system and fire hydrants, in conformance with the fire services policies of the General Plan.
8. The project is located northeasterly of Varner Road (118' ROW) and southerly of Avenue 38 (118' ROW) and will provide appropriate street and off-site traffic mitigation such as Transportation Uniform Mitigation Fees (TUMF) and street improvements along the site frontage.
9. This project is located within the Coachella Valley Multiple Species Habitat Conservation Plan fee area and is not located within a Conservation Area of that plan. This project fulfills the requirements of that plan through conformance with Ordinance No. 875.
10. Flood and drainage control improvements shall be integrated into the Thousand Palms Whitewater Rivers Basin Flood Control project as approved by the Coachella Valley Water District.
11. This project is within the sphere of influence of the City of Palm Desert. It is also located within the boundaries of the Thousand Palms Community Council which recommended the project for approval on January 29, 2009.
12. The following findings relate to Tentative Tract Map No. 35058 (hereafter referred to as "the project") and associated ADDENDUM to a previously-certified Environmental Impact Report (EIR) prepared for the project in compliance with the California Environmental Quality Act (hereafter CEQA):
  - a. Tentative Tract Map No. 35058 is undertaken to further implement Specific Plan No. 338, which was approved the Riverside Board of Supervisors on November 27, 2007.
  - b. EIR No. 486 was previously certified by the Riverside County Board of Supervisors on November 27, 2007 as containing a complete, objective and accurate reporting of the environmental impacts associated with Specific Plan No. 338, and the Board of Supervisors -- at properly noticed public hearing(s) -- reviewed and considered EIR No. 486, prior to adopting Specific Plan No. 338 and prior to approving the entitlements associated with said Specific Plan.

- c. The Project is fully consistent with, and meets the intent and purpose of, Specific Plan No. 338. No new designations or types of land use are proposed for the Project, and overall land uses and densities remain the same.
- d. The Project is consistent with the findings and conclusions contained in the staff report approving Specific Plan No. 338.
- e. The Project does not propose any substantial changes which would create new significant environmental effects or a substantial increase in the severity of previously identified significant effects, or which would require major revisions to EIR No. 486.
- f. No substantial changes have occurred with respect to the circumstances under which the Project is being undertaken to further implement Specific Plan No. 338 which involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects, or which would require major revisions to EIR No. 486.
- g. While some changes or additions are necessary as indicated in the associated ADDENDUM, no new information of substantial importance not considered in EIR No. 486 shows any of the following: (1) that the Project will have one or more significant effects not discussed in that Environmental Impact Report; (2) that significant effects previously examined will be substantially more severe than shown in that Environmental Impact Report; (3) that 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; or (4) that mitigation measures or alternatives which are considerably different than those analyzed in EIR No. 486, would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.
- h. These findings are based upon all documents and records contained within the Riverside County Planning Department files with respect to the County's consideration and adoption of Specific Plan No. 338, and all amendments thereto, and the County's consideration and certification of EIR No. 486 and all subsequent environmental review relating thereto.
- i. The project is exempt from further environmental review under the Public Resources Code and the State CEQA guidelines.

**TABLE OF CHANGES FOR SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 338S1:**

A substantial conformance to the Mirasera Specific Plan No. 338 (SP 338) was requested by the Riverside County Planning Department in order to conform Tentative Tract Map No. 35058 to specific plan requirements with modifications to meet the circulation and drainage requirements imposed by the Transportation Department and United States Army Corp of Engineers (USACOE). The substantial conformance application was submitted to the County of Riverside on August 10, 2009 and was presented at the LDC meeting on August 27, 2009.

Tentative Tract Map No. 35058 is a Schedule 'C' subdivision of approximately 190 gross acres into sixteen numbered (16) lots consisting of the following: seven (7) residential lots comprised of two (2) high density residential (HDR) lots at (12 DU/AC) and five (5) very high density residential (VHDR) lots with three (3) lots at (20 DU/AC) and two (2) lots at (25 DU/AC); one (1) commercial retail lot; three (3)

commercial office lots; three (3) mixed-use lots (including the 3.7 acre hotel), and (2) open space lots. The project proposes a future drainage channel at the northerly project boundary adjacent to 38<sup>th</sup> Avenue, three (3) detention basins, one (1) retention basin and related infrastructure improvements pursuant to the Mirasera Specific Plan, Substantial Conformance No.1 (SP338S1). Additionally, 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 and the movement of approximately two-million cubic yards of earth.

The project is located within the Western Coachella Valley Area Plan; more specifically, the project is located northerly of Varner Road, southerly of 38<sup>th</sup> Avenue, westerly of the Desert Business Park, and easterly of the Valante development project (TR34651 / SP360A1), currently a vacant lot.

The table which follows is a detailed summary of the exhibit revisions for Mirasera Substantial Conformance to Specific Plan No. 338 (SP338S1):

<b>SUMMARY OF TEXT, TABLE &amp; EXHIBIT REVISIONS FOR MIRASERA SUBSTANTIAL CONFORMANCE SPECIFIC PLAN (SP00338S1)</b>
<p><b>Plan View Aerial of the Project Site (Figure 2-3)</b></p> <ul style="list-style-type: none"> <li>• Updated configuration of the project site to be consistent with the current proposed Land Use Plan including revised Planning Area boundaries, circulation system and alignment of Avenue 38 and the ACOE Channel Facility per TTM 35058.</li> <li>• Updated the alignment of Avenue 38 and the ACOE Channel Facility through the Valante-Specific-Plan-area to the west of the project site and the Christian Schools of the Desert site to the east of the project site.</li> <li>• Eliminated the proposed Class I Bikeway along Varner Road from Washington Street to Avenue 38.</li> </ul>
<p><b>Conceptual Land Use Summary (Table 4-1)</b></p> <ul style="list-style-type: none"> <li>• Planning Area 1 (Very High Density Residential Mix) overall acreage increased from 61.2 acres to 66.4 acres.</li> <li>• Planning Area 2 (High Density Residential Mix) overall acreage increased from 22.1 acres to 22.6 acres.</li> <li>• Planning Area 3 (Business Park/Office) overall acreage increased from 17.5 acres to 18.8 acres.</li> <li>• Planning Area 4 (Mixed Use/Live Work) overall acreage increased from 11.9 acres to 13.6 acres.</li> <li>• Planning Area 5 (Community Retail) overall acreage increased from 17.2 acres to 17.6 acres.</li> <li>• Planning Area 6 (Village Green) overall acreage increased from 6.0 acres to 8.2 acres.</li> <li>• Other; previously listed as Parks/Trails decreased from 8.0 acres to 2.7 acres, is now listed as Landscape Median/Trails. The acreage decreased because the proposed Varner Road trail was removed per Riverside County's request. The Drainage Channel has decreased from 14.8 acres to 11.3 acres and Miscellaneous Roads and Open Space has decreased from 31.1 acres to 28.6 acres. However, because the number of public streets decreased and the number of units has not changed, the amount of open space will increase for future site plans.</li> </ul>
<p><b>Conceptual Land Use Plan (Figure 4-1)</b></p> <ul style="list-style-type: none"> <li>• Updated Land Use Plan to match current configuration of the proposed development consistent with TTM 35058 including revisions to the circulation system and planning area boundaries.</li> <li>• Alignments of Avenue 38 and proposed ACOE Channel Facility have been updated with the channel running entirely in the east-west direction and not connecting to Varner Road. The Avenue 38 alignment has also been shifted to the north with a more gradual radius connecting to Varner Road.</li> <li>• Planning Area acreages have been updated to match the current layout and accommodate the addition of the 2.1 acre park site part of Planning Area 6.</li> </ul>
<p><b>Planning Area Exhibit (Figure 4-2)</b></p> <ul style="list-style-type: none"> <li>• Updated Planning Area Exhibit to revise the Planning Area boundaries for consistency with the current project layout as shown on TTM 35058.</li> </ul>

SUMMARY OF TEXT, TABLE & EXHIBIT REVISIONS FOR MIRASERA SUBSTANTIAL CONFORMANCE SPECIFIC PLAN (SP00338S1)
<p><b>Project Site Entries (Table 4-2)</b></p> <ul style="list-style-type: none"> <li>Revised the number of Secondary Community entries on Varner Road from 3 to 1 and the total number of Secondary Community entries from 5 to 3.</li> </ul>
<p><b>Text Revision – Pg. 4.21, Varner Road Section</b></p> <ul style="list-style-type: none"> <li>Revised dimension of ultimate full-width right-of-way for Varner Road (Major Highway) from 118' to 111'.</li> </ul>
<p><b>Conceptual Circulation Plan (Figure 4-3)</b></p> <ul style="list-style-type: none"> <li>Updated the Circulation Plan to be consistent with the roadway system shown on TTM 35058.</li> <li>The length of the Commercial Collector street section has been reduced due to the addition of the roundabout improvements.</li> <li>The North Promenade street section has been reduced due to the addition of the 2.1 acre park in the north portion of the project site.</li> <li>The Regional Trail and connection points along the project's southerly boundary (Varner Road) have been eliminated.</li> <li>Street cross sections have been updated to reflect the current road widths. (refer to descriptions below for specific details regarding the street width revisions for Figures 4-4, 4-9, 4-10, 4-11, &amp; 4-13)</li> </ul>
<p><b>Proposed Varner Road Cross Section (Figure 4-4)</b></p> <ul style="list-style-type: none"> <li>The typical section for Varner Road has been revised to provide an ultimate right-of-way of 111 feet instead of 118 feet. The 111-foot section will consist of (south to north) 5-foot wide landscaping, 84 feet of pavement (14', 11', 11', eastbound through lanes, 12-foot median, 11', 11', 14' westbound through lanes), 22 feet of landscaping which includes a 5-foot meandering sidewalk.</li> </ul>
<p><b>Residential Collector Streetscape and Cross Section (Figure 4-9)</b></p> <ul style="list-style-type: none"> <li>The typical section for a Residential Collector has been revised to provide an ultimate right-of-way of 66 feet instead of 88 feet. The 66-foot section will consist of 11-foot parkways with 6-foot walks, and 44 feet of pavement (10' bike lane, 12' eastbound through lane, 12' westbound through lane and a 10' bike lane).</li> </ul>
<p><b>Commercial Collector Streetscape and Cross Section (Figure 4-10)</b></p> <ul style="list-style-type: none"> <li>The typical section for a Commercial Collector has been revised to provide an ultimate right-of-way of 104 feet instead of 102 feet. The 104-foot section will consist of 11-foot parkways with 6-foot walks, and 82 feet of pavement (8' bike lane, 12' and 13' eastbound through lanes, 16-foot median, 13' and 12' westbound through lanes, and 8' bike lane).</li> </ul>
<p><b>Main Promenade Streetscape and Cross Section (Figure 4-11)</b></p> <ul style="list-style-type: none"> <li>The Main Promenade Street Section has been revised to provide an ultimate right-of-way of 93 feet instead of 146 feet. The 93-foot section will consist of (west to east) 12-foot walks, 69 feet of pavement (13', 13', eastbound through lanes, 22-foot median, 13' westbound through lane and 8 feet of parking).</li> </ul>
<p><b>North Promenade Streetscape and Cross Section (Figure 4-13)</b></p> <ul style="list-style-type: none"> <li>The North Promenade Street Section has been revised to provide an ultimate right-of-way of 84 feet instead of 97 feet. The 84-foot section will consist of 16-foot parkways with 6-foot walks, 52 feet of pavement (8' bike lane, 13' eastbound through lane, 10-foot median, 13' westbound through lane and 8' bike lane).</li> </ul>
<p><b>Conceptual Land Use Plan (Figure 5-3)</b></p> <ul style="list-style-type: none"> <li>Planning area boundaries and the overall circulation system have been revised to be consistent with Tentative Tract Map No. 35058.</li> <li>Planning Area acreages have been revised to be consistent with Tentative Tract Map 35058 development layout and a new 2.1 acre park site has been added within Planning Area 6.</li> <li>The alignment of Avenue 38 and the proposed ACOE Drainage Channel ROW have been modified and the overall acreage for the drainage channel decreased from 14.8 acres to 11.3 acres.</li> </ul>

### **INFORMATIONAL ITEMS:**

- As of this writing (1/12/2010), staff received no letters in opposition or in favor of this project.
- The project site is not located within:

- a. Fringe Toed Lizard sand source area
  - b. General Plan Policy Overlay Area
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
- 

- 3. The project site is located within:
    - a. The boundaries of the Desert Sands Unified School District.
    - b. Flood Zone AO of the FEMA Flood Plain.
    - c. The CVMHSCP fee area.
    - d. Compatibility Zone E of the Bermuda Dunes Airport.
  - 4. The subject site is currently designated as Assessor's Parcel Number 626-140-003, 626-150-004 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, and 025.
  - 5. The project site is within a 100-year flood zone, thus, the property must be protected from flooding prior to any development on the site. Therefore, the property owner and the adjacent property owners have entered into multi-party agreements with the United States Army Corps of Engineers (USACOE) to participate in the construction of a portion of a regional drainage facility that will tie the project into other flood systems up and down stream.
  - 6. The project was filed with the Planning Department on August 13, 2008.
  - 7. The project was reviewed by the Land Development Committee four times on the following dates, October 16, 2008; November 20, 2009; December 18, 2008; and January 22, 2009.
  - 8. Deposit based fee charged for this project, as of the time of staff report preparation on January 20, 2010, total \$89,846.59.
-



PO 2/3/10 Item 5.1

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

**Memorandum**

**DATE:** February 3, 2010

**TO:** The Planning Commission

**FROM:** Judy Deertrack, Project Planner

**RE:** Additional information provided after the staff report was printed for Item 5.1, SP338S1 and TR5058

Planning Commission,

The following information was provided after the staff report was distributed to members of the Planning Commission:

- Two additional letters were received from agencies/private entities on this project after the staff report was distributed. The letters are attached:
  - United States Department of the Interior Fish and Wildlife Service letter dated January 27, 2010
  - Sun City Palm Desert Community Associated letter dated February 2, 2010
- One additional letter of request was received from applicant's consultants, Hunsaker & Associates, dated January 28, 2010, requesting revisions to the conditions of approval for Tentative Tract No. 35058. The letter of request is attached.
- The Transportation Department has submitted 80 and 90 Series Conditions of Approval. At the time the staff report was distributed to the Planning Commission, these conditions were in "DEFERRED" status pending review by the Commission. Transportation Department is requesting a status change to "NOT APPLY" where the conditions of approval have been superseded by Specific Plan No. 338, Substantial Conformance No. 1.
- The following conditions of approval were developed after the staff report was printed based upon the recommendation from the United States Department of Fish and Game with a recommendation from the Planning Department that they be added to Tentative Tract Map No. 35058, and that Specific Plan No. 338, Substantial Conformance No. 1 be modified to conform to the mitigation measure:

**10.Planning.XX SAND CAPTURE PLANTINGS**

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

V:\11\_PLANNING Primary Folder\Planning Cases-Desert Office\TR35058\DH-PC-BOS Hearings\PLANNING COMMISSION 02.03.10\Memo to PC.doc

Per the recommendations of the United States Department of the Interior Fish and Wildlife Service Letter dated January 27, 2010, the applicant shall be responsible for planting and subsurface irrigation of native Honey Mesquite plants at least 10 feet (10') wide spanning the entire length of the development prior to completion of the first phase. Said plantings shall be located between the CVWD channel access road on its south side and the Class I Bike Trail aligned with Ave 38, within the 24' foot (24') section that is, and shall remain the applicant's responsibility.

### **30.Planning.XX CVWD AGENCY**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, a clearance letter from the Coachella Valley Water District (CVWD) shall be required. The letter shall indicate that the following CVWD requirements, communicated via email to the project planner on February 2, 2010 have been completed to the satisfaction of CVWD-

- 1) Obtain a Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency.
- 2) Execute an agreement with the District which shall include provisions outlined in the District Ordinance No. 1234. A copy of the Ordinance No. 1234 is enclosed for your convenience.
- 3) Submit to the District a Flood Control Facility Operations and Maintenance Manual for review and approval.
- 4) Grant flooding easements over the flood control facilities in a form and content reasonably acceptable to the District.
- 5) Submit final construction plans for the proposed flood control facilities and a detailed hydrological and hydraulic design report for review and approval.

### **50.Planning.XX CVWD AGENCY**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, a clearance letter from the Coachella Valley Water District (CVWD) shall be required. The letter shall indicate that the following CVWD requirements, communicated via email to the project planner on February 2, 2010 have been completed to the satisfaction of CVWD-

- 1) At the completion of the construction of the flood control facilities, submit "as-built" topography, construction drawings and engineering analysis for District review to verify that the design capacity is adequate.

2) Obtain a Letter of Map Revision (LOMR) through the Federal Emergency Management Agency, which removes the development from the special flood hazard area.

PC 2/3/10 Item 5.1



## United States Department of the Interior

### FISH AND WILDLIFE SERVICE

Sonny Bono Salton Sea National Wildlife Refuge Complex

906 West Sinclair Road

Calipatria, CA 92233-9744

760-348-5278 Fax 348-7245



January 27, 2010

Mr. Matt Straite  
Project Planner  
County of Riverside Planning Department  
38686 El Cerrito Road  
Palm Desert, CA 92211

**RECEIVED**

FEB 01 2010

Riverside County  
Planning Department  
Desert Office

Subject: Proposed Mirasera and Valante Land Use Plans

Dear Mr. Straite,

On March 19, 2009, I stopped by your office (spoke to Mr. Maurice Borrows) and reviewed plans for the proposed developments on private lands immediately to the south of 38<sup>th</sup> Street and the Coachella Valley National Wildlife Refuge (Refuge), located in the Thousand Palms area of the Coachella Valley. This U.S. Fish and Wildlife Service Refuge is dedicated to the protection of habitat, mostly sand dunes, for the Coachella Valley fringe-toed lizard, a species listed as threatened under the Endangered Species Act of 1973, as amended. Continued inputs of blow sand are crucial to maintaining these sand dunes and the ecosystems within the Refuge upon which this and other listed and sensitive species depend. Lands just south of the Refuge, including the lands proposed for development, have received blow sand for centuries as part of the natural processes of the Coachella Valley.

Therefore, it is very probable that residential or commercial development of areas downwind from the Refuge will experience periodic inputs of significant and frequent blowing sand as this ecological process continues. We appreciate the extent and thoughtful approach Riverside County has taken in its community planning around the Refuge. Our hope is to build on this approach and ensure that people associated with these proposed developments are clearly aware of the high potential for blowing sand, and to offer some suggestions that would likely significantly lessen the amount of sand that would accumulate in these areas once development occurs. Our goal is also to do this in such a way that the ecosystems of the Refuge would also benefit, and to do so with low monetary and environmental costs.

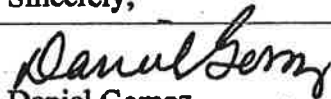
Short sand fences have been constructed on the Refuge to enhance blow sand ecosystem function. While somewhat effective in enhancing fringe-toed lizard habitat through increasing the depth of deposited blow sand in a location, these fences have been found to be of limited utility in reducing the quantity of sand from exiting the Refuge boundary. This is because the quantities of blow sand transported by the wind through the Refuge are such that the capacity of these fences is typically overwhelmed in a short period of time, and subsequently much of the sand blows past these fences; this evidenced by the buildup of dunes along 38<sup>th</sup> Street.

One suggestion we have for the proposed developments on the south side of 38<sup>th</sup> Street is to establish and maintain a wide swath of subsurface irrigated native honey mesquite plants along the development's northern boundaries to capture sand. Mesquite is very effective at capturing blow sand, as can be seen in the mesquite hummocks along the Banning Fault in the Willow Hole area. The proposed developments would provide the mesquite plants, planting, irrigation system, and irrigation water. These mesquite shrubs or trees would slow wind speeds close to the ground, causing blow sand to deposit in that location; this would greatly reduce the amount of sand that would otherwise accumulate within the downwind proposed developed areas, and the mesquite stands would continually adjust to new sand inputs (unlike fences). This mesquite stand would also provide a wide range of overall ecological benefits to native sensitive species (i.e., Coachella Valley fringe-toed lizard and Palm Springs round-tailed ground squirrel). This possibility however, may be affected by plans to possibly build a flood diversion canal along that corridor.

Other possibilities for capturing blow sand include a screening fence of some type. Although not as desirable due to the lack of ecological benefits and the constant necessary maintenance, such a fence would also significantly reduce accumulations of sand within the development. If constructed along 38<sup>th</sup> Street, the accumulated sand outside the Refuge could be collected by the developer, and transported to an upwind portion of the Refuge to be deposited, as occurs in a limited fashion now through the County of Riverside.

The architects and designers working on these developments have probably already taken blowing sand into consideration to a certain extent. However, if we can be of help in arriving at improved options or if you have any questions, please feel free to call me at (760) 348-5278 x225.

Sincerely,



Daniel Gomez

Deputy Project Leader

**RECEIVED**

**FEB 02 2010**

Riverside County  
Planning Department  
Desert Office



**SUN CITY  
PALM DESERT**  
*Community Association*

February 2, 2010

Riverside County Planning Department  
Attn: Judy Deertrack  
38686 El Cerrito Road  
Palm Desert, CA 92211

Dear Ms. Deertrack,

Sun City Palm Desert Community Association is in receipt of the notice of hearing for Specific Plan No. 338, Substantial Conformance No. 1 / Tentative Tract Map no. 35058.

We have reviewed the staff report and Conditionals of Approval. We concur with staff's recommendations that no development shall occur prior to the relocation of 38<sup>th</sup> Street and the construction of the flood control improvements within a portion of Sun City Palm Desert Community Association.

We strongly urge the Planning Commission to approve as recommended by staff.

Sincerely,

Sandy Seddon  
General Manager

CC: SCPDCA Board of Directors





# HUNSAKER & ASSOCIATES

I R V I N E, I N C.

PLANNING  
ENGINEERING  
SURVEYING  
GOVERNMENT RELATIONS

IRVINE  
LOS ANGELES  
RIVERSIDE  
SAN DIEGO

January 28, 2010

**RECEIVED**

**FEB 01 2010**

Riverside County  
Planning Department  
Desert Office

Ms. Judy Deertrack  
Planner IV  
COUNTY OF RIVERSIDE – DESERT OFFICE  
38686 El Cerrito Road  
Palm Desert, CA 92211

Subject: **Request for Revisions to the Conditions of  
Approval for Tract 35058  
Unincorporated Territory of the County of Riverside**

Dear Judy:

On behalf of Mirasera, LLC, Hunsaker & Associates Irvine, Inc. is requesting revisions to the draft conditions of approval for Tentative Tract Map 35058 (TR35058) dated January 21, 2010 listed below. Following the condition in question is our justification for its revision.

FOUNDING PARTNERS:

RICHARD HUNSAKER  
TOM R. MCGANNON

JOHN A. MICHLER  
DOUGLAS G. SNYDER

**Requested Conditions of Approval for TR35058 to be Revised**

10. PLANNING 031 SP – AIRPORT INFO SIGNS

"During initial sales of properties within the project, large airport related informational signs shall be installed and maintained by the developer. These signs shall be installed in conspicuous locations and shall clearly depict the proximity of the property to the Bermuda Dunes Airport and aircraft traffic patterns."

***Justification: This condition should be part of the 80 series conditions because it's related to the sale or lease of units.***

10. PLANNING 032 SP – INFORMATIONAL BROCHURE

"An informational brochure shall be provided to prospective buyers or renters showing the locations of aircraft flight patterns. [Exhibit BD-8 of RCALUCP shall suffice] The frequency of over flights, the typical altitudes of aircraft, and the range of noise levels that can be expected from individual aircraft over flights shall be described."

***Justification: This condition should be part of the 80 series conditions because it's related to the sale or lease of units.***

10. PLANNING 038 SP – M/M PROGRAM

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

***Justification: This condition should be removed because it is the same as 10. PLANNING 033.***

PRINCIPALS:

DAVID FRATTONI  
FRED GRAYLEE

BRADLEY HAY  
PAUL HUDDLESTON

KAMAL H. KARAM  
DOUGLAS L. STALEY

KRIS WEBER  
JOSEPH E. WIGHTMAN

Three Hughes  
Irvine, California

92618-2021

(949) 583-1010 PH

(949) 583-0759 FX

www.hunsaker.com



Ms. Judy Deertrack  
Planner IV  
COUNTY OF RIVERSIDE – DESERT OFFICE  
January 28, 2010  
Page 2

30. TRANS 014 SP – SP338/VARNER IMPROVEMENT

Prior to the approval of any implementing projects, the following improvements shall be completed: Varner Road from the westerly project boundary east to the projects easterly boundary, matching the existing improvements along Varner Road shall be improved to provide the following: Varner Road shall be constructed to provide three eastbound and three westbound through lanes within a Major Highway right-of-way (118'). The cross-section of the corridor shall provide (south to north) 10-foot wide landscaping, 84-feet of pavement (14', 11', 11' eastbound through lane, 12-foot wide striped median, 11', 11', 14' westbound through lanes), 5-foot wide landscaping, 5-foot wide sidewalk, 4-foot wide landscaping and 10-foot wide bike path. Varner Road frontage improvements adjacent to I-10 shall include installation of appropriate barrier and glare shields as approved by Cal Trans and County Transportation Department. or as approved by the Transportation Department.

***Justification: Condition status should read "Not Apply" instead of "Deferred." The required improvements for Varner Road should be consistent with conditions 50. TRANS 039 and 50. TRANS 040. Varner Road is proposed to provide a 111' R/W instead of a 118' R/W, as it is stated in 50. TRANS 039 and 50. TRANS 040.***

30. TRANS 015 SP – SP338/38<sup>TH</sup> AVE IMPROVEMEN

Prior to the approval of any implementing projects, the following improvements shall be completed: 38th Avenue shall be improved to the Ultimate full section within the project boundaries. The improvements shall reflect a Major Highway roadway classification as approved by the Transportation Department. The off-site portion of 38th Avenue (between the projects westerly boundary and Varner Road) shall be constructed per County Draft Standard 106, (32'/60'). The alignment of this portion of 38th Avenue shall be coordinated with SP00360.

***Justification: Condition status should say "Not Apply" instead of "Deferred." The required improvements for Avenue 38 should be consistent with condition 50. TRANS 041. There are also additional off-site improvements required for Avenue 38 from the eastern project boundary to Washington Street, as it is stated in 50. TRANS 041.***

30. TRANS 016 SP – VARNER RD OFF-SITE R/W

Prior to the issuance of the 500th building permit the project proponent shall obtain sufficient off-site right-of-way along Varner Road from the project boundary to Washington Street to facilitate the construction of 84-feet of pavement consisting of six traffic lanes (14', 11', 11' eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes) and turning lanes as approved by the Transportation Department. Developer Impact Fee credit and other financial assistance provided by the County of Riverside may be available as approved by the Transportation Department.

***Justification: Condition status should say "Not Apply" instead of "Deferred." This condition needs to be revised to match conditions 50. TRANS 032-038. Varner Road is phased based on traffic counts as the Transportation Department has agreed to.***



Ms. Judy Deertrack  
Planner IV  
COUNTY OF RIVERSIDE – DESERT OFFICE  
January 28, 2010  
Page 3

30. TRANS 017

SP – VARNER RD OFF-SITE CONSTR

Prior to the issuance of the 1,000th building permit, Varner Road from the project boundary to Washington Street shall be designed and constructed to include 84-feet of pavement consisting of six traffic lanes (14', 11', 11' eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes and turning lanes as approved by the Transportation Department. Developer Impact Fee credit and other financial assistance provided by the County of Riverside may be available as approved by the Transportation Department. The above mentioned improvements shall include barrier rail and glare shield fencing between Interstate 10 and Varner Road as approved by the Transportation Department.

***Justification: Condition status should read "Not Apply" instead of "Deferred." This condition needs to be revised to match conditions 50. TRANS 032-038. Varner Road is phased based on traffic counts as the Transportation Department has agreed to.***

50. PLANNING 040

SP – AVIGATION EASEMENT

"Prior to the sale of any property within the project boundary or prior to the recordation of a final map, whichever occurs first, an Avigation Easement containing the provisions indicated in Countywide Policy 4.3.5 shall be dedicated to the Bermuda Dunes Airport. Said easement shall remain in effect for as long as the airport remains in operation."

***Justification: This condition should be removed. It is the same as 10. PLANNING 036.***

80. TRANS 013

SP – VARNER RD OFF-SITE R/W

Prior to the issuance of the 500th building permit the project proponent shall obtain sufficient off-site right-of-way along Varner Road from the project boundary to Washington Street to facilitate the construction of 84-feet of pavement consisting of six traffic lanes (14', 11', 11' eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes) and turning lanes as approved by the Transportation Department. Developer Impact Fee credit and other financial assistance provided by the County of Riverside may be available as approved by the Transportation Department.

***Justification: Condition status should read "Not Apply" instead of "Deferred." This condition needs to be revised to be consistent with condition 50. TRANS 032-038. Varner Road is phased based on traffic counts as the Transportation Department has agreed to.***



Ms. Judy Deertrack  
Planner IV  
COUNTY OF RIVERSIDE – DESERT OFFICE  
January 28, 2010  
Page 4

80. TRANS 014

SP – VARNER RD OFF-SITE CONSTR

Prior to the issuance of the 1,000th building permit, Varner Road from the project boundary to Washington Street shall be designed and constructed to include 84-feet of pavement consisting of six traffic lanes (14', 11', 11' eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes and turning lanes as approved by the Transportation Department. Developer Impact Fee credit and other financial assistance provided by the County of Riverside may be available as approved by the Transportation Department. The above mentioned improvements shall include barrier rail and glare shield fencing between Interstate 10 and Varner Road as approved by the Transportation Department.

***Justification: Condition status should read "Not Apply" instead of "Deferred." This condition needs to be revised to be consistent with condition 50. TRANS 032-038. Varner Road is phased based on traffic counts as the Transportation Department has agreed to.***

90. TRANS 012

SP – SP338/38<sup>TH</sup> AVE IMPROVEMEN

Prior to the first building final inspection, the following improvements shall be completed: 38th Avenue shall be improved to the Ultimate full section within the project boundaries. The improvements shall reflect a Major Highway roadway classification as approved by the Transportation Department. The off-site portion of 38th Avenue (between the projects westerly boundary and Varner Road) shall be constructed per County Draft Standard 106, (32'/60'). The alignment of this portion of 38th Avenue shall be coordinated with SP00360.

***Justification: This condition needs to be revised to be consistent with 50. TRANS 046. There are also additional off-site improvements required for Avenue 38 from the eastern project boundary to Washington Street, as stated in condition 50. TRANS 046.***

90. TRANS 013

SP – SP338/VARNER IMPROVEMENT

Prior to the first building final inspection, the following improvements shall be completed: Varner Road from the westerly project boundary east to the projects easterly boundary, matching the existing improvements along Varner Road shall be improved to provide the following: Varner Road shall be constructed to provide three eastbound and three westbound through lanes within a Major Highway right-of-way (118'). The cross-section of the corridor shall provide (south to north) 10-foot wide landscaping, 84-feet of pavement (14', 11', 11' eastbound through lane, 12-foot wide striped median, 11', 11', 14' westbound through lanes), 5-foot wide landscaping, 5-foot wide sidewalk, 4-foot wide landscaping and 10-foot wide bike path. Varner Road frontage improvements adjacent to I-10 shall include installation of appropriate barrier and glare shields as approved by Cal Trans and County Transportation Department. or as approved by the Transportation Department.

***Justification: This condition needs to be revised to be consistent 50. TRANS 044 and 50. TRANS 045. Varner Road is proposed to provide a 111' R/W instead of a 118' R/W, as stated in conditions 50. TRANS 044 and 50. TRANS 045.***



Ms. Judy Deertrack  
Planner IV  
COUNTY OF RIVERSIDE - DESERT OFFICE  
January 28, 2010  
Page 5

Thank you for your consideration of our request to revise the conditions of approval for TR 35058 dated January 21, 2010. If you have any questions please give me a call at (949) 462-3841 or email me at [gsnyder@hunsaker.com](mailto:gsnyder@hunsaker.com).

Sincerely,

HUNSAKER & ASSOCIATES IRVINE, INC.

A handwritten signature in black ink, appearing to read 'Garrett D. Snyder', written in a cursive style.

Garrett D. Snyder  
Planner

GS:tl

Attachments:

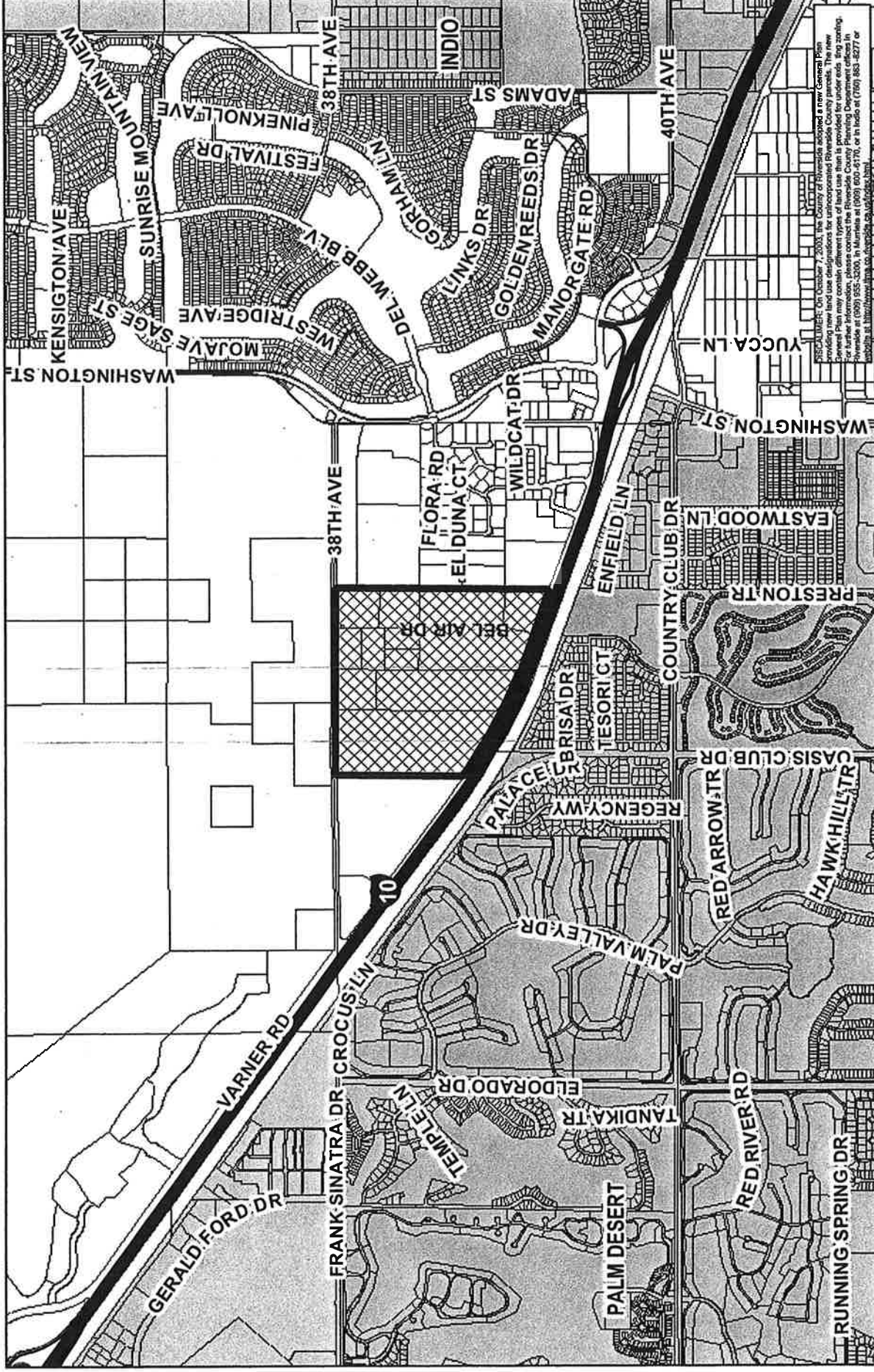
xc: Shelley McCollough, Mirasera, LLC  
Vic Cooper  
Doug Snyder  
Ted Frattone, H&A

W.O. 3479-4X  
(fcl\wo\3479\4X L01-gs.doc)

# TR35058 VICINITY MAP

Supervisor Wilson  
District 4  
Date Drawn: 8/25/08

Planner: Maurice Borrows  
Date: 11/19/08  
VICINITY MAP



## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Bermuda Dunes  
Township/Range: T5SR6E  
Section : 1

Assessors  
Bk. Pg. 626-14 & 15  
Thomas  
819 D2  
Bros. Pg.



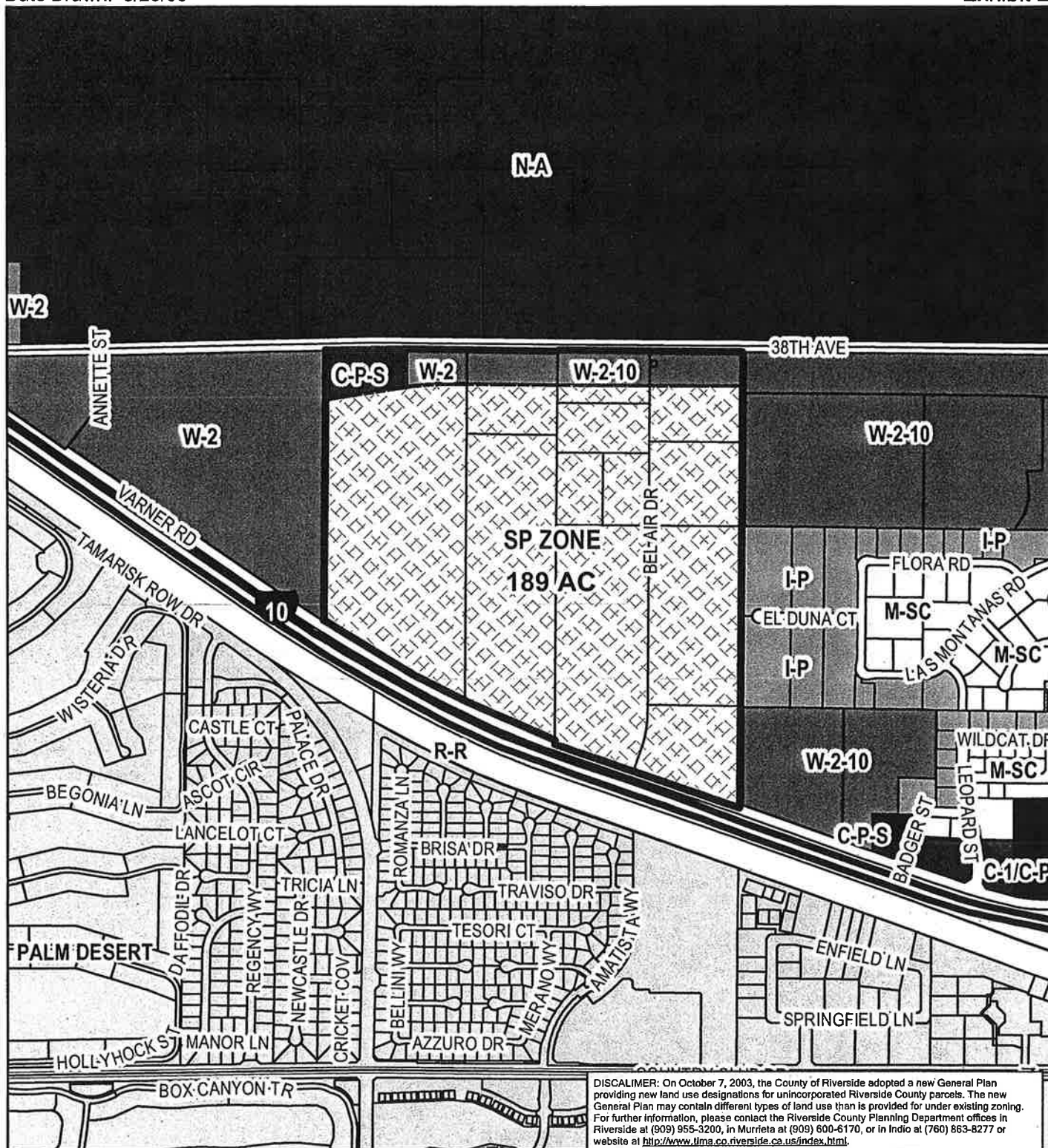
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new plan is effective January 1, 2004. For more information on the new General Plan, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 600-4170, or in Indio at (760) 863-8277 or by e-mail at [planning@co.riverside.ca.us](mailto:planning@co.riverside.ca.us).



Supervisor Wilson  
District 4  
Date Drawn: 8/25/08

**TR35058**  
**EXISTING ZONING**

Planner: Maurice Borrows  
Date: 11/19/08  
Exhibit 2



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Bermuda Dunes  
Township/Range: T5SR6E  
Section: 1



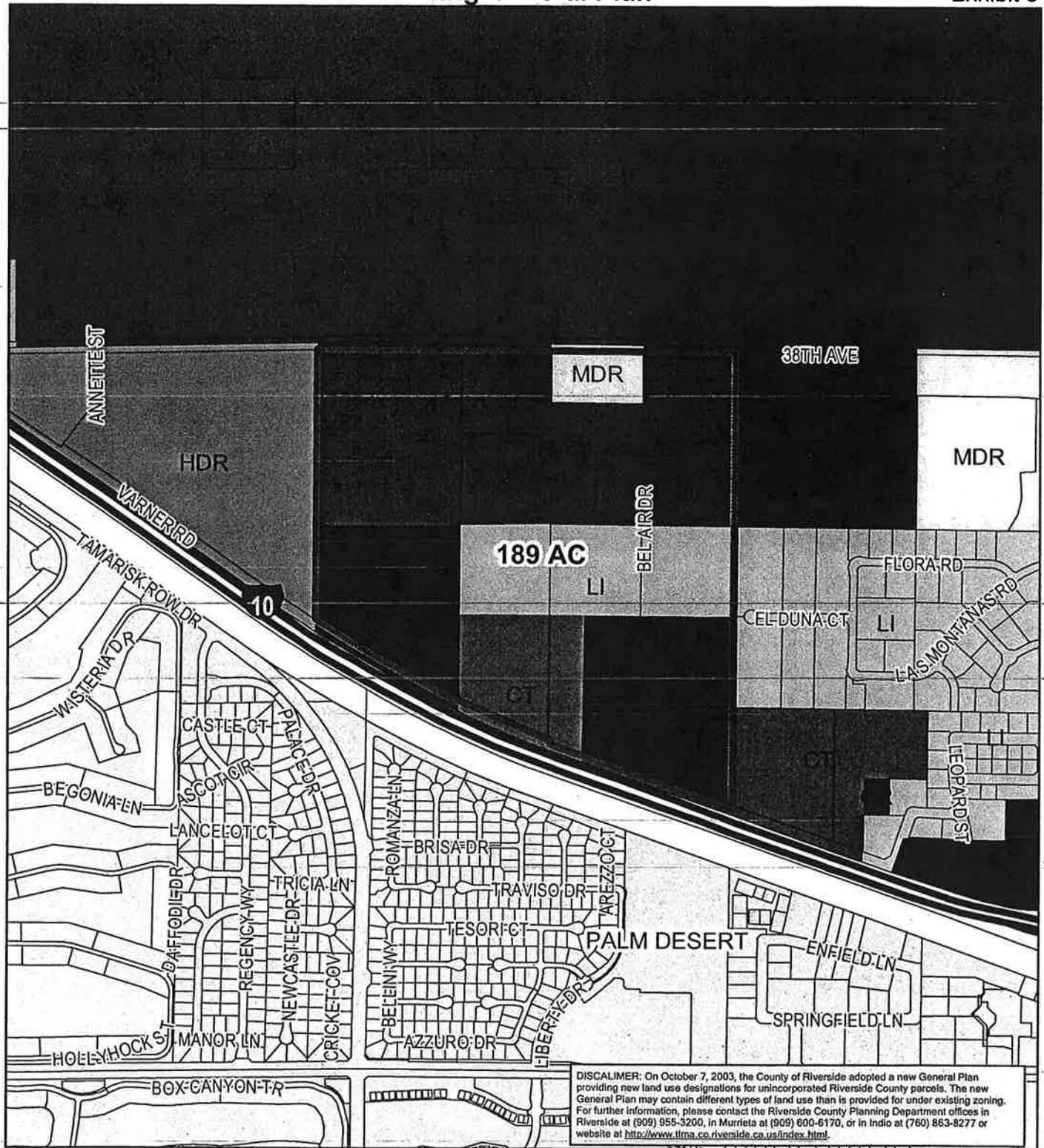
Assessors  
Bk. Pg. 626-14 & 15  
Thomas  
Bros. Pg. 819 D2

Supervisor Wilson  
District 4  
Date Drawn: 8/25/08

# TR35058

## Existing General Plan

Planner: Maurice Borrows  
Date: 11/19/08  
Exhibit 5



Zone  
District: Bermuda Dunes  
Township/Range: T5SR6E  
Section : 1

RIVERSIDE COUNTY PLANNING DEPARTMENT



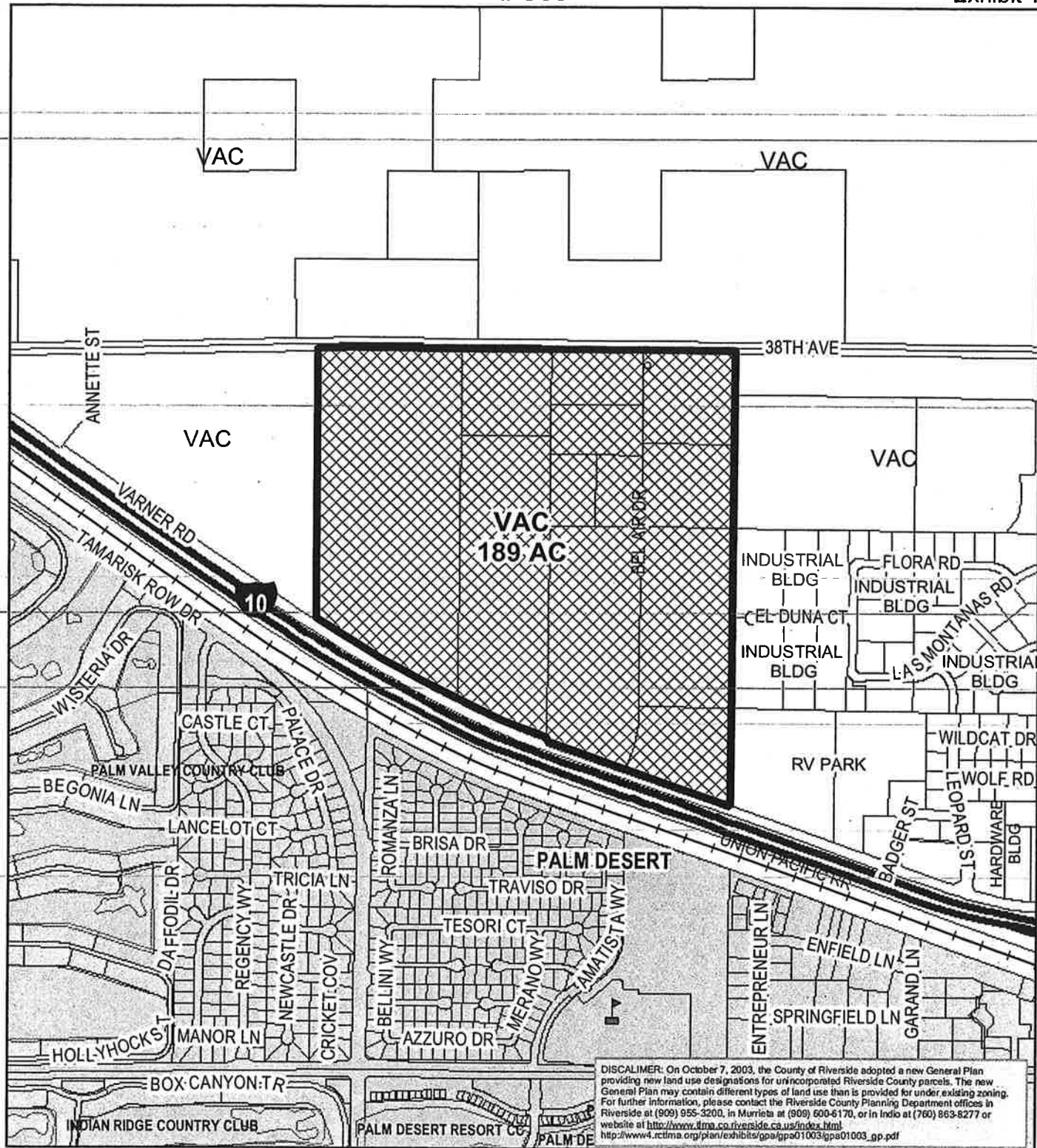
Assessors  
Bk.Pg. 626-14 & 15  
Thomas Bros. Pg. 819 D2

Supervisor Wilson  
District 4  
Date Drawn: 8/25/08

# TR35058

## Land Use

Planner: Maurice Borrows  
Date: 11/19/08  
Exhibit 1



Zone  
District: Bermuda Dunes  
Township/Range: T5SR6E  
Section: 1

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 626-14 & 15  
Thomas  
Bros. Pg. 819 D2

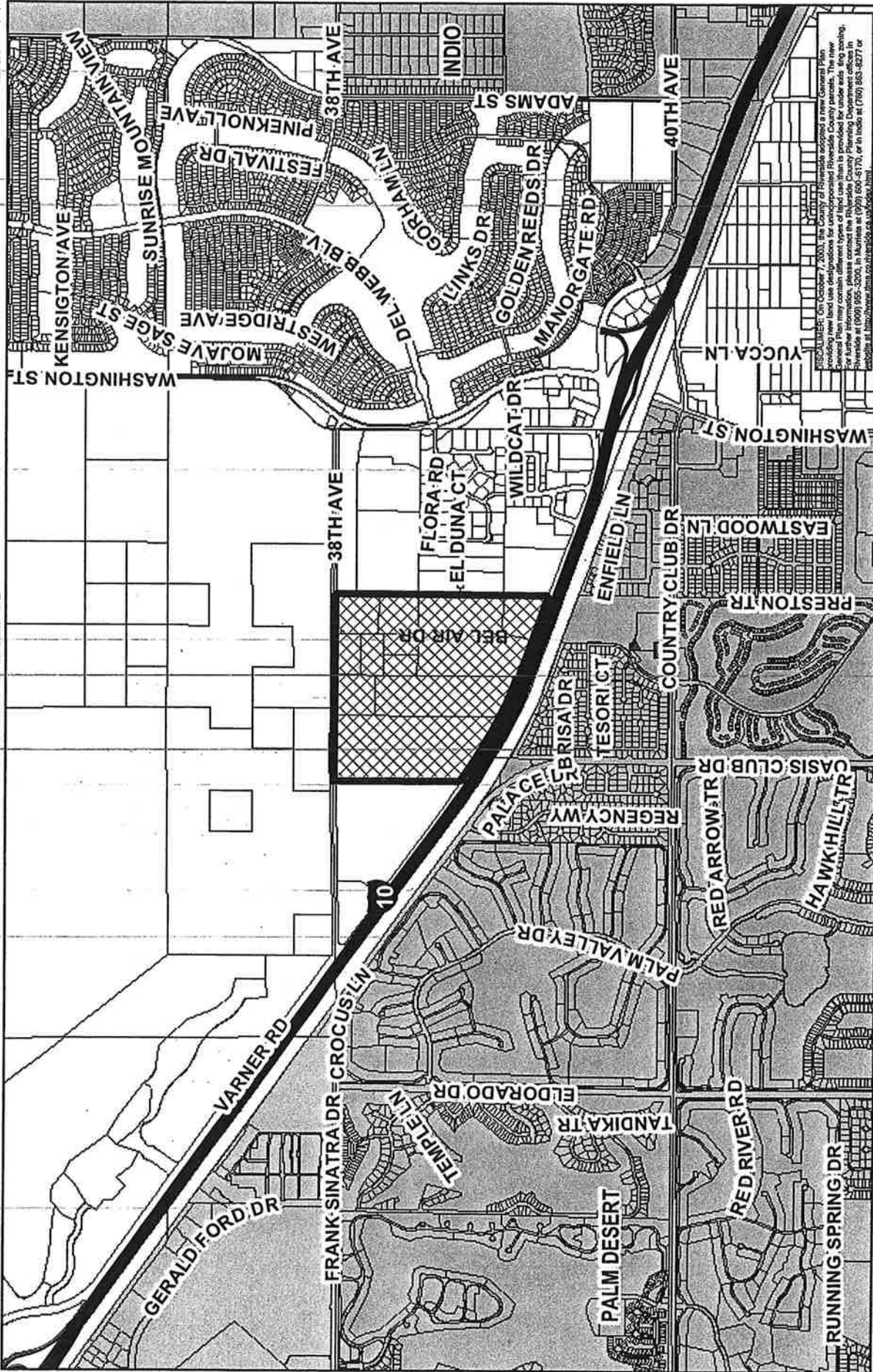




Supervisor Wilson  
District 4  
Date Drawn: 8/25/08

# TR35058 POLICY AREAS

Planner: Maurice Borrows  
Date: 11/19/08  
Exhibit 8



Zone  
District: Bermuda Dunes  
Township/Range: T5SR6E  
Section: 1

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 626-14 & 15  
Thomas  
Bros. Pg. 819 D2

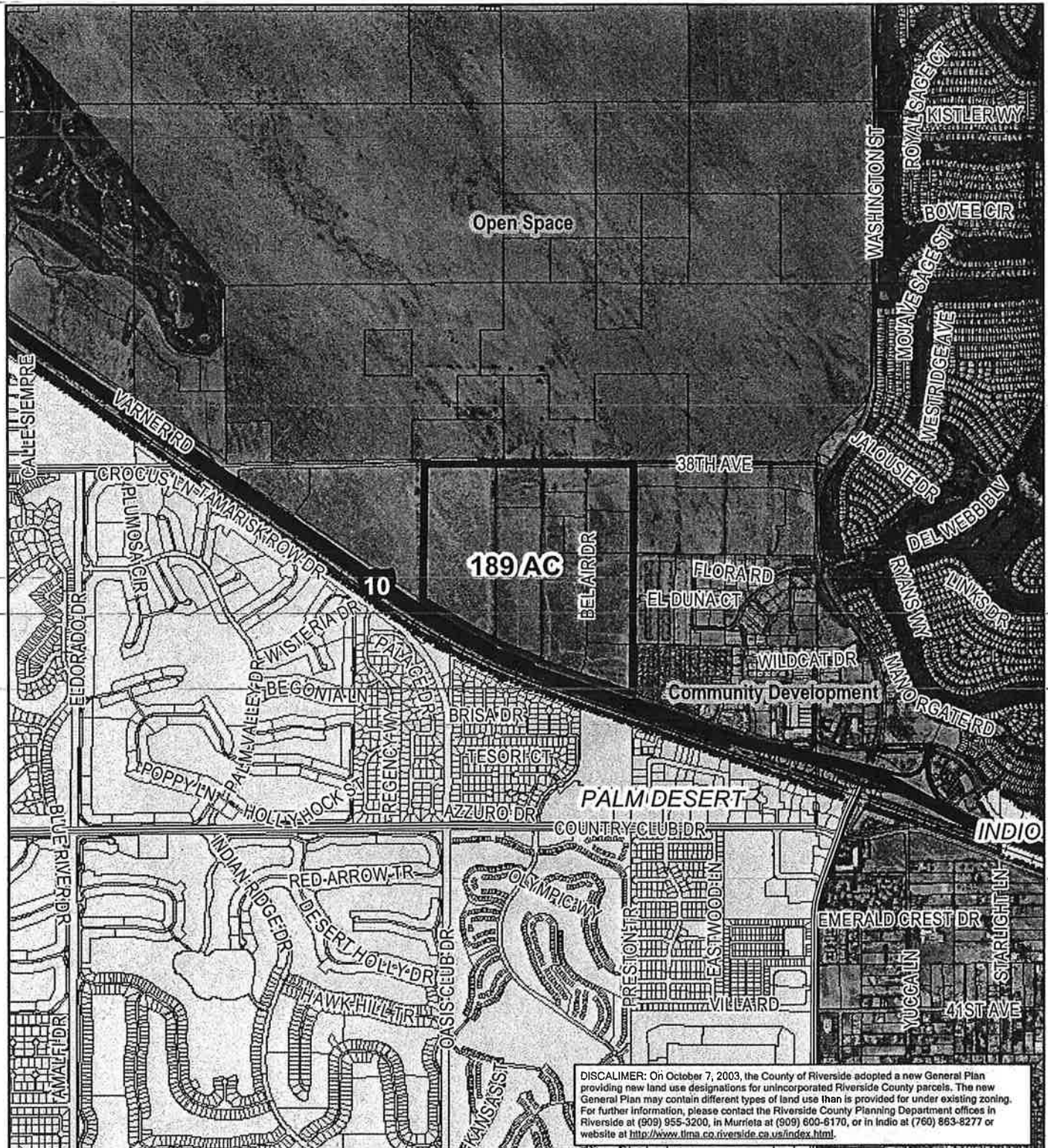
RESOLUTION: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under this map. Several parcels may contain different types of land use than is provided for under this map. Some parcels may be shown as "PENDING" or "IN PROGRESS". For more information, please contact the Planning Department at (951) 955-5200. In Murietta at (951) 600-6170, or in Indio at (760) 863-8277 or at Indio at (760) 863-8277 or at Indio at (760) 863-8277.

Supervisor Wilson  
District 4  
Date Drawn: 8/25/08

TR35058

Planner: Maurice Borrows  
Date: 11/19/08  
Exhibit Overview

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District  
Plan: Bermuda Dunes  
Township/Range: T5SR6E  
Section: 1



Assessors  
Bk. Pg. 626-14 & 15  
Thomas  
Bros. Pg. 819 D2

**PLANNER: J. DEERTRACK**



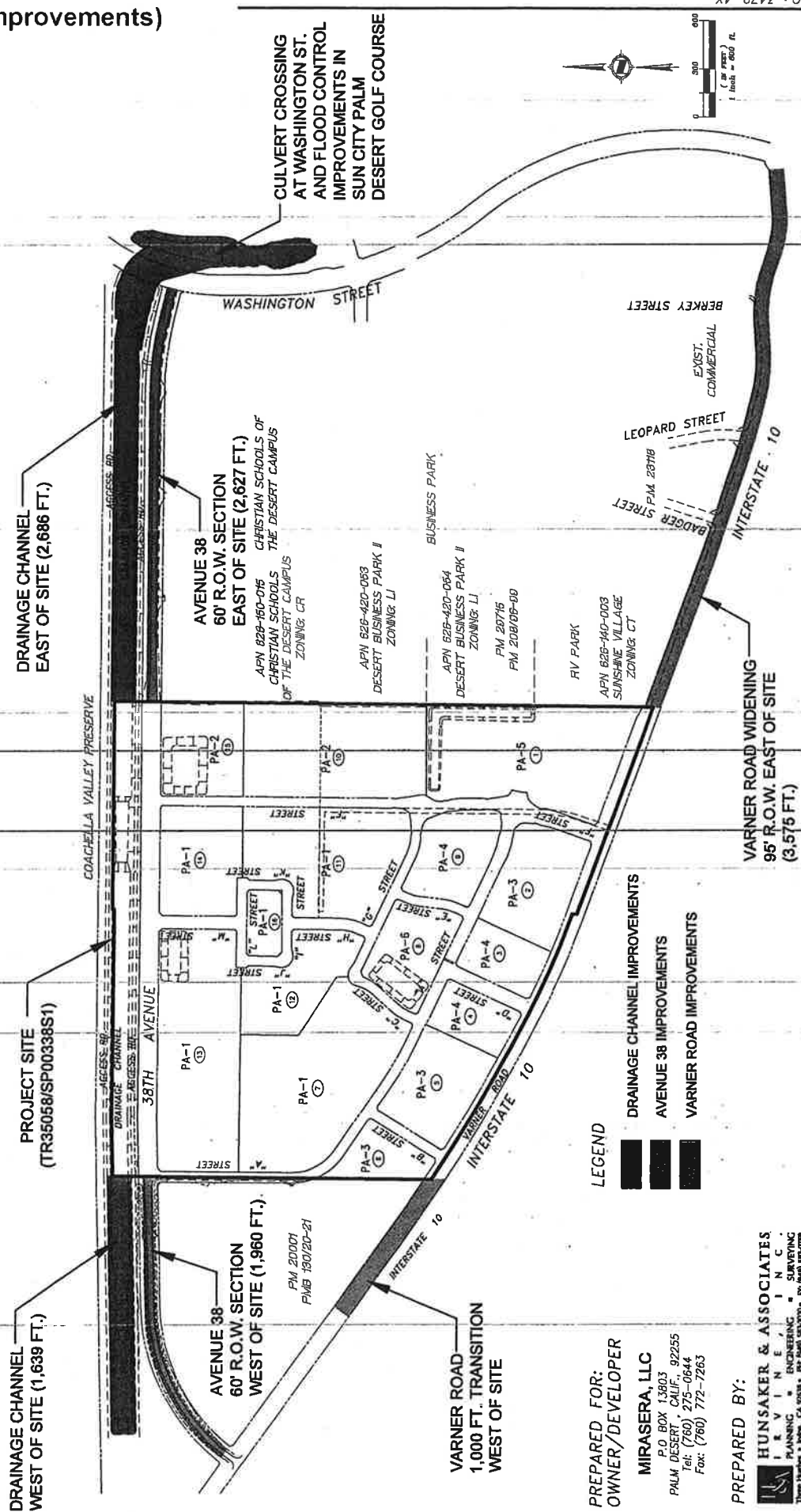
Case #: TR35058

Exhibit "I" (Off-Site Improvements)

Date: 1/11/2010

Planner: J. Deertrack

# MIRASERA OFFSITE IMPROVEMENTS TENTATIVE TRACT MAP NO. 35058 (TR35058) / SUBSTANTIAL CONFORMANCE SPECIFIC PLAN (SP00338S1)



PREPARED FOR:  
OWNER/DEVELOPER

MIRASERA, LLC

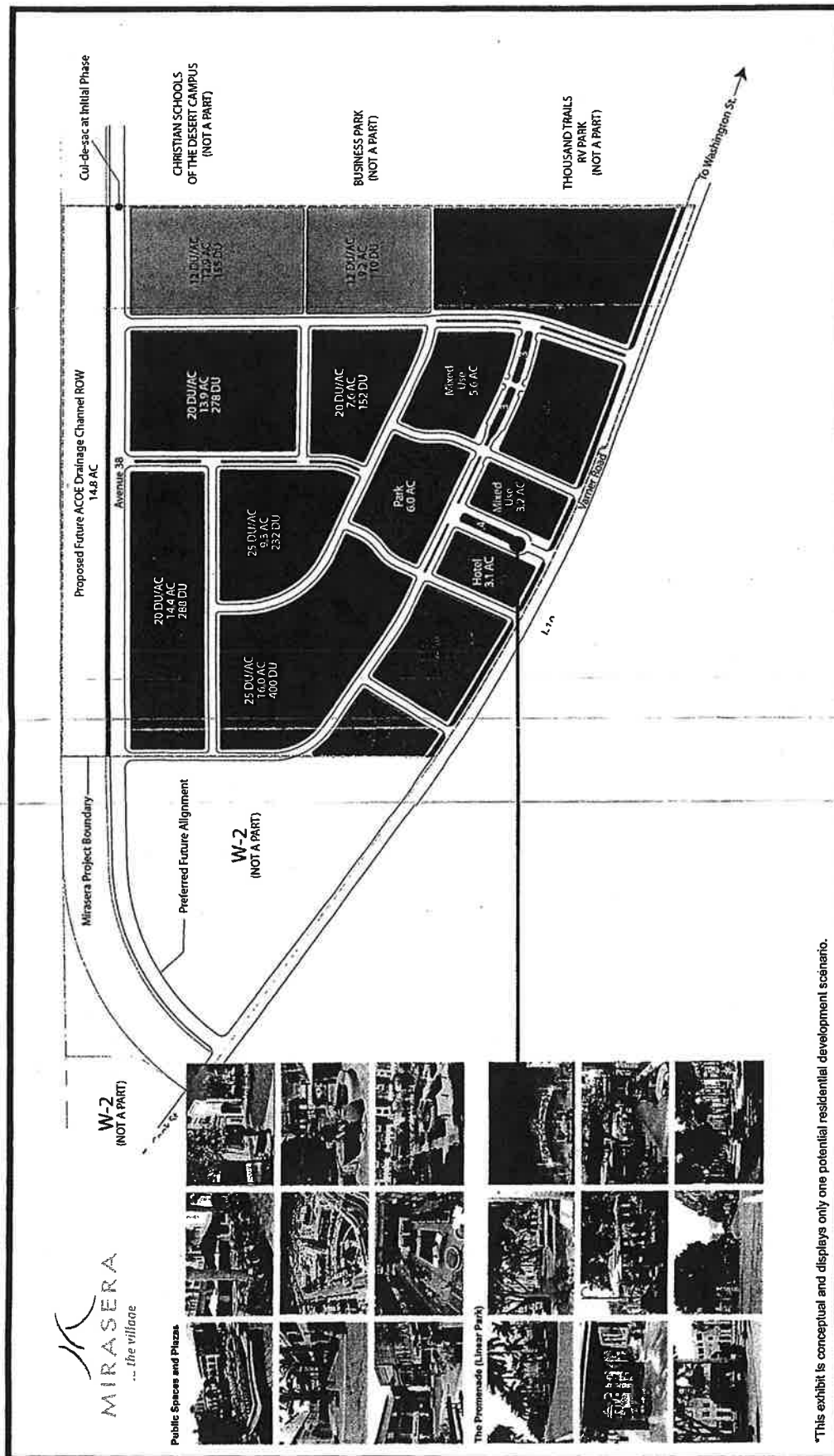
P.O. BOX 13803  
PALM DESERT, CALIF. 92255  
Tel: (760) 275-0644  
Fax: (760) 772-7263

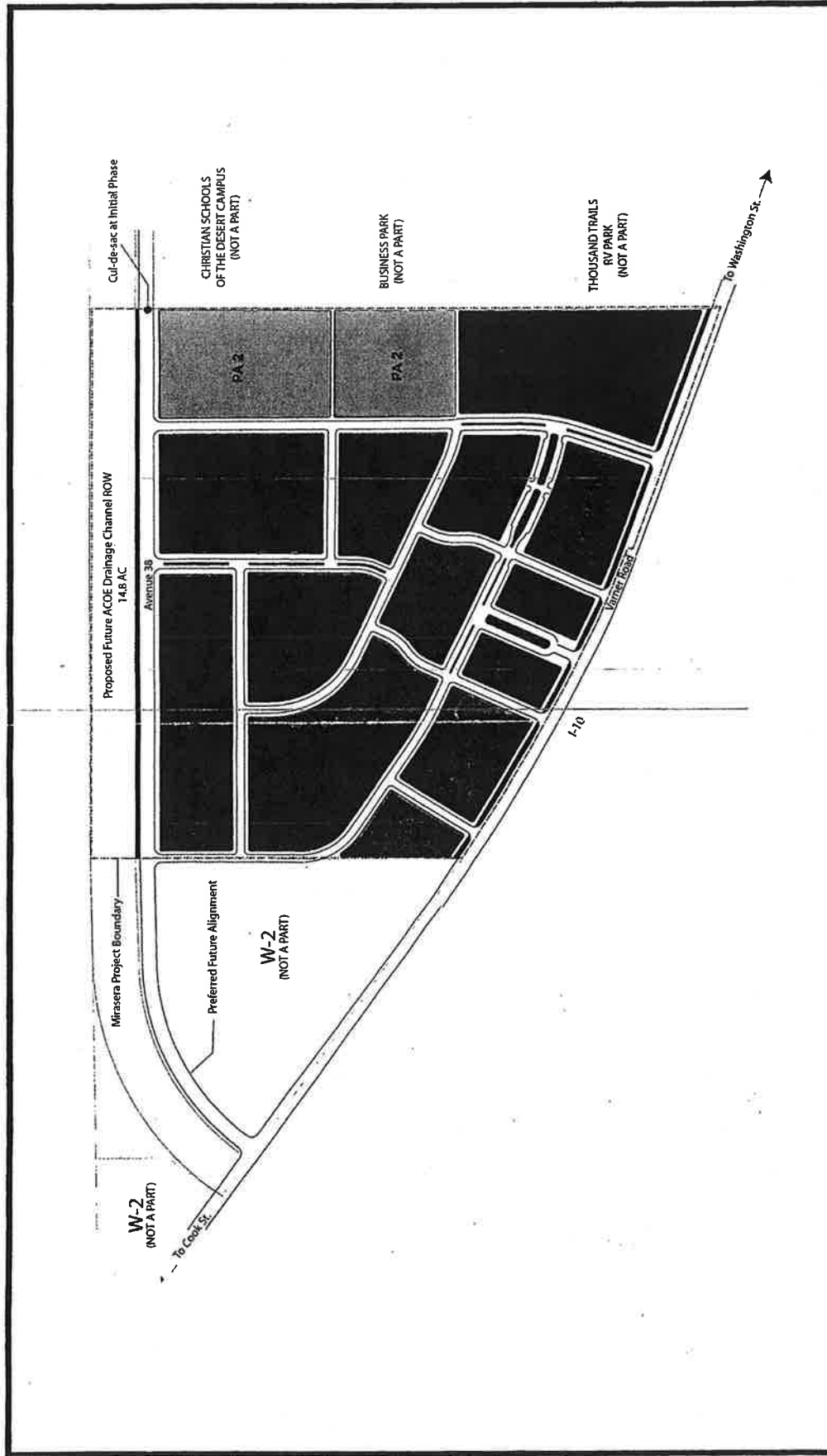
PREPARED BY:

HUNSAKER & ASSOCIATES  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • Fax (949) 583-0799

SP0338  
ORIGINAL  
EXHIBITS







**Figure 4-2**



TKD



THE PLANNING CENTER



**PLANNING AREA EXHIBIT**

MIRASERA  
40421.04.000 SPECIFIC PLAN



**MIRASERA SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT**
**SPECIFIC PLAN**

 September 15<sup>th</sup>, 2006

<b>TABLE 4-1 CONCEPTUAL LAND USE SUMMARY</b>						
<b>PLANNING AREA</b>	<b>LAND USE</b>	<b>ACRES</b>	<b>RESIDENTIAL UNITS PER ACRE</b>	<b>NON- RESIDENTIAL F.A.R.</b>	<b>UNITS</b>	<b>NON- RESIDENTIAL SQUARE FEET</b>
<b>PLANNING AREA 1*</b>						
PA 1	Very High Density Residential Mix	61.2	20-25	N/A	1,350	N/A
<b>PLANNING AREA 2*</b>						
PA 2	High Density Residential Mix	22.1	12	N/A	265	N/A
<b>PLANNING AREA 3</b>						
PA 3	Business Park/ Office	17.5	N/A	0.3	N/A	228,700
<b>PLANNING AREA 4</b>						
PA 4	Mixed Use/Live Work	11.9**	16**	.32	141***	122,700
<b>PLANNING AREA 5</b>						
PA 5	Community Retail	17.2	N/A	0.25	N/A	187,300
<b>PLANNING AREA 6</b>						
PA 6	Village Green	6.0	N/A	N/A	N/A	N/A
<b>OTHER</b>						
N/A	Parks/Trails	8.0	N/A	N/A	N/A	N/A
N/A	Drainage Channel	14.8	N/A	N/A	N/A	N/A
N/A	Misc. Roads and Open Space	31.1	N/A	N/A	N/A	N/A
<b>PROJECT TOTAL</b>		<b>189.8</b>	<b>9.25 (Gross)</b>		<b>1,756</b>	<b>538,700</b>
*A density transfer of up to 10% shall be allowed between residential Planning Areas.  **A 3.1 acre Hotel is included in the acreage total of Planning Area No. 4. The 16 residential units per acre figure is based on the remaining acreage (8.8 acres).  ***200 Hotel Units within Planning Area 4 are not included in the unit total.						

## MIRASERA SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT

## SPECIFIC PLAN

September 15<sup>th</sup>, 2006

internally linked to offer multiple options for entering or leaving the site. Primary streets within the internal circulation pattern will service major development components and secondary roads will service specific uses and individual properties.

**TABLE 4-2  
PROJECT SITE ENTRIES**

PERIMETER ROADS	PRIMARY COMMUNITY ENTRY	SECONDARY COMMUNITY ENTRY	SIGNALIZED ENTRY
Varner Road	2	3	3
Avenue 38	1	2	0
<b>TOTAL</b>	<b>3</b>	<b>5</b>	<b>3</b>

#### *Varner Road*

As shown on **Figure 4-4** (Proposed Varner Road Cross Section) The project proponent shall construct Varner Road from the west project boundary to the east project boundary at its ultimate full width as a Major highway (118 foot right-of-way) including landscaping and parkway improvements in conjunction with development.

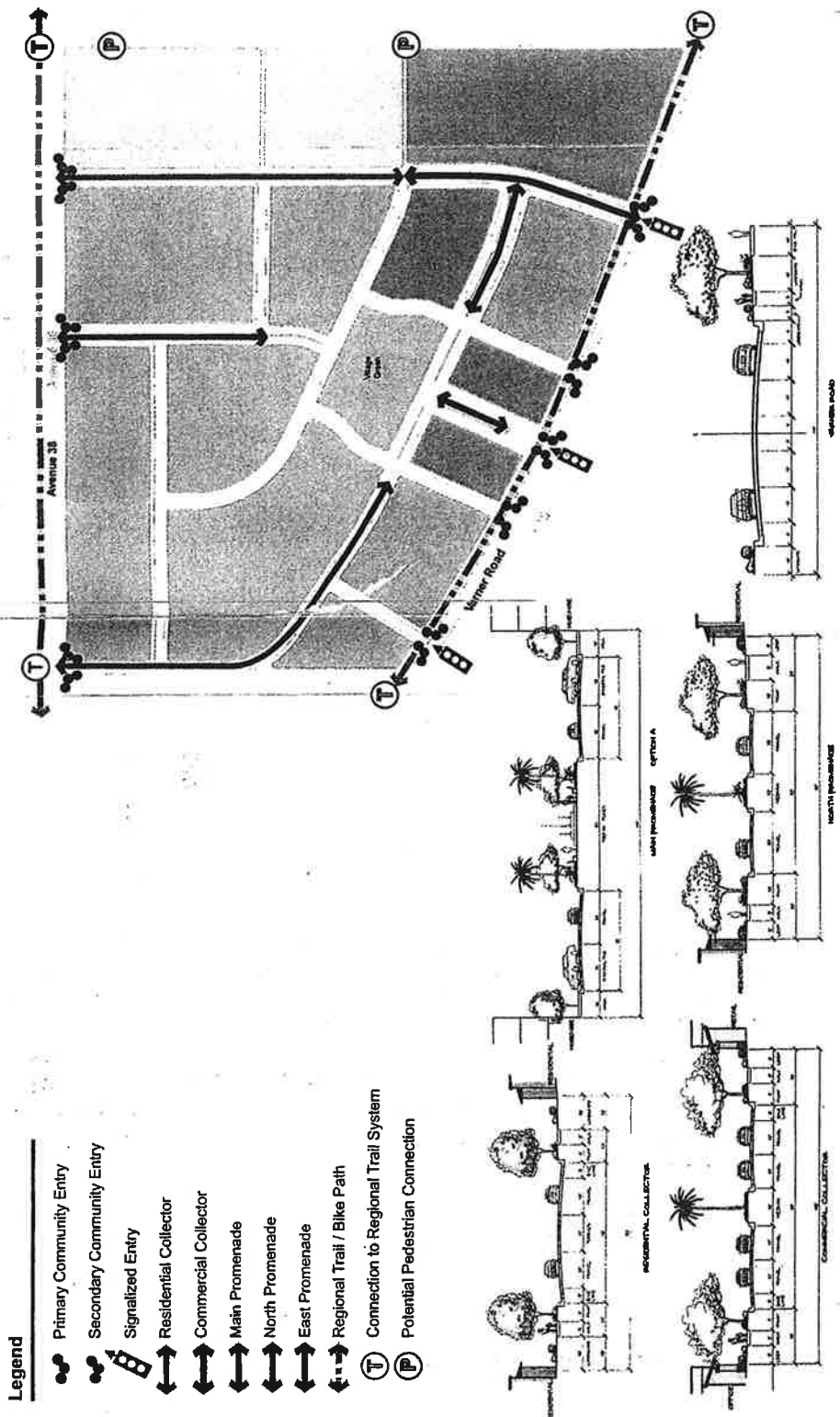
#### *Avenue 38*

The project proponent shall construct Avenue 38 from the west project boundary to the east project boundary at its ultimate full width as a Major highway (118 foot right-of-way) including landscaping and parkway improvements in conjunction with development.

#### *Pedestrian*

The proposed pedestrian circulation plan is intended to create a unified system that encourages pedestrian use. Pedestrian circulation is accomplished through an extensive paseo system which provides connectivity throughout the entire project site. All streets have a minimum 5-foot wide sidewalk separated from the street by a minimum 6-foot wide parkway. Along busier streets the sidewalk/parkway width increases. In addition to public sidewalks, individual residential and commercial projects within Mirasera are required to provide internal paseos that provide connections to adjacent uses. The paseo system is incorporated into the project design because the proximity between on-site land uses make walking a feasible and desirable transportation mode. The Mirasera paseo system will connect to the Riverside County regional trail network. 8-foot wide regional trails are located along the northern half of Varner Road and the northern half of the proposed Avenue 38.

The pedestrian circulation system has been developed to achieve the following: 1) provide a paseo system which links together the entire Mirasera project site while providing connection to the Riverside County regional trail network; 2) maximize safety and functionality between vehicular routes and pedestrian paths; 3) create a pleasant walking environment by providing elements of visual interest (i.e. vistas, rest stops, fountains, etc.); and 4) accommodate the needs of all pedestrians (including special needs groups such as children or the handicapped).



- Legend**
- Primary Community Entry
  - Secondary Community Entry
  - Signalized Entry
  - Residential Collector
  - Commercial Collector
  - Main Promenade
  - North Promenade
  - East Promenade
  - Regional Trail / Bike Path
  - Connection to Regional Trail System
  - Potential Pedestrian Connection

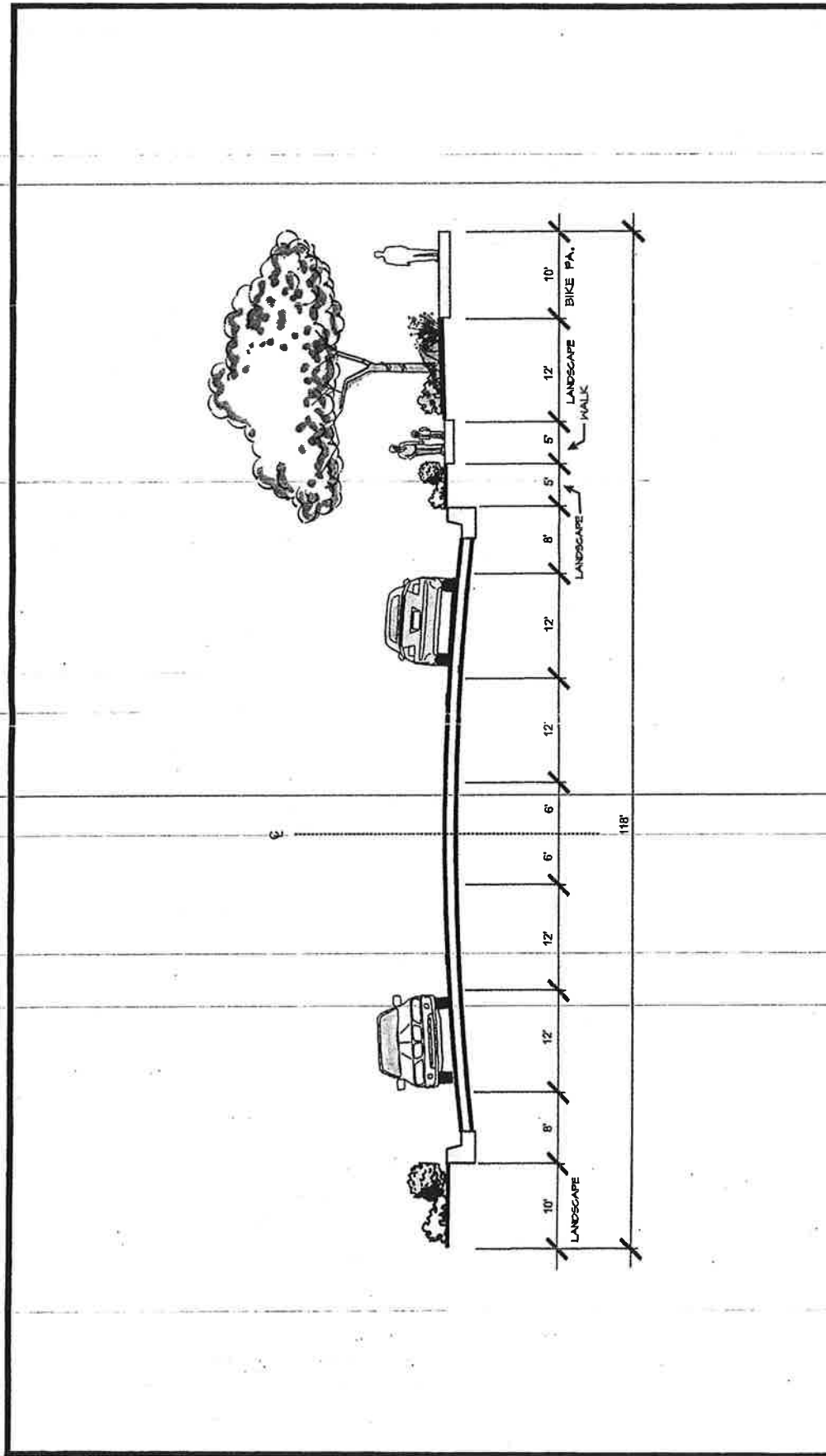
# CONCEPTUAL CIRCULATION PLAN



MIRASERA  
40421.04.000 SPECIFIC PLAN



Figure 4-3



**Stantec**

**PROPOSED VARNER ROAD CROSS SECTION**

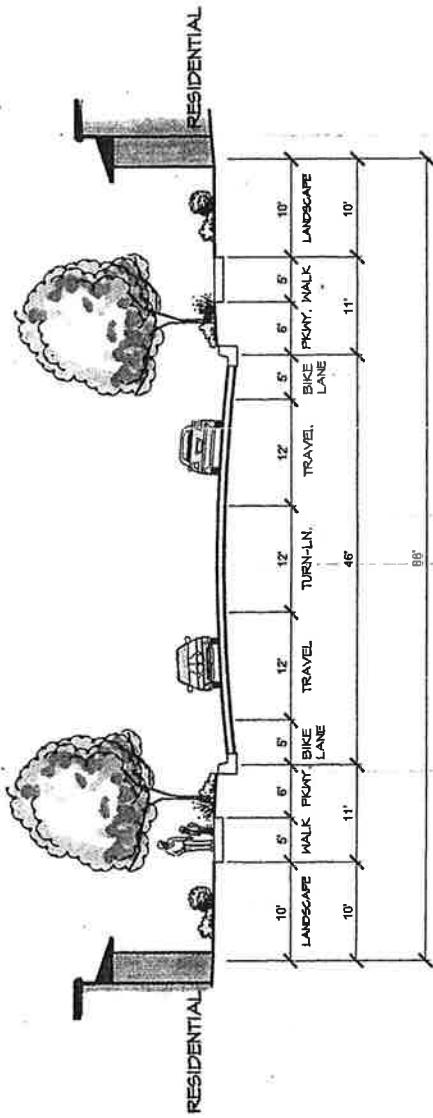
MIRASERA  
40421.04.000 SPECIFIC PLAN



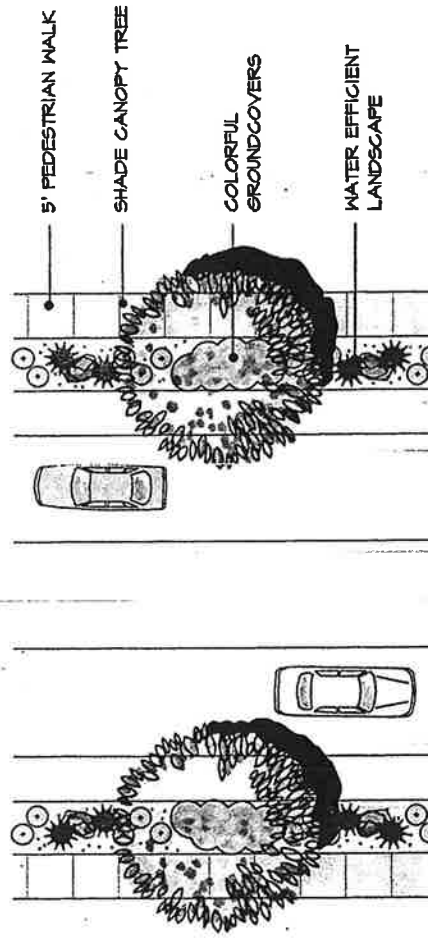
TKD



**Figure 4-4**



## Residential Collector



## RESIDENTIAL COLLECTOR STREETSCAPE AND CROSS SECTION

Stantec

MIRASERA  
40421.04.000 SPECIFIC PLAN

MIRASERA  
40421.04.000

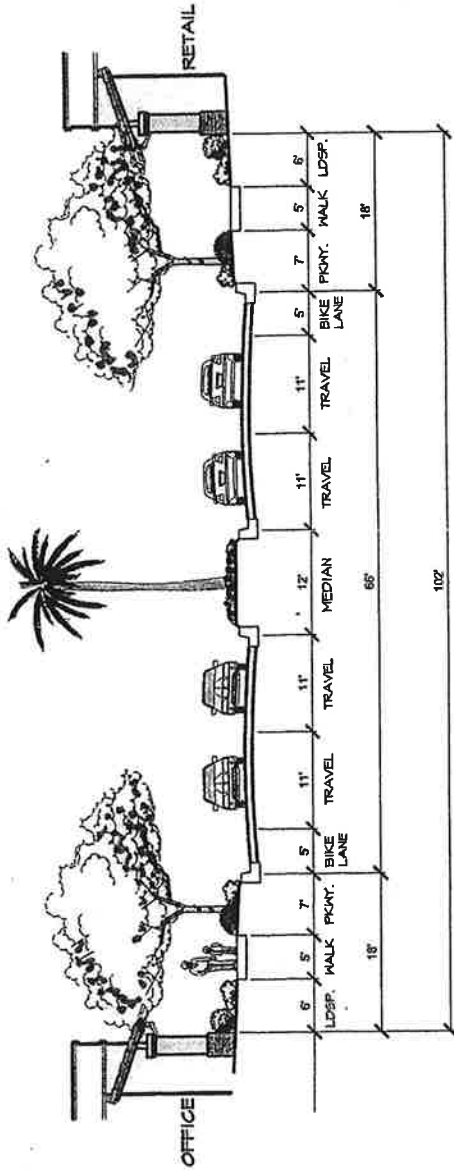
THE  
PLANNING  
CENTER

TKD

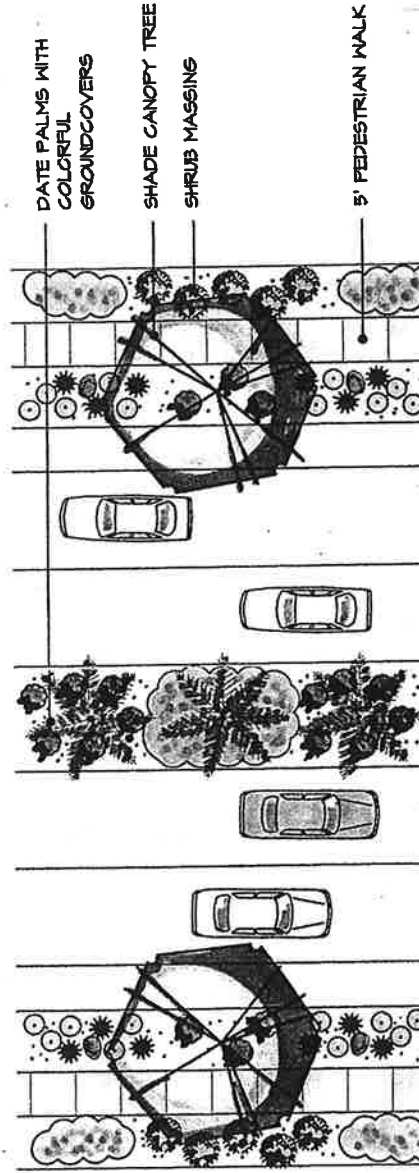
NOT TO SCALE

Figure 4-9





## Commercial Collector



Stantec

## COMMERCIAL COLLECTOR STREETSCAPE AND CROSS SECTION

MIRASERA  
40421.04.000 SPECIFIC PLAN

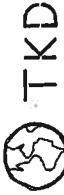
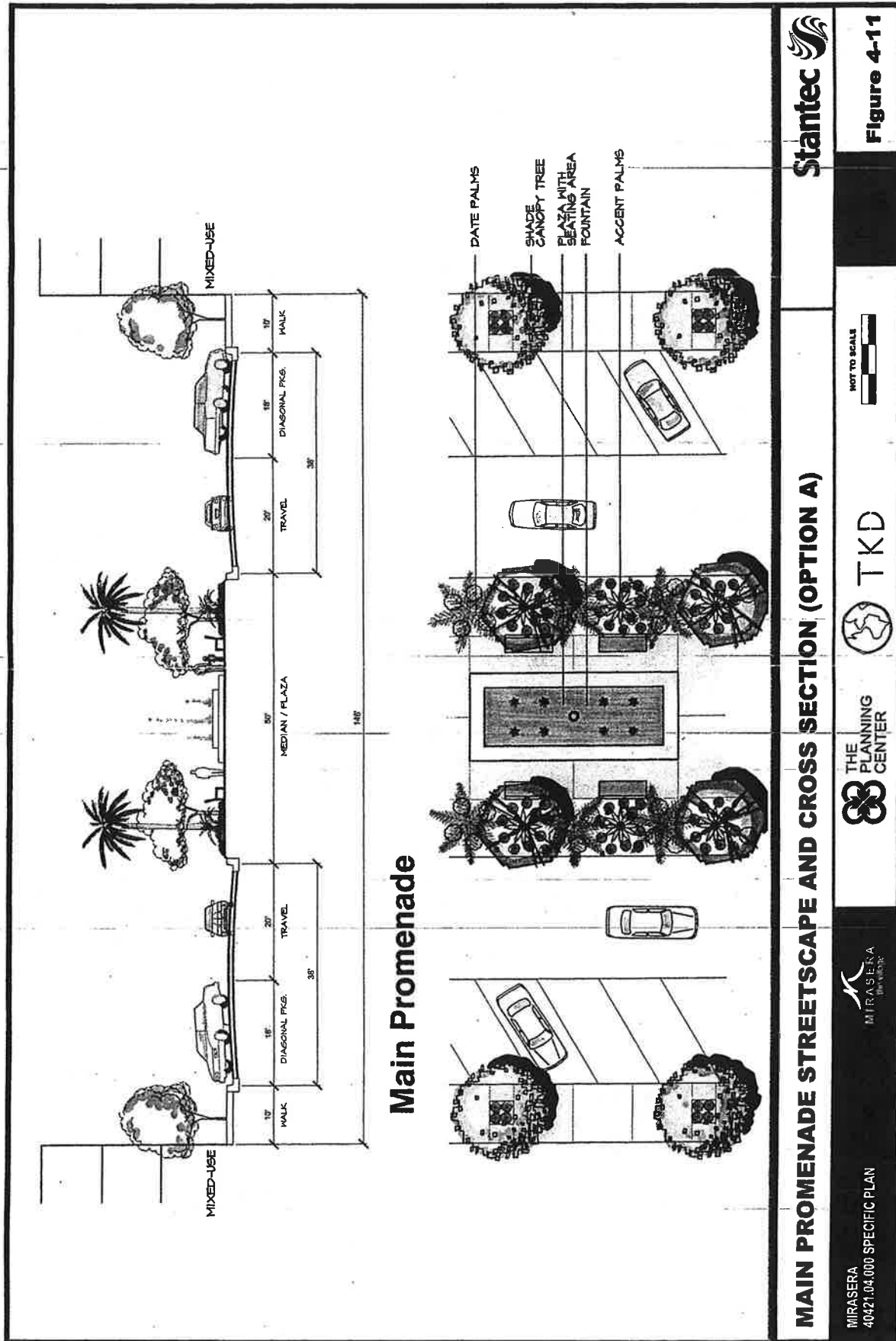
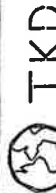
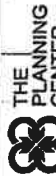


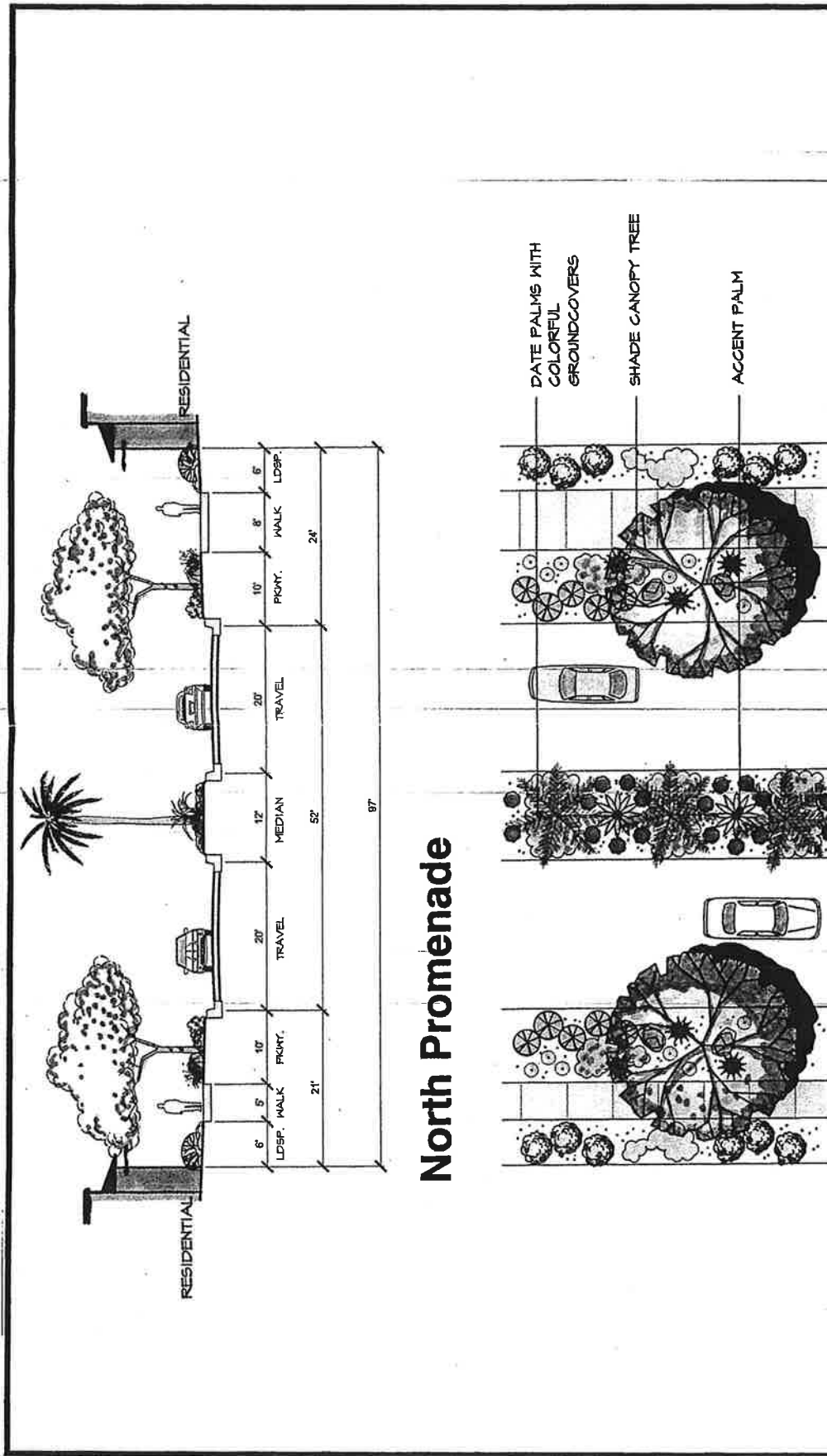
Figure 4-10



**MAIN PROMENADE STREETSCAPE AND CROSS SECTION (OPTION A)**

MIRASERA  
40421.04.000 SPECIFIC PLAN





# North Promenade

Stantec

NORTH PROMENADE STREETSCAPE AND CROSS SECTION

MIRASERA  
40421.04.000 SPECIFIC PLAN



THE PLANNING  
CENTER

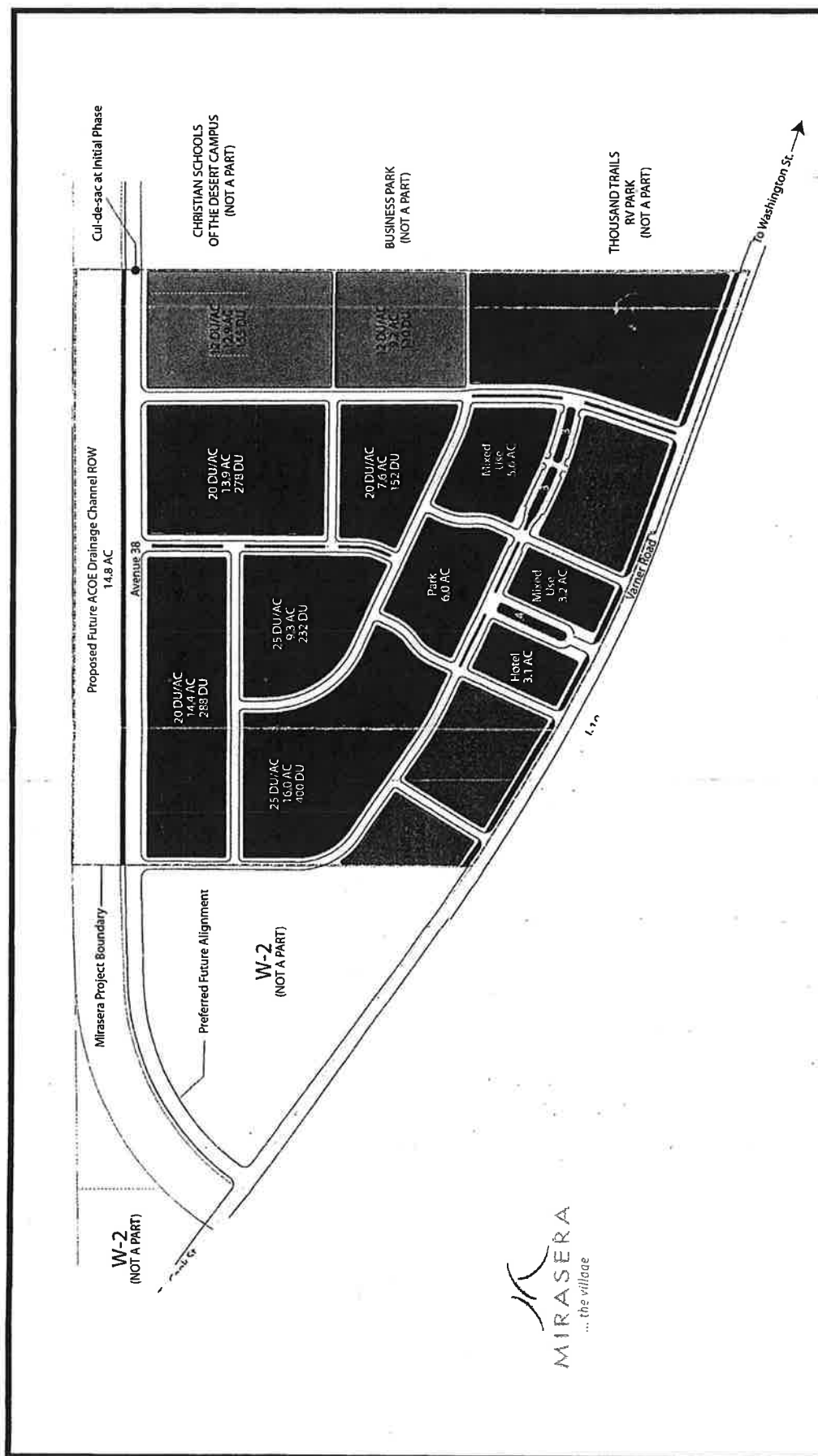


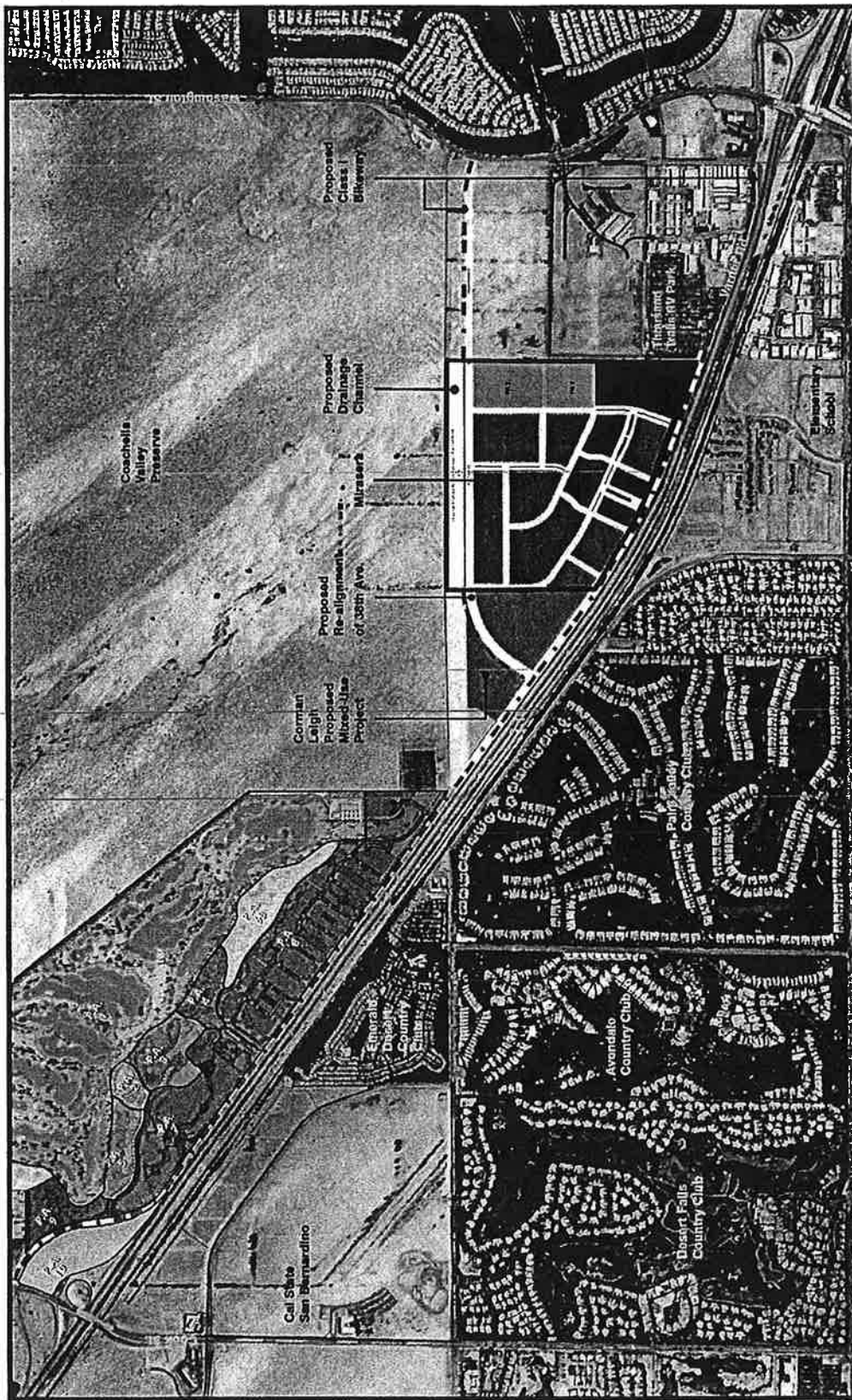
TKD



NOT TO SCALE

Figure 4-13





# PLAN VIEW AERIAL OF THE PROJECT SITE

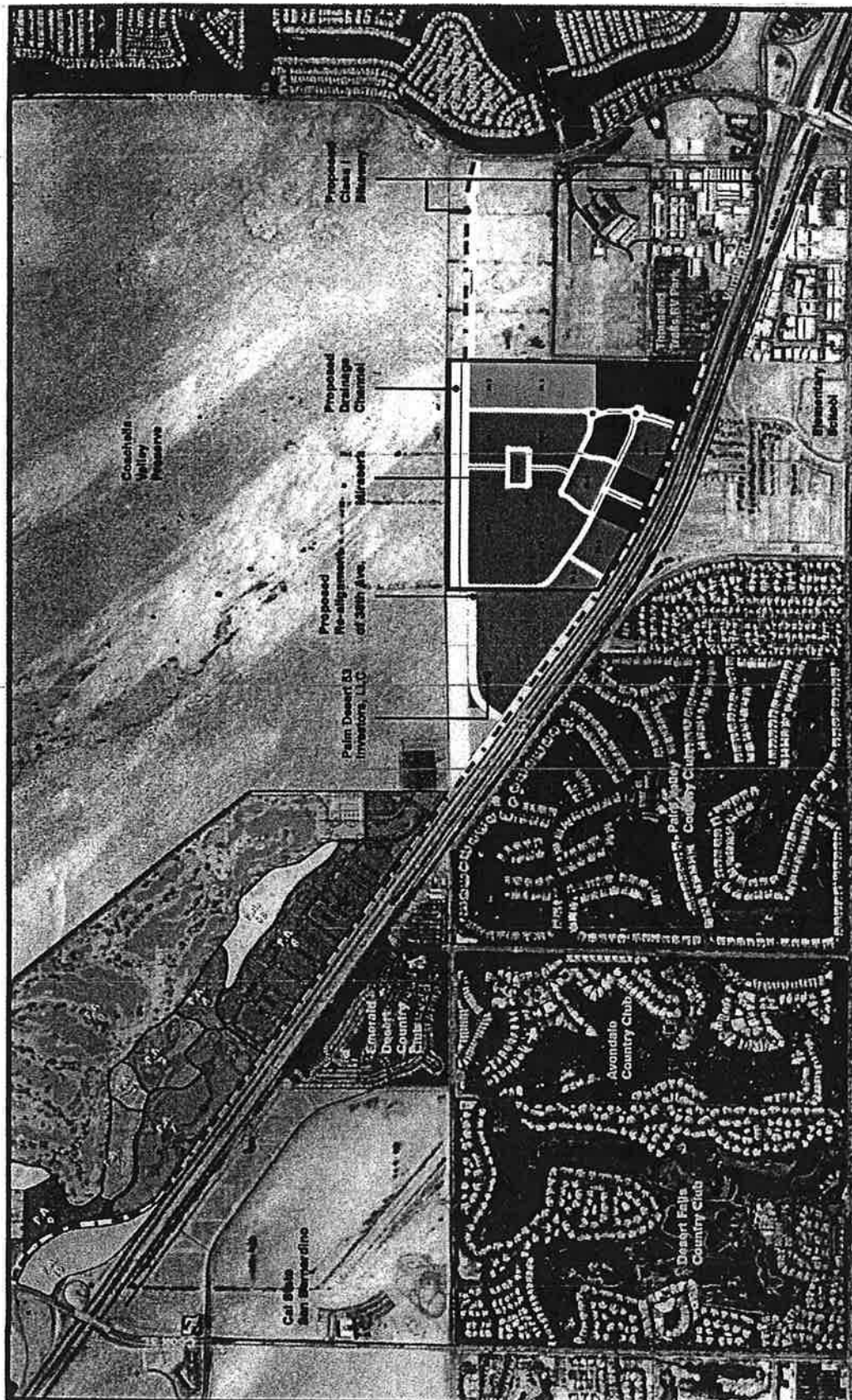
MIRASERA  
 40421.04.000 SPECIFIC PLAN



Figure 2-3

# SP0338S1 REVISED EXHIBITS





**PLAN VIEW AERIAL OF THE PROJECT SITE**

MIRASERA  
SPECIFIC PLAN NO. 33851

**Figure 2-3**

**TKD**

**THE PLANNING CENTER**

**MIRASERA**

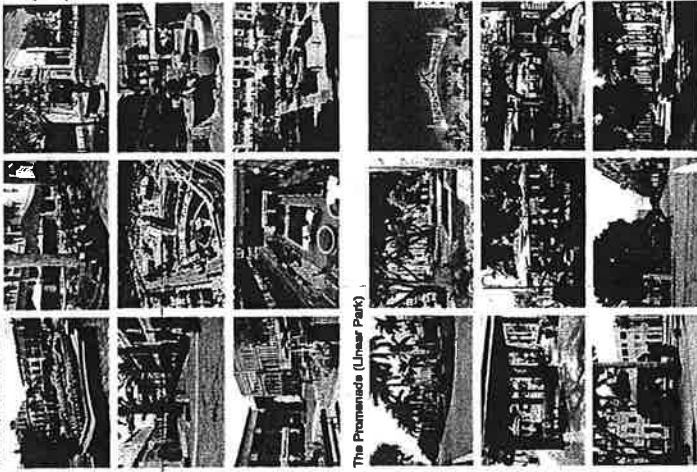
**HUNSAKER & ASSOCIATES**  
PLANNING • ENGINEERING • SURVEYING  
Thousand Oaks • Irvine • San Diego • San Jose • Los Angeles • San Francisco

**Scale**  
0 200 400 600 Feet

**North Arrow**



Public Spaces and Plaza



The Promenade (Linear Park)

Mirasera Project Boundary

Proposed Future ACOE Drainage Channel ROW  
113 AC

Avenue 38

W-2  
(NOT A PART)

Preferred Future Alignment

W-2  
(NOT A PART)

To Cook Street

I-10

Valmer Road

To Washington Street

CHRISTIAN  
SCHOOLS  
OBJECT OF THE  
EASEMENT  
(NOT A PART)

BUNNERS PARK  
(NOT A PART)

THOUSAND  
HILLS  
RV PARK  
(NOT A PART)

22 DU/AC  
5.5 MO  
160 DU

22 DU/AC  
5.5 MO  
160 DU

22 DU/AC  
5.5 MO  
160 DU

22 DU/AC  
5.5 MO  
160 DU

22 DU/AC  
5.5 MO  
160 DU

22 DU/AC  
5.5 MO  
160 DU

22 DU/AC  
5.5 MO  
160 DU

22 DU/AC  
5.5 MO  
160 DU

\*This exhibit is conceptual and displays only one potential residential development scenario.

## CONCEPTUAL LAND USE PLAN

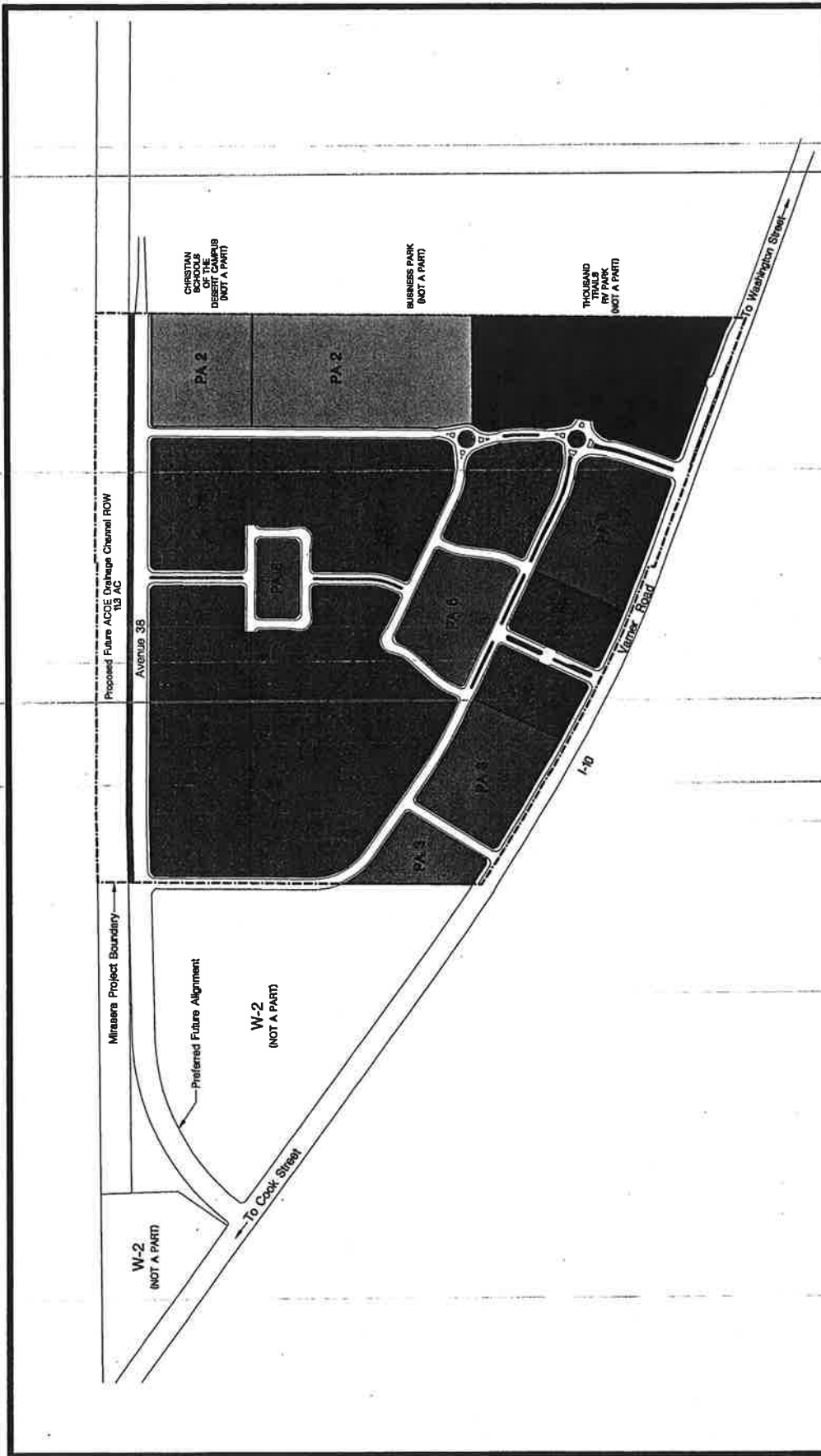
MIRASERA  
SPECIFIC PLAN NO. 33BS1



**HUNSAKER & ASSOCIATES**  
INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • PH (949) 263-0700 • FX (949) 263-0799

**Figure 4-1**





# PLANNING AREA EXHIBIT

MIRASERA  
SPECIFIC PLAN NO. 33851



THE  
PLANNING  
CENTER

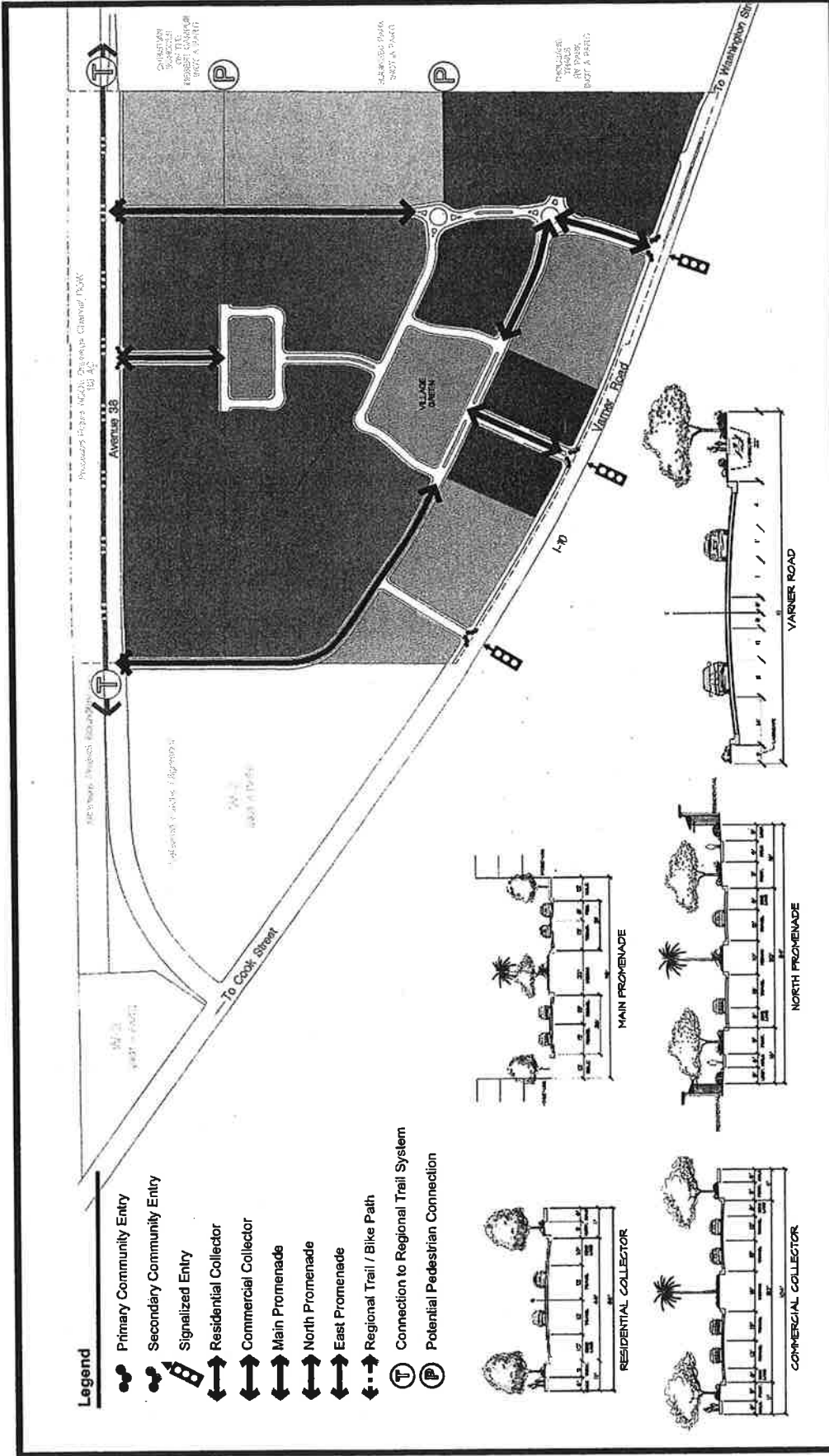


TKD



Figure 4-2

**HUNSAKER & ASSOCIATES**  
INC.  
PLANNING • ENGINEERING • SURVEYING  
Thousand Oaks • Irvine • CA 92058 • PH (805) 553-7070 • FX (805) 553-0709



**HUNSAKER & ASSOCIATES**  
 PLANNING ENGINEERING SURVEYING  
 1100 N. 1st St., Suite 100  
 San Jose, CA 95131  
 Phone: (408) 281-1000  
 Fax: (408) 281-1001

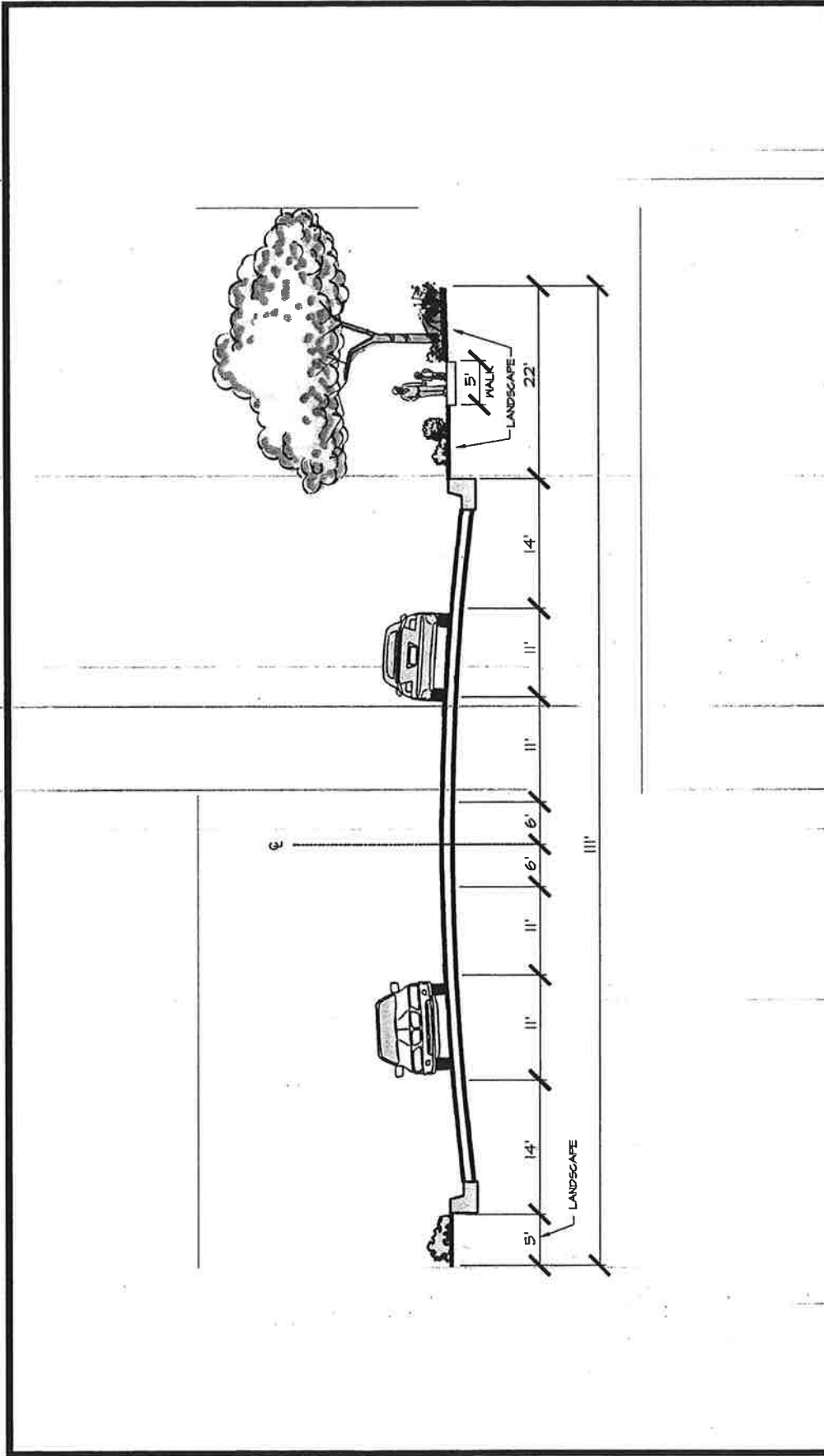
**Figure 4-3**

**CONCEPTUAL CIRCULATION PLAN**

MIRASERA  
 SPECIFIC PLAN NO. 33851



TKD



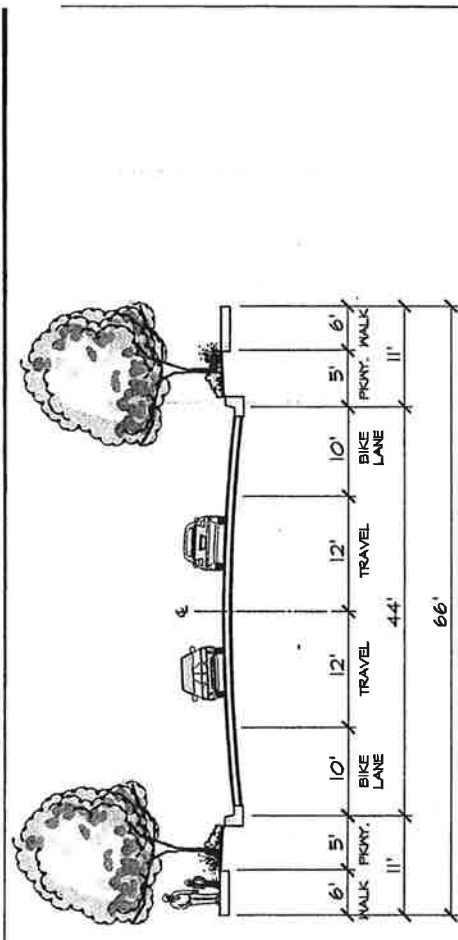
# PROPOSED VARNIER ROAD CROSS SECTION

MIRASERA  
SPECIFIC PLAN NO. 33851

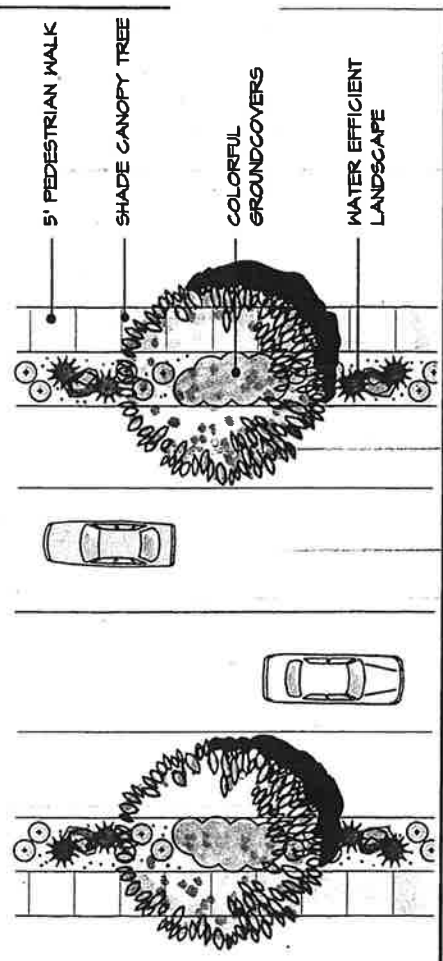


HUNSAKER & ASSOCIATES  
I R V I N E , I N C .  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 543-9090 • FX: (949) 543-0799

Figure 4-4



# Residential Collector



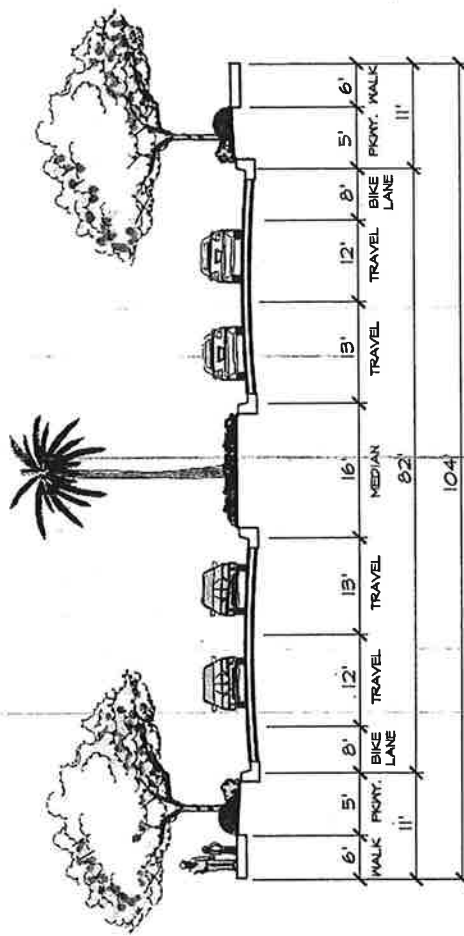
## RESIDENTIAL COLLECTOR STREETSCAPE AND CROSS SECTION

HUNSAKER & ASSOCIATES  
 I R V I N E , I N C .  
 PLANNING • ENGINEERING • SURVEYING  
 11000 Wilshire Blvd., Suite 200 • Irvine, CA 92618 • (949) 550-0070 • (949) 550-0079

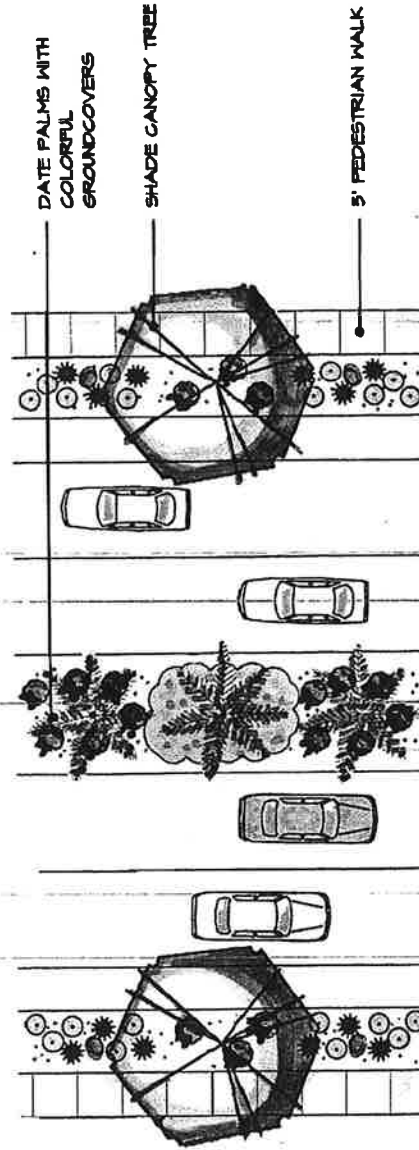
MIRASERA  
 SPECIFIC PLAN NO. 338S1



Figure 4-9



## Commercial Collector



**HUNSAKER & ASSOCIATES**  
 I R V I N E  
 ENGINEERING • SURVEYING  
 PLANNING • LANDSCAPE ARCHITECTURE  
 10000 Wilshire Blvd., Suite 200 • Los Angeles, CA 90024 • Tel: (310) 551-0779

**Figure 4-10**

NOT TO SCALE

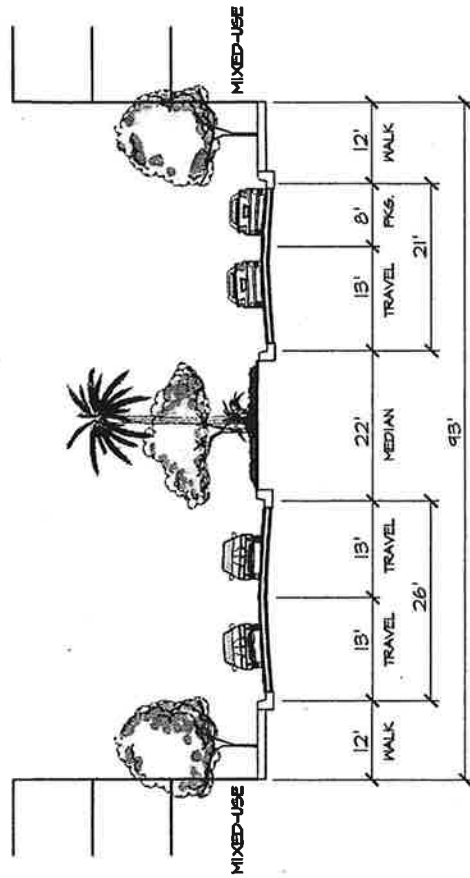
TKD

THE PLANNING CENTER

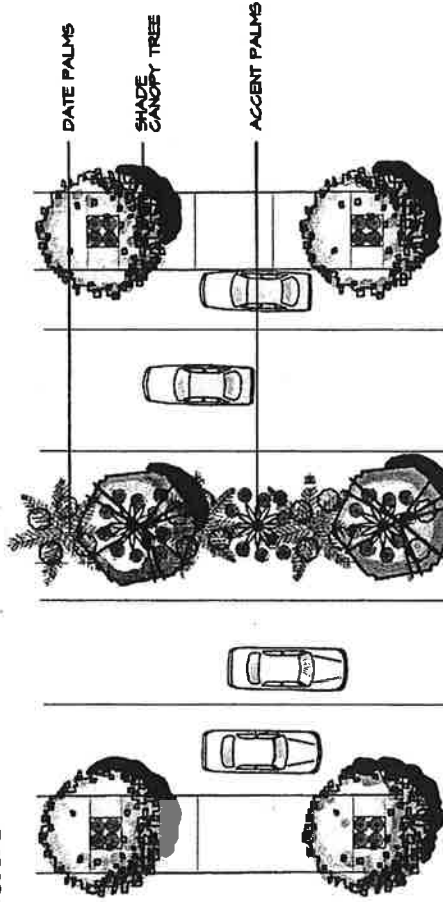
MIRASERA

COMMERCIAL COLLECTOR STREETSCAPE AND CROSS SECTION

SPECIFIC PLAN NO. 33851



## Main Promenade



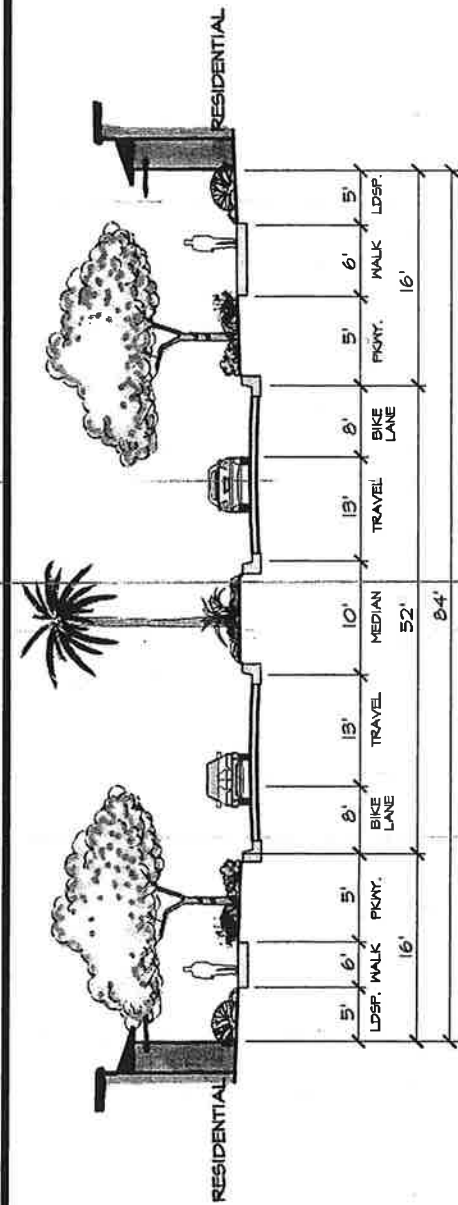
## MAIN PROMENADE STREETSCAPE AND CROSS SECTION (OPTION A)

MIRASERA  
SPECIFIC PLAN NO. 33851

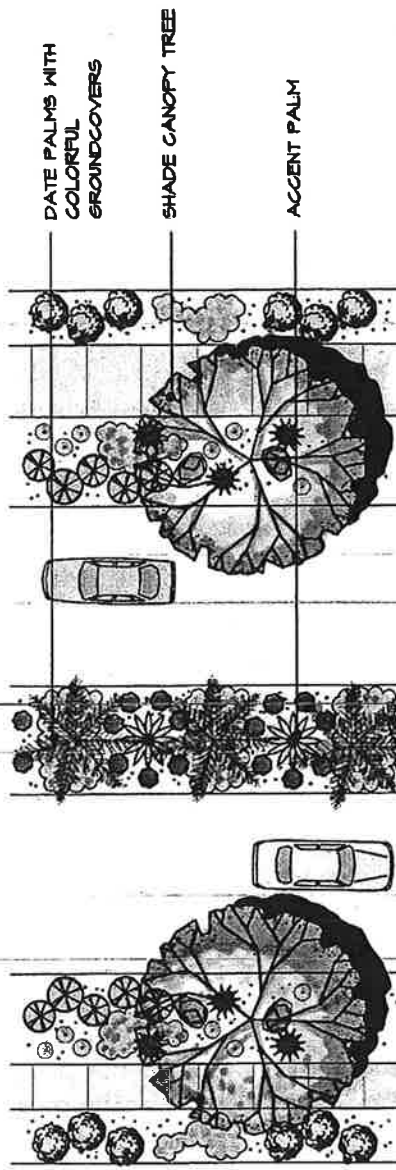


Figure 4-11

**HUNSAKER & ASSOCIATES**  
I R V I N C  
P L A N N I N G E N G I N E E R I N G S U R V E Y I N G  
Three Hughes • Irvine, CA 92618 • PH (949) 583-0700 • FX (949) 583-0729



## North Promenade



## NORTH PROMENADE STREETSCAPE AND CROSS SECTION

MIRASERA  
SPECIFIC PLAN NO. 338S1



TKD



**HUNSAKER & ASSOCIATES**  
L R V I N E  
P L A N N I N G • E N G I N E E R I N G • S U R V E Y I N G  
Three Haddam • Irvine, CA 92618 • Tel: (949) 583-7000 • Fax: (949) 583-0759

**Figure 4-13**

### Figure 5-3



**MIRASERA SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT  
SUBSTANTIAL CONFORMANCE SPECIFIC PLAN (SP00338S1)**
**TABLE 4-1  
CONCEPTUAL LAND USE SUMMARY**

PLANNING AREA	LAND USE	ACRES	RESIDENTIAL UNITS PER ACRE	NON-RESIDENTIAL F.A.R.	UNITS <sup>4</sup>	NON-RESIDENTIAL SQ FT <sup>5</sup>
<b>PLANNING AREA 1<sup>1</sup></b>						
PA 1	Very High Density Residential Mix	66.4	20-25	N/A	1,350	N/A
<b>PLANNING AREA 2<sup>1</sup></b>						
PA 2	High Density Residential Mix	22.6	12	N/A	265	N/A
<b>PLANNING AREA 3</b>						
PA 3	Business Park/Office	18.8	N/A	0.3	N/A	228,700
<b>PLANNING AREA 4</b>						
PA 4	Mixed Use/Live Work	13.6	16 <sup>2</sup>	0.32	141 <sup>3</sup>	122,700
<b>PLANNING AREA 5</b>						
PA 5	Community Retail	17.6	N/A	0.25	N/A	187,300
<b>PLANNING AREA 6</b>						
PA 6	Village Green	8.2	N/A	N/A	N/A	N/A
<b>OTHER</b>						
N/A	Landscape Medians/Trails	2.7	N/A	N/A	N/A	N/A
N/A	Drainage Channel	11.3	N/A	N/A	N/A	N/A
N/A	Misc. Roads and Open Space	28.6	N/A	N/A	N/A	N/A
<b>PROJECT TOTAL</b>		<b>189.8</b>	<b>9.25 (Gross)</b>		<b>1,756</b>	<b>538,700</b>

<sup>1</sup>A density transfer of up to 10% shall be allowed between residential Planning Areas.

<sup>2</sup>A 3.7 acre Hotel is included in the acreage total of Planning Area No. 4. The 16 residential units per acre figure is based on the remaining acreage (9.9 acres).

<sup>3</sup>200 Hotel Units within Planning Area 4 are not included in the unit total.

<sup>4</sup>Total number of permitted dwelling units established by original approval for SP00338 (approved by Board of Supervisors of the County of Riverside on November 2, 2007)

<sup>5</sup>Maximum non-residential square footage established by original approval for SP00338 (approved by board of Supervisors of the County of Riverside on November 20, 2007)

**Stantec****MIRASERA SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT  
SPECIFIC PLAN NO. 338S1**

internally linked to offer multiple options for entering or leaving the site. Primary streets within the internal circulation pattern will service major development components and secondary roads will service specific uses and individual properties.

**TABLE 4-2  
PROJECT SITE ENTRIES**

PERIMETER ROADS	PRIMARY COMMUNITY ENTRY	SECONDARY COMMUNITY ENTRY	SIGNALIZED ENTRY
Varner Road	2	1	3
Avenue 38	1	2	0
<b>TOTAL</b>	<b>3</b>	<b>3</b>	<b>3</b>

***Varner Road***

As shown on **Figure 4-4** (Proposed Varner Road Cross Section) The project proponent shall construct Varner Road from the west project boundary to the east project boundary at its ultimate full width as a Major highway (111 foot right-of-way) including landscaping and parkway improvements in conjunction with development.

***Avenue 38***

The project proposed shall construct Avenue 38 from the west project boundary to the east project boundary at its ultimate full width as a Major highway (118 foot right-of-way) including landscaping and parkway improvements in conjunction with development.

***Pedestrian***

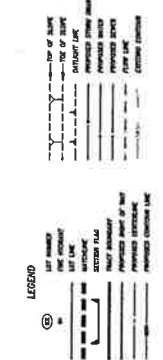
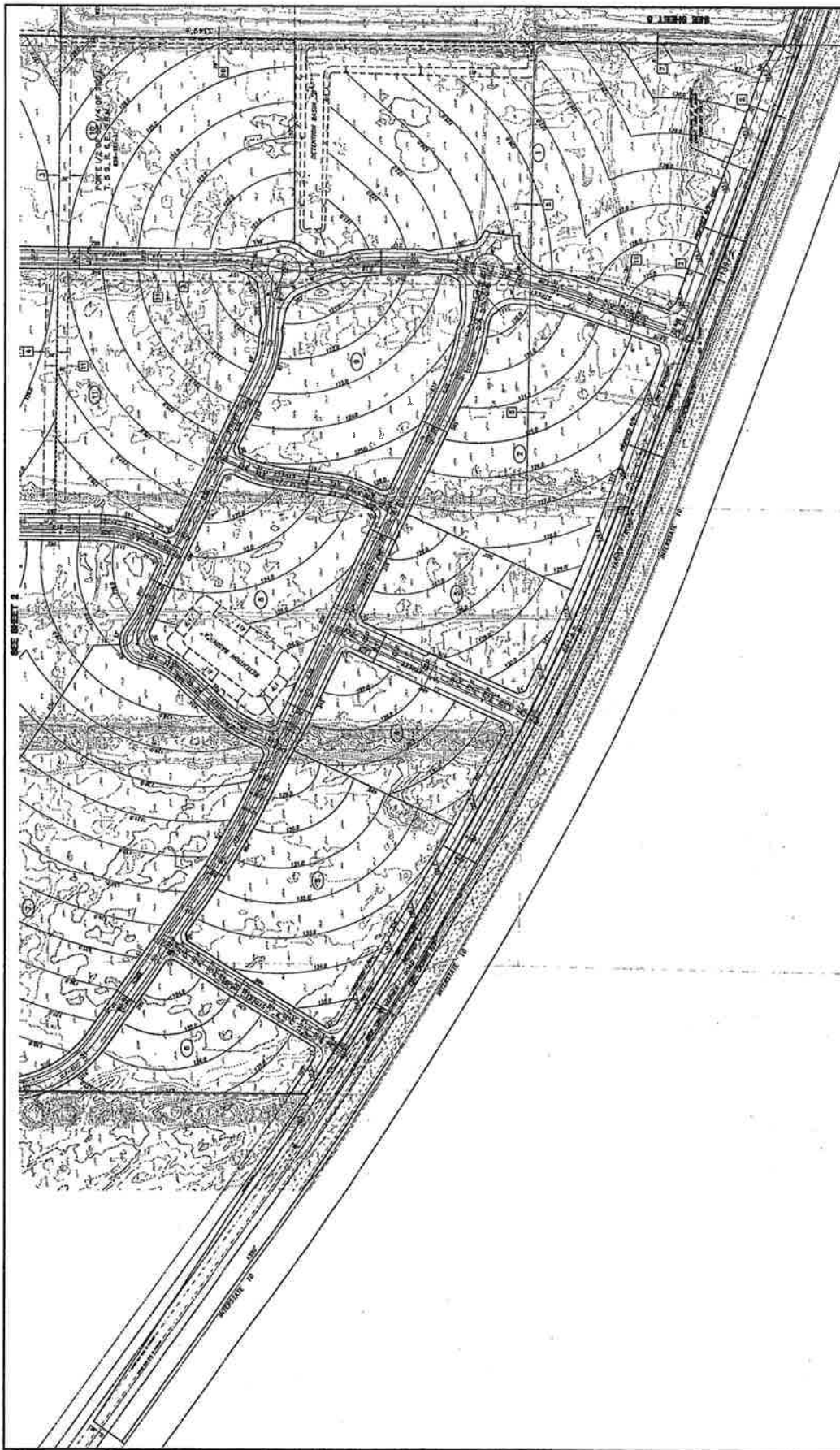
The proposed pedestrian circulation plan is intended to create a unified system that encourages pedestrian use. Pedestrian circulation is accomplished through an extensive paseo system which provides connectivity through the entire project site. All streets have a minimum 5-foot wide sidewalk separated from the street by a minimum 6-foot wide parkway. Along busier streets the sidewalk/parkway increases. In addition to public sidewalks, individual residential and commercial projects within Mirasera are required to provide internal paseos that provide connections to adjacent uses. The paseo system is incorporated into the project design because the proximity between on-site land uses make walking a feasible and desirable transportation mode. The Mirasera paseo system will connect to the Riverside County regional trail network. 8-foot wide regional trails are located along the northern half of the proposed Avenue 38.

The pedestrian circulation system has been developed to achieve the following: 1) provide a paseo system which links together the entire Mirasera project site while providing connection to the Riverside County regional trail network; 2) maximize safety and functionality between vehicular routes and pedestrian paths; 3) create a pleasant walking environment by providing elements of visual interest (i.e. vistas, rest stops, fountains, etc.); and 4) accommodate the needs of all pedestrians (including special needs groups such as children or the handicapped).

TR35058

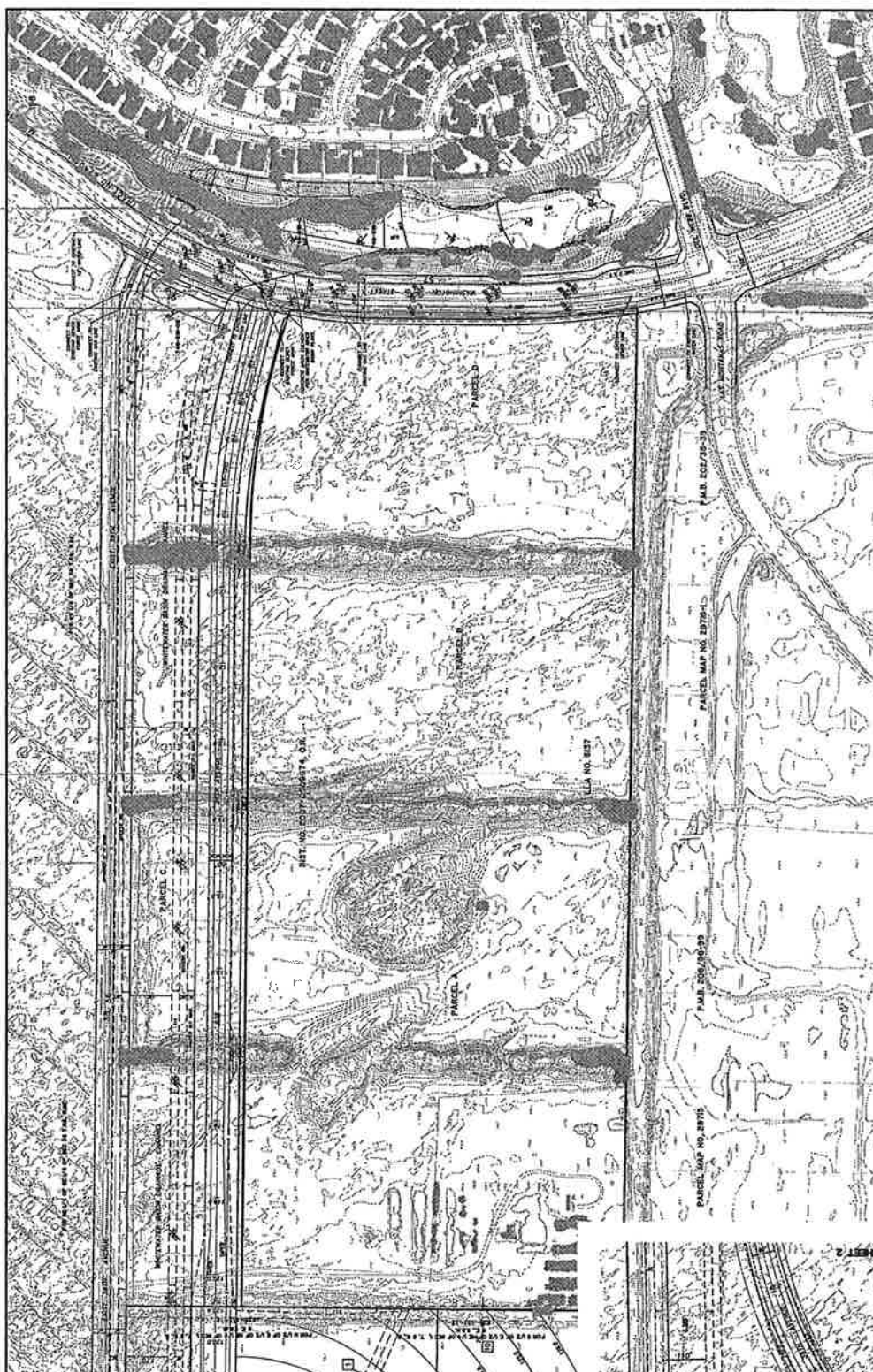






COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 35058 DATE 07/20/09		SHEET 3 OF 5
PREPARED BY: <b>HUNSAKER &amp; ASSOCIATES</b> PLANNING • ENGINEERING • SURVEYING 11111 JEFFERSON AVE., SUITE 100 RIVERSIDE, CA 92503 TEL: (951) 514-1111 FAX: (951) 514-1112		
PREPARED FOR: HUNSAKER & ASSOCIATES, LLC 11111 JEFFERSON AVE., SUITE 100 RIVERSIDE, CA 92503 TEL: (951) 514-1111 FAX: (951) 514-1112	DRAWN BY: JAH/UA CHECKED BY: JAH/UA DATE: 07/20/09	APPROVED BY: [Signature] DATE: 07/20/09





4 of 5

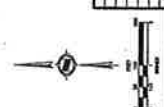
COUNTY OF RIVERSIDE  
TENTATIVE TRACT MAP NO. 35058

**HUNSAKER & ASSOCIATES**  
I B V I N E , I N C .  
PLANNING • ENGINEERING • SURVEYING  
P.O. Box 100 • P.O. Box 100 • P.O. Box 100  
P.O. Box 100 • P.O. Box 100 • P.O. Box 100

ESTABLISHED FOR:  
OWNER/DEVELOPER

MIRASERA, LLC

P.O. BOX 13603  
FREMONT, CALIF. 94568  
Tel: (916) 279-0666  
Fax: (916) 279-7963

[illegible]





# **COUNTY OF RIVERSIDE**

## **ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** EA 42021  
**Project Case Type (s) and Number(s):** SP00338S1 and TR35058  
**Lead Agency Name:** County of Riverside Planning Department – Desert Office  
**Address:** 38686 Cerrito Road, Palm Desert, California 92211  
**Contact Person:** Judy Deertrack  
**Telephone Number:** (760) 393-3410  
**Applicant's Name:** Mirasera, LLC  
**Applicant's Address:** P.O. Box 13803, Palm Desert, CA 92255  
**Engineer's Name:** Hunsaker and Associates, Inc.  
**Engineer's Address:** 3 Hughes, Irvine, CA 92618

### **I. PROJECT INFORMATION**

#### **A. Project Description:**

The proposed project is for a substantial conformance to existing Specific Plan No. 338 to accommodate changes to planning area boundaries, acreages, and the project's overall circulation system. The proposed specific plan revisions have been incorporated to provide consistency with Tentative Tract Map No. 35058 and are reflected in the changes below:

#### **1. Conceptual Land Use Summary (Table 4-1)**

- a) Planning Area 1 (Very High Density Residential Mix) overall acreage increased from 61.2 acres to 66.4 acres.
- b) Planning Area 2 (High Density Residential Mix) overall acreage increased from 22.1 acres to 22.6 acres.
- c) Planning Area 3 (Business Park/Office) overall acreage increased from 17.5 acres to 18.8 acres.
- d) Planning Area 4 (Mixed Use/Live Work) overall acreage increased from 11.9 acres to 13.6 acres.
- e) Planning Area 5 (Community Retail) overall acreage increased from 17.2 acres to 17.6 acres.
- f) Planning Area 6 (Village Green) overall acreage increased from 6.0 acres to 8.2 acres.
- g) Other; previously listed as Parks/Trails decreased from 8.0 acres to 2.7 acres, is now listed as Landscape Median/Trails. The acreage decreased because the proposed Varner Road trail was removed per Riverside County's request. The Drainage Channel has decreased from 14.8 acres to 11.3 acres and Miscellaneous Roads and Open Space has decreased from 31.1 acres to 28.6 acres. However, because the number of public streets decreased and the number of units has not changed, the amount of open space will increase for future site plans.

The proposed changes to Planning Areas 1 through 6 will not change the overall project acreage, dwelling unit count, density, and non-residential square footage.

#### **2. Conceptual Land Use Plan (Figure 4-1)**

EA No.42021

- a) Planning area boundaries and the overall circulation system have been revised to be consistent with Tentative Tract Map No. 35058.
  - b) Planning Area acreages have been revised to be consistent with Tentative Tract Map 35058 development layout and a new 2.1 acre park site has been added within Planning Area 6.
  - c) The alignment of Avenue 38 and the proposed ACOE Drainage Channel ROW have been modified and the overall acreage for the drainage channel decreased from 14.8 acres to 11.3 acres.
3. Planning Area Exhibit (Figure 4-2)
- a) Planning area boundaries have been revised to be consistent with TTM 35058.
4. Project Site Entries (Table 4-2)
- a) The number of Secondary Community Entry's on Varner Road decreased from 3 to 1, subsequently decreasing the total number of Secondary Community Entry's from 5 to 3.
5. Text Revision (Page 4.21, Varner Road Section)
- a) Revised Varner Road right-of-way (Major Highway) from 118' to 111'
6. Conceptual Circulation Plan (Figure 4-3)
- a) The Circulation Plan has been updated to be consistent with the overall roadway system for TTM 35058.
  - b) The ultimate full width right-of-way for the Commercial Collector Street has been reduced, due to the addition of roundabout improvements.
  - c) The ultimate full width right-of-way for the North Promenade Street has been reduced, due to the addition of the 2.1 acre park within Planning Area 6.
  - d) The Regional Trail along the project's southerly boundary has been eliminated per Riverside County's request.
  - e) Varner Road, Residential Collector Streetscape, Commercial Collector Streetscape, Main Promenade Streetscape, and North Promenade Streetscape Cross-Sections have been revised to be consistent with TTM 35058.
7. Proposed Varner Road Cross Section (Figure 4-4)
- a) The ultimate right-of-way has decreased from 118' to 111'
8. Residential Collector Streetscape and Cross Section (Figure 4-9)
- a) The ultimate right-of-way has decreased from 88' to 66'
9. Commercial Collector Streetscape and Cross Section (Figure 4-10)
- a) The ultimate right-of-way has increased from 102' to 104'
10. Main Promenade Streetscape and Cross Section (Figure 4-11)
- a) The ultimate right-of-way has decreased from 146' to 93'

11. North Promenade Streetscape and Cross Section (Figure 4-13)

- a) The ultimate right-of-way has decreased from 97' to 84'

12. Conceptual Land Use Plan (Figure 5-3)

- a) Planning area boundaries and the overall circulation system have been revised to be consistent with Tentative Tract Map No. 35058.
- b) Planning Area acreages have been revised to be consistent with Tentative Tract Map 35058 development layout and a new 2.1 acre park site has been added within Planning Area 6.
- c) The alignment of Avenue 38 and the proposed ACOE Drainage Channel ROW have been modified and the overall acreage for the drainage channel decreased from 14.8 acres to 11.3 acres.

On August 10, 2009 an application for substantial conformance was submitted to the County of Riverside Planning Department. Per staff's direction at a meeting prior to application submittal, a request for determination of substantial conformance with a specific plan was agreed upon between the applicant and staff, to be in compliance with Tentative Tract Map No. 35058.

**Tentative Tract Map No. 35058** is a Schedule 'C' subdivision of approximately 190 gross acres into sixteen (16) numbered lots consisting of the following: seven (7) residential lots that will consist of 1,756 dwelling units with varying product types including single-family detached court homes, walk-up townhomes, condominiums and flats totaling 89 acres. One (1) commercial retail lot consisting of 187,300 square feet of retail space on 17.6 acres, three (3) commercial office lots consisting of 228,700 square feet of business park/office development on 18.8 acres, three (3) mixed-use lots consisting of 141 live/work units, 122,700 square feet of retail/office space and a 200 room hotel. Other features of the project include a future drainage channel located at the northerly project boundary adjacent to Avenue 38, three (3) detention basins, one (1) retention basin and related infrastructure improvements. The project site is expected to be utilized as mass graded super pads and/or rough graded building pads and anticipated to be graded by the land owner for sale to merchant builders or for further development by the owner.

**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 Riverside. 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:** 189.3 gross acres

<b>Residential Acres:</b> 89	<b>Lots:</b> 7	<b>Units:</b> 1,756	<b>Projected No. of Residents:</b> 3,250
<b>Commercial Acres:</b> 36.4	<b>Lots:</b> 4	<b>Sq. Ft. of Bldg. Area:</b> 416,000	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> Mixed- Use 13.6 acres; Road 30.8 acres, Drainage 11.3 acres and Open Space 8.2 acres			

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

**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 and 2, 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. 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 (SP338) 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 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:** Approximately 8 acres of open space was required as part of Specific Plan No. 338, Substantial Conformance No. 1. The open space lots are 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 3,250 (x per 1,756 DU) 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 Office (CO), High Density Residential (HDR), Highest Density Residential (HHDR), Mixed Use, and Open Space – Recreation (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), Mixed Use and Open Space - Conservation Habitat (OS-CH)

**H. Adopted Specific Plan Information**

**1. Name and Number of Specific Plan, if any:** Mirasera Specific Plan No. 338

**2. Specific Plan Planning Area, and Policies, if any:** PA 1 thru PA 6

**I. Existing Zoning:** SP338

**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**

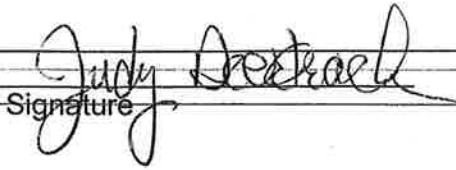
- ☐ I find that the proposed Project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because 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.



Signature

January 10, 2010

Date

Judy Deertrack

For Ron Goldman, Planning Director

Printed Name

Figure 1- Aerial Map

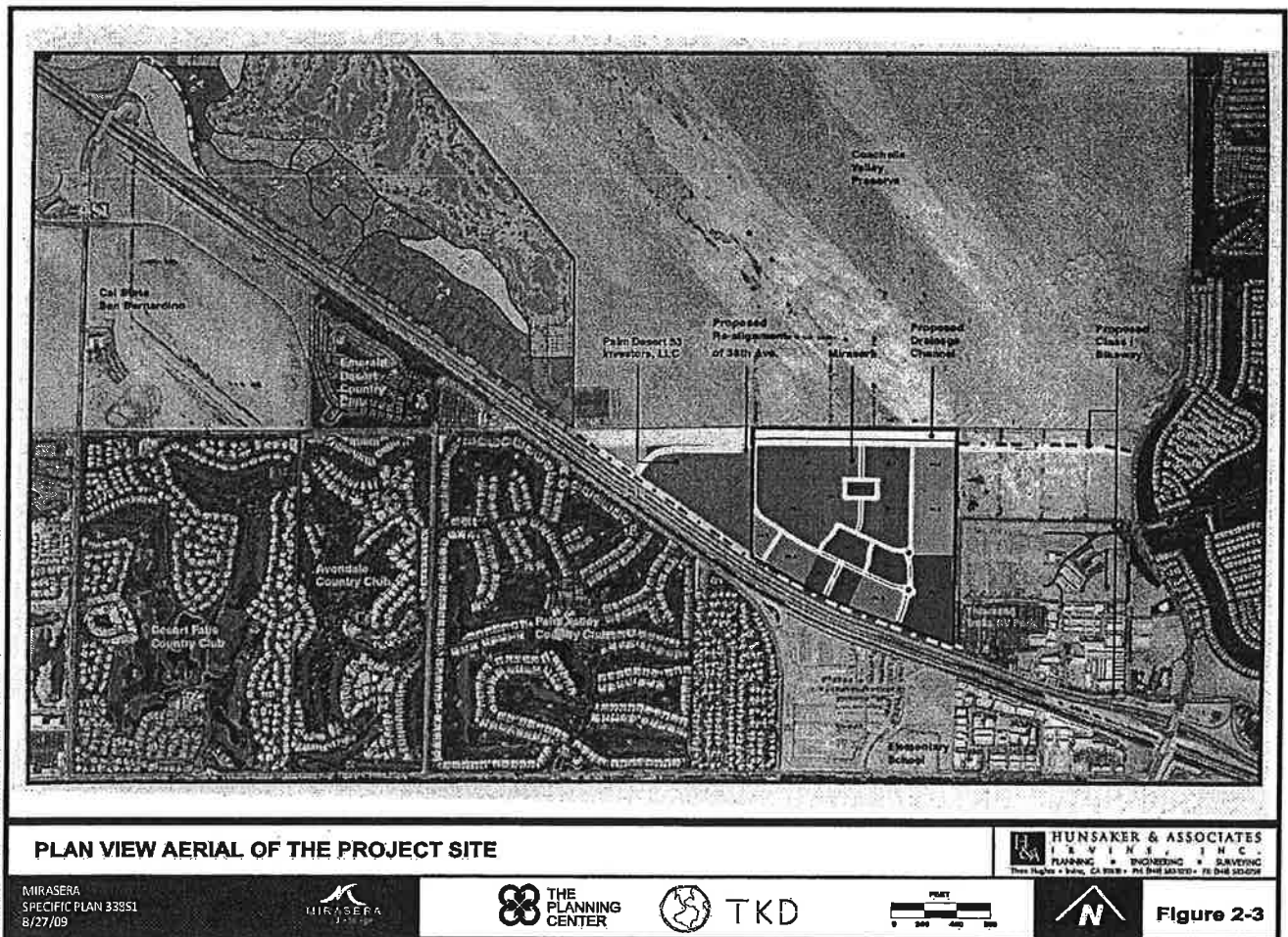


Figure 2- Vicinity Map

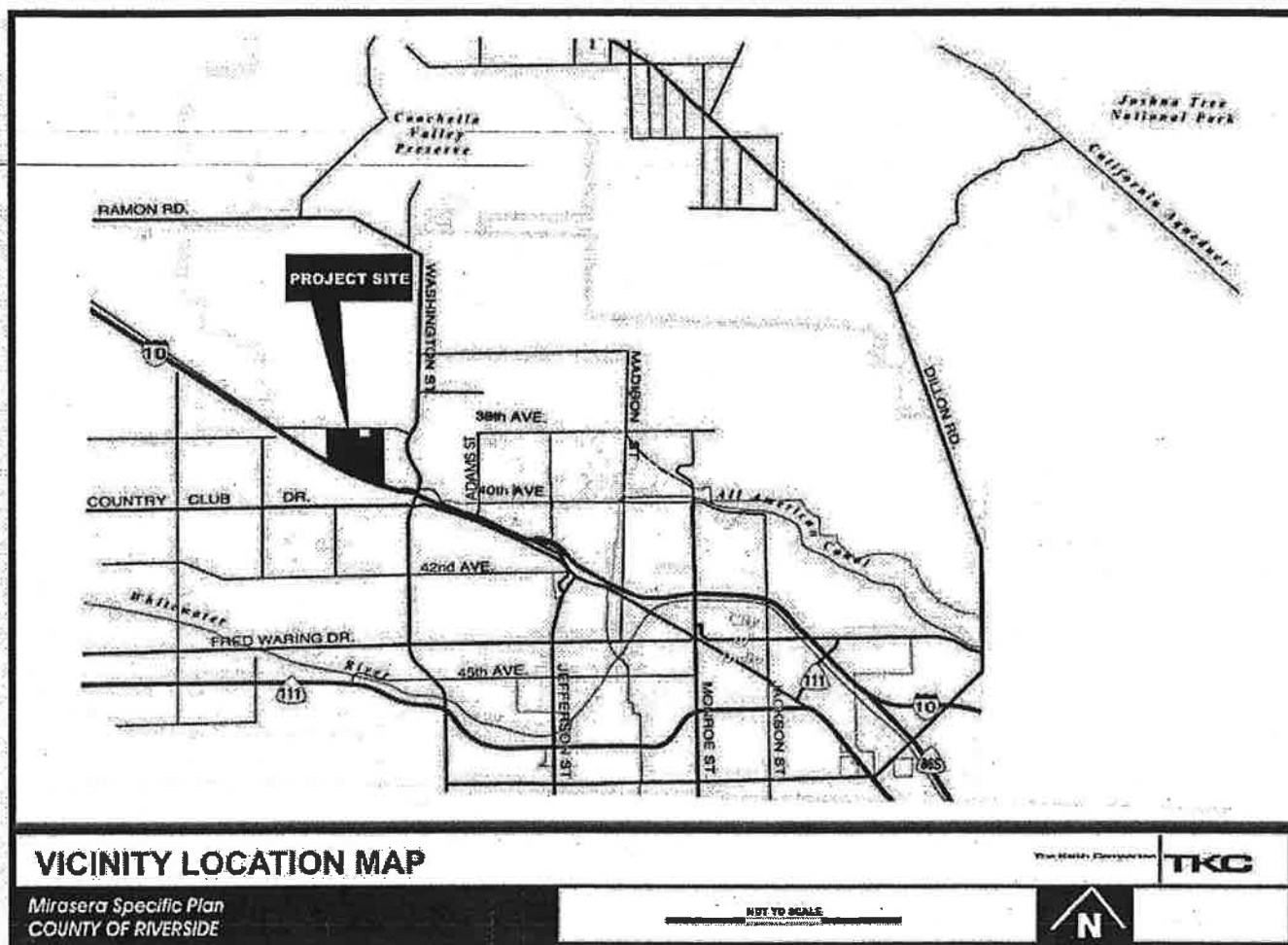
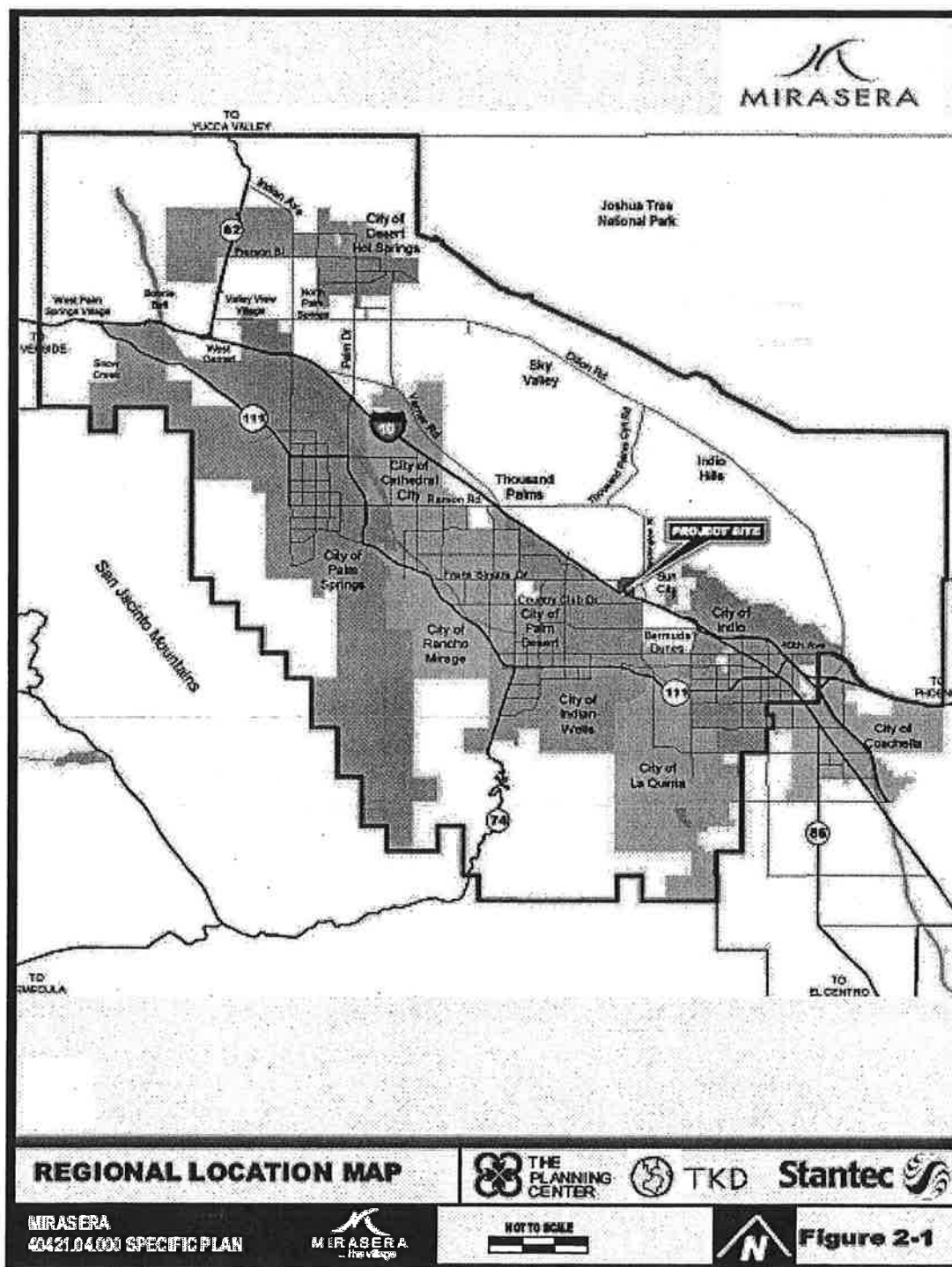
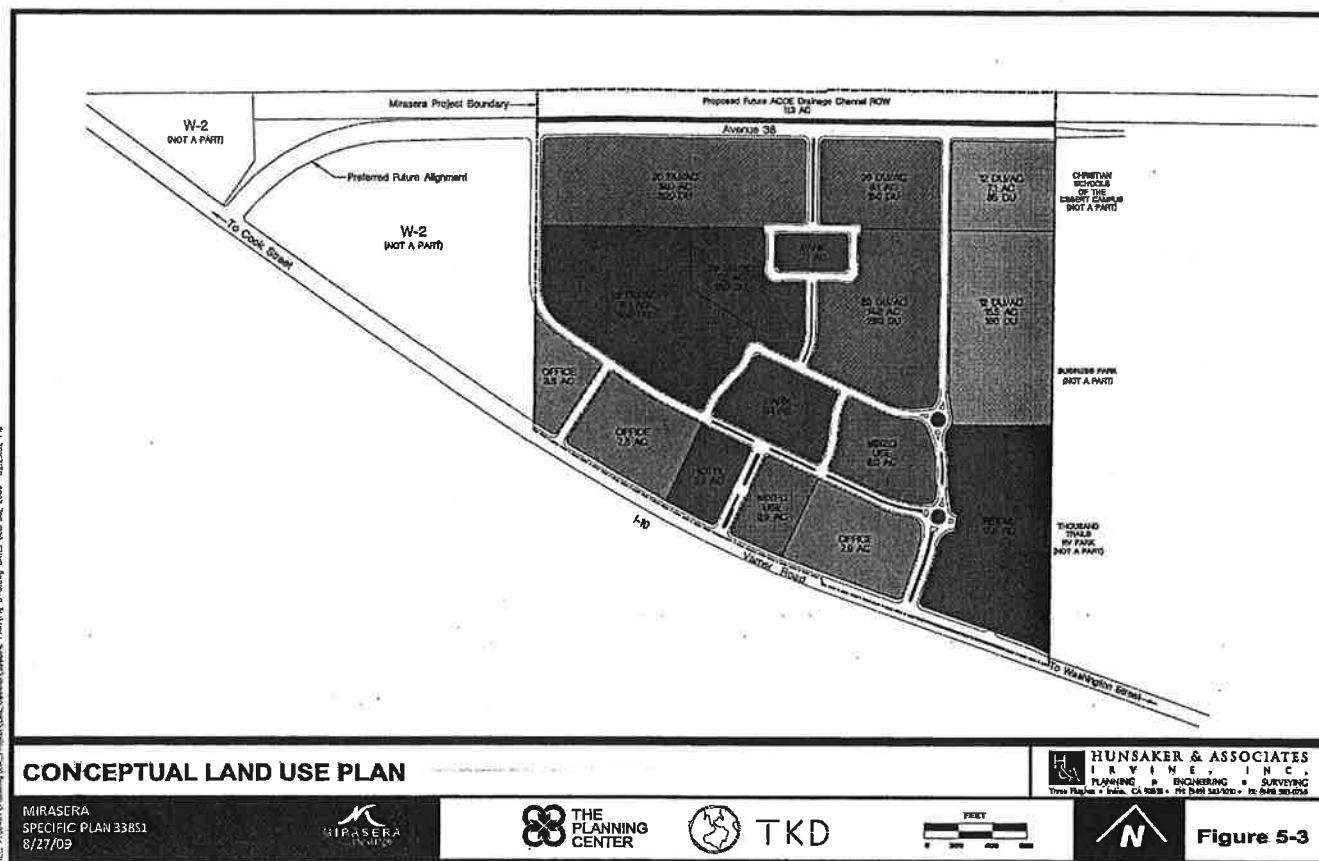


Figure 3 – Regional Location Map



**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 Addendum to Environmental Impact Report No. 486 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 Addendum is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, upon a determination under Ordinance 348, Section 2.11, that the projects comprise a non-substantial modification of a condition of approval, diagram or text of the specific plan that does not change the basic design or improvements required, and is consistent with the original resolution adopting the specific plan, its conditions of approval, and the specific plan text; furthermore, that the tentative tract map does not increase the land use density or intensity in any phase or planning area beyond that allowed by the specific plan. The purpose of this Addendum 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
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
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

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

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?

☐ ☐ ☒ ☐

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



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

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.

<b>AGRICULTURE RESOURCES</b>	Would the project:			
<b>4. Agriculture</b>	<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 of 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 existing 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.

<b>AIR QUALITY</b>	Would the project:			
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the	<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
applicable air quality plan?				
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 quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Riverside County Integrated Project (RCIP); Fugitive Dust (PM10) Mitigation Plan for Mirasera Tentative Tract No. 35058, prepared by Hunsaker and Associates Irvine, Inc., dated August 6, 2008

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<sub>x</sub> and CO in 2008, NO<sub>x</sub> in 2009x; NO<sub>x</sub> and VOC during 2010 and 2011. Based on the localized significance threshold (LST) analysis of the proposed project,

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

the short-term construction will not exceed the thresholds at the nearest sensitive receptor for NO<sub>x</sub>, 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.

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<sub>x</sub>, and CO during construction, and exceeds the daily threshold for VOC, NO<sub>x</sub>, 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<sub>x</sub>, 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<sub>x</sub> emissions, exposure of sensitive receptors to substantial concentrations of pollutants is not anticipated. Therefore, impacts are considered less than significant.

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

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. 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, together with the conditions of approval for Tentative Tract Map No. 35058, and more particularly the requirements for PM10.

Monitoring: See EIR 486 for applicable monitoring measures; Building and Safety Department, County of Riverside.

**BIOLOGICAL RESOURCES** Would the project:

**6. Wildlife & Vegetation**

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

☐ ☐ ☒ ☐

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

☐ ☒ ☐ ☐

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

☐ ☒ ☐ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

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

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.

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

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

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, together with the conditions of approval from Tentative Tract Map No. 35058.

Monitoring: See EIR 486 for applicable monitoring measures, together with the conditions of approval from Tentative Tract Map No. 35058; and the Planning and Building and Safety Departments, County of Riverside.

<b>CULTURAL RESOURCES</b> Would the project:				
<b>7. Historic Resources</b>	<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, together with the conditions of approval from Tentative Tract Map No. 35058.

Monitoring: See EIR 486 for applicable monitoring measures, together with the conditions of approval from Tentative Tract Map No. 35058, and the Planning and Building and Safety Departments, County of Riverside.

<b>8. Archaeological Resources</b>	<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"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 ground stone 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

EA No.42021

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

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.

Mitigation: See EIR 486 for applicable mitigation measures, together with the conditions of approval from Tentative Tract Map No. 35058.

Monitoring: See EIR 486 for applicable monitoring measures, together with the conditions of approval from Tentative Tract Map No. 35058, and the Planning and Building and Safety Departments, County of Riverside.

#### 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

EA No.42021

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

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.

#### 11. Liquefaction Potential Zone

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

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

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 13. Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

Source: 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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in 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:

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

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: USGS, RCIP Safety Element, Site Visit

#### 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

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 greater 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.

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

Monitoring: No monitoring measures are required.

#### 17. Soils

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 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

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

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

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.

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.

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

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 PM<sub>10</sub> plan and comply with the provisions contained therein. Continued compliance with the PM<sub>10</sub> plan will assure that there are no significant impacts associated with blowsand.

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
<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:				
<b>20. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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, neither 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.

EA No.42021

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

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.

<b>21. Airports</b>	<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, or heliport, 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"/>

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 21/4 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.

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

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.

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?~~

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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?

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

Source: Project design, RCIP Fig. S-9 "100- and 500- Year Flood Hazard Zone", FEMA; Preliminary Hydrology Analysis for Mirasera Tentative Tract No. 35058, prepared by Hunsaker & Associates Irvine, Inc, dated January 13, 2009

#### 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 RCFC&WCD, Riverside County Road Department and Coachella Valley Water District 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

EA No.42021

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

NDPES 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 (CVWD), 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 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 or 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

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

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 ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 project. Water will be intercepted as it flows

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

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.

Mitigation: See EIR 486 for applicable mitigation measures.

Monitoring: See EIR 486 for applicable monitoring measures.

LAND USE/PLANNING Would the project:				
<b>25. Land Use</b>	<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, SP338S1 and EIR 486

#### Findings of Fact:

a) The proposed Mirasera Specific Plan (SP338) 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 to respond to projected market conditions. Within the SP boundary are six Planning Areas containing Community Retail, Office, Business Park/Office, Mixed Use (including a hotel), and a variety of dwelling unit 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



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

(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, including Commercial Office (CO), High Density Residential (HDR), Highest Density Residential (HHDR), Mixed Use, and Open Space – Recreation (OS-R).

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 six (6) planning areas of development. 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.

On August 10, 2009 an application for substantial conformance was submitted to the County of Riverside Planning department for compliance with the development layout of Tentative Tract Map No. 35058. The substantial conformance request altered the planning area boundaries and acreages within PA1 through PA 6. A 2.1 acre open space lot (Lot 16) has been added within Planning Area 6. In addition, within the 'Other' category, Miscellaneous Roads and Open Space and Drainage Channel overall acreages have been reduced. The overall acreage and dwelling unit count shall remain the same as the originally approved Specific Plan No. 338.

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.

Monitoring: See EIR 486 for applicable monitoring measures.

<b>26. Planning</b>	<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"/>

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

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 SP338. 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 No. 338 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.

<b>MINERAL RESOURCES</b> Would the project:				
<b>27. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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.

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

**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**

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: 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.

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.

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

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 existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: 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

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

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				
<b>33. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project description, GIS, GP

Findings of Fact:

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

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 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**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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.

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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



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

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

##### 39. Parks and Recreation

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

☐ ☐ ☒ ☐

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

☐ ☒ ☐ ☐

c) Is the project located within a 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

☐ ☒ ☐ ☐

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"

#### Findings of Fact:

The proposed project is required to provide a 10-foot multipurpose Regional Trail within a 26-foot parkway per Standard No. 405 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. In approved Specific Plan No. 338, a 10' multipurpose trail was proposed along the right-of-way on Varner Road. Due to the close proximity of the proposed 10' trail location to Interstate 10 and Varner Road, staff has concerns regarding noise and safety of pedestrians/bicyclists utilizing this trail. Therefore, the proposed 10' trail along Varner Road has been removed and is reflected in Figure 4-3 in Specific Plan, Substantial Conformance (SP338S1). The 10' multipurpose trail adjacent to the drainage channel along Avenue 38 will remain and offers connection to the County of Riverside overall regional trail system.

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
<b>TRANSPORTATION/TRAFFIC</b> Would the project:				
<b>41. Circulation</b>	<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, 8<sup>th</sup> Floor, or 3525 14th Street, Riverside, CA 92501, Kunzman Associates Traffic Impact Analysis (Revised) December 4, 2008, Kunzman Associates Response To Comments February 23, 2009.

#### Findings of Fact:

a) The project area is currently vacant land and the proposed development will cause an increase in traffic load, but the traffic impact analysis (December 4, 2008) prepared for the Mirasera Specific Plan and TR35058 indicate it is possible to achieve adequate levels of service for the study area intersections for the proposed project. The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

A revised traffic impact analysis (February 23, 2009) has been provided to respond to staff's concern regarding Varner Road as a six (6) lane roadway versus a four (4) lane roadway; a four (4) lane roadway was approved in the original Specific Plan No. 338. As part of the substantial conformance request, Varner Road has been modified to accommodate a six (6) lane roadway with a 111' ultimate right-of-way consisting of three (3) travel lanes on the eastbound and westbound lanes. The traffic impact analysis concludes assuming "worse case" trip generation, a four (4) lane roadway is sufficient to meet the County of Riverside standards from the Mirasera westerly project boundary east to

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

Washington Street. Therefore, the proposed 6 lane roadway for Varner Road is sufficient enough to meet the project's anticipated traffic load for Mirasera.

b) The proposed project will incorporate sufficient on-site parking and will adhere to the parking requirements in the approved Mirasera Specific Plan No. 338.

c) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for the development's roadway system. The traffic impact analysis indicates for existing plus ambient growth plus project traffic conditions and with improvements, the study area intersections are projected to operate within the acceptable Levels of Service during the peak hours.

d) The proposed project will not result in a change in air traffic patterns.

e) The proposed project will not alter waterborne, rail, or air traffic.

f) The proposed project will not substantially increase hazards to the project's design feature.

g) The proposed project will not cause an effect upon or a need for new altered or maintenance roads.

h) The proposed project will not cause an effect upon the project's circulation during the project's construction. Construction circulation will be in compliance with the monitoring measures for EIR 486.

i) The proposed project will not result in inadequate emergency access or access to nearby uses. The proposed project will incorporate two (2) primary access points from Varner Road and one (1) primary access point from Avenue 38. Subsequently, there will be one (1) secondary access point from Varner Road and two (2) secondary access points from Avenue 38. With more than one access point proposed for the project, good emergency access is assured because there are two or more ways of connection within the overall project site.

j) The proposed project will not conflict with adopted policies supporting alternative transportation.

Mitigation: See EIR 486 for applicable mitigation measures, together with the conditions of approval for Tentative Tract Map No. 35058

Monitoring: See EIR 486 for applicable monitoring measures, together with the conditions of approval for Tentative Tract Map No. 35058, and the Transportation and Planning Departments, County of Riverside

#### 42. Bike Trails

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

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"

#### Findings of Fact:

The proposed project is required to provide a 10-foot multipurpose Regional Trail within a 26-foot parkway per Standard No. 405 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

EA No.42021

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

would be less than significant in this regard. In approved Specific Plan No. 338, a 10' multipurpose trail was proposed along the right-of-way on Varner Road. Due to the close proximity of the proposed 10' trail location to Interstate 10 and Varner Road, staff has concerns regarding noise and safety of pedestrians/bicyclists utilizing this trail. Therefore, the proposed 10' trail along Varner Road has been removed and is reflected in Figure 4-3 in Specific Plan, Substantial Conformance (SP338S1). The 10' multipurpose trail adjacent to the drainage channel along Avenue 38 will remain and offers connection to the County of Riverside overall regional trail system.

**Mitigation:** See EIR 486 for applicable mitigation measures.

**Monitoring:** See EIR 486 for applicable monitoring measures, and the Planning and Building and Safety Departments, County of Riverside

#### **UTILITY AND SERVICE SYSTEMS** Would the project

##### **43. Water**

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

<input 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**

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

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

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.

#### 45. Solid Waste

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.

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

Monitoring: No monitoring measures are required.

#### 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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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 | <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
--------------------------------------	--	---------------------------------------	--------------

connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects as defined in California Code of Regulations, Section 15130.)

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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:

Riverside County Integrated Project (RCIP)  
EIR486 (Specific Plan No. 338 – Mirasera)

#### Updated Reports and Studies:

Preliminary Hydrology Analysis for Mirasera Tentative Tract No. 35058, prepared by Hunsaker & Associates Irvine, Inc, dated January 13, 2009

Traffic Impact Analysis (Revised) prepared by Kunzman Associates, dated December 4, 2008;

Kunzman Associates Response To Comments February 23, 2009

Fugitive Dust (PM10) Mitigation Plan for Mirasera Tentative Tract No. 35058, prepared by Hunsaker and Associates Irvine, Inc., dated August 6, 2008



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

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

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

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).